



**15 Grove Park Avenue, Rhyl,  
Denbighshire, LL18 3RG**

**£310,000**

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**EPC - C70 Council Tax Band - E Tenure - Freehold**

# Grove Park Avenue, Rhyl

## 4 Bedrooms - House - Detached

Built in early 1970, this unique 'Retro' - detached house offers individual architectural features. The accommodation affords the entrance sun room with doors leading into a spacious hallway with full length back windows & feature stairs to the upper floor, ground floor toilet, lounge with log burner and open plan access to a modern kitchen with dining room looking over the lawned garden. On the first floor there is a spacious landing, family bathroom, four bedrooms with master having an en-suite shower room. Having double glazing, gas central heating, block paved driveway, garage, side and rear gardens. EPC is TBC. Freehold. Council tax band E.



### Accommodation

Double glazed French door open into a spacious sun lounge

### Entrance Sun Room

15'1" x 7'4" (4.60 x 2.26)

With decorative tiled effect flooring, double glazed front windows and retro style full length glazed windows with central double doors opening into the stunning hallway

### Feature Hallway

14'8" 9'0" (4.48 2.75)

With full length back drop windows, feature metal staircase to the upper floor, wood flooring, radiator, door to the rear garden, another door to the garage plus access to the ground floor toilet.

### Ground Floor Toilet

Comprising of a wall mounted wash hand basin, toilet, modern flooring and double glazed window.

### Lounge

19'3" x 11'7" (5.89 x 3.54)

Having wood flooring, T.v connection, radiator, full length double glazed front window, log burner set on raised hearth, floor to ceiling - full length double glazed windows looking over the rear garden, step up to the open plan kitchen:

### Kitchen

19'4" x 7'10" (5.90 x 2.39)

Fitted with wall, base and drawer units, worktop surfaces, corner shelf, built in double eye level oven, gas hob with extractor fan over, tiled splash-backs, single drainer sink with mixer tap, void for a fridge freezer, double glazed rear window, glazed door that leads to the hallway, full length double glazed rear window, part laminate & wood flooring. Open plan access to the dining room.

### Dining Room

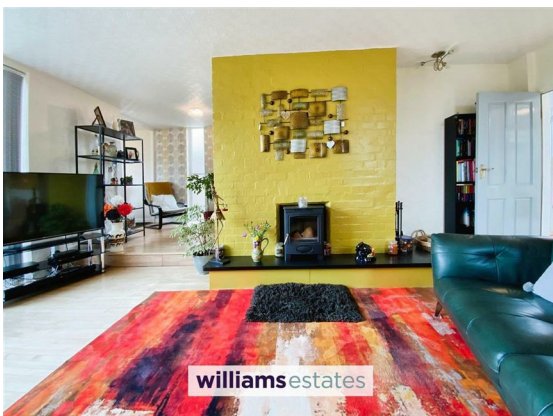
10'10" x 9'0" (3.31 x 2.75)

This room has a radiator, full length double glazed window plus corner full length double glazed windows looking over the garden. UPVC door to the garden & patio.

### First Floor Landing

15'3" x 8'11" (4.65 x 2.72 )

With the full length double glazed back drop windows, this landing has a radiator, built in storage cupboards and doors off:



### Family Bathroom

7'10" x 7'7" (2.41 x 2.32 )

Comprising of a pedestal wash hand basin, toilet, corner bath, corner fitted shower, wall tiles, radiator, double glazed rear windows with inset central mirror.

### Bedroom 1

14'0" x 10'9" (4.27 x 3.29)

This spacious room has a radiator, two double glazed front windows, built in storage cupboards and door to the en-suite shower room.

### En-Suite Shower

5'8" x 5'1" (1.75 x 1.55)

Comprising of a modern vanity wash hand basin, toilet, shower enclosure, wall tiles, and vinyl flooring.

### Bedroom 2

17'9" x 8'0" (5.42 x 2.46 )

Having a radiator, full length double glazed front windows and built in wardrobes.

### Bedroom 3

14'7" x 9'11" (4.45 x 3.03)

Having built in wardrobes, radiator and double glazed window to the front.

### Bedroom 4

9'11" x 7'7" (3.04 x 2.32)

This room has built in wardrobes, radiator and double glazed rear window.

### Outside

Ample parking on the block paved driveway which leads to the integral garage. Side access to the rear garden.

The lawned garden sweeps from the side and offers surrounding flower beds planted with a wide variety of plants, shrubs and trees. A paved patio provides a sunny position, perfect spot for alfresco dining and to the corner there is a timber store, decked area and gravelled rear.

### Garage

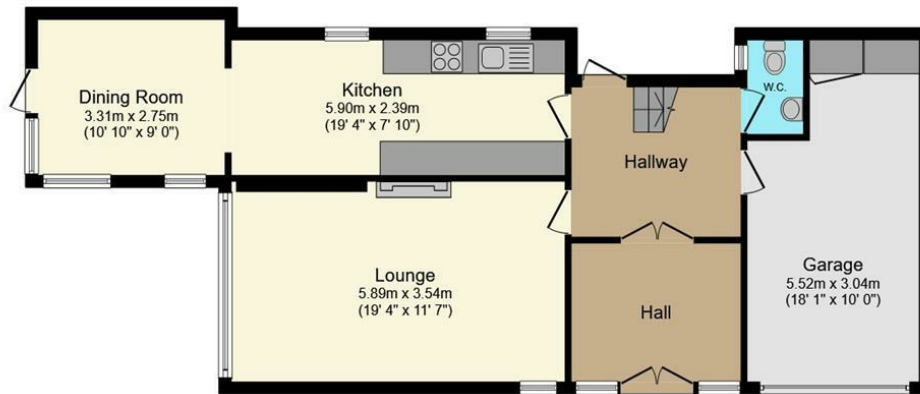
18'1" x 9'10" (5.52 x 3.02 )

With rollor door, mains power, plumbing for a washing machine, log storage area, built in cupboard housing the boiler and door to the main hallway.

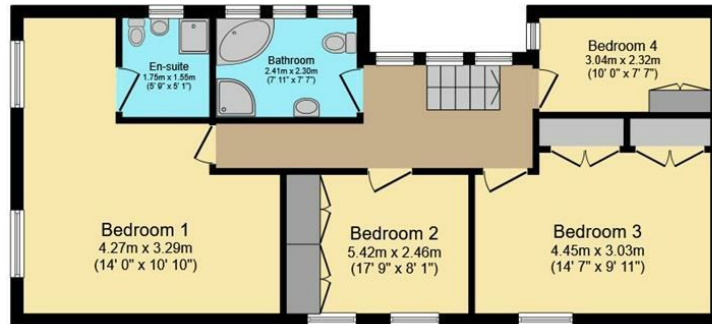
### Directions

Proceed onto Wellington Road and head towards Prestatyn. Turn right onto Grove Park Avenue and continue to the right, this house can be located on your right hand side.





**Ground Floor**



**First Floor**

Total floor area 140.5 m<sup>2</sup> (1,512 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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