



2 Grosvenor Avenue, Rhyl, LL18 4HA

£220,000

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EPC - D62

Council Tax Band - C

Tenure - Freehold

Grosvenor Avenue, Rhyl

3 Bedrooms - House

This well presented semi-detached house is located close to all local amenities and the accommodation affords the entrance hallway, ground floor toilet, lounge, fitted kitchen diner and on the upper floor there is the gallery landing, luxury bathroom with shower & roll top bath plus three good size bedrooms. Having double glazing, gas central heating, corner front & side lawned gardens, rear driveway and enclosed sunny aspect rear garden. viewing is highly recommended. EPC is D62. Freehold. Council tax band is C.



Accommodation

Open storm porch leads to a modern composite front door which provides access into the hallway.

Entrance Hallway

Having wood flooring, radiator, under stairs storage cupboard, turned staircase leading to the upper floor and doors off:

Lounge

14'9" x 11'0" (4.50 x 3.37)

This cozy family lounge has wood flooring, radiators, inset spot lighting, T.v connection for a wall mounted television, fire surround with living flame effect gas fire, recess shelving, two double glazed side windows, double glazed bay window to the front plus additional rear double glazed window.



Ground Floor Toilet

Comprising of a wall hung wash hand basin, toilet, half tiled walls, wall mounted boiler, double glazed window, radiator and tiled flooring.

Kitchen Diner

20'4" max x 11'1" plus recess near back door (6.20 max x 3.39 plus recess near back door)

Fitted with wall, base and drawer units, worktop surfaces, ceramic white bowl and a half single drainer sink with mixer hose and fly over shelf with spotlights, built in double oven, electric hob with extractor fan over, tiled splash-backs, void for a fridge freezer, inset spot lighting, vinyl flooring, radiators, T.v connection for a wall mounted television, double glazed bay window to the front plus another double glazed rear window. Double glazed door giving access to the rear enclosed garden.



First Floor Landing

Turned stairs from the hallway lead upto a small gallery landing with double glazed front window, loft access hatch and doors off:

Luxury Bathroom

8'10" x 6'11" (2.71 x 2.12)

Comprising of a wall hung modern wash hand basin, push button toilet, Roll top bath, corner fitted shower enclosure, fully tiled walls, tiled flooring, heated towel rail, extractor fan and double glazed side & rear window.



Bedroom 1

14'11" x 11'1" (4.57 x 3.40)

Having a radiator, T.v connection for a wall mounted television, wardrobes included, two double glazed side windows plus another double glazed front window.

Bedroom 2

11'4" x 10'8" (3.46 x 3.27)

Having a radiator and double glazed rear window.

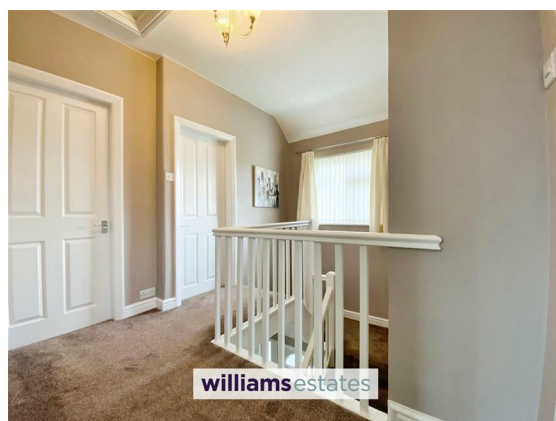
Bedroom 3

11'3" x 6'11" (3.43 x 2.12)

Having a radiator and double glazed front window.

Outside

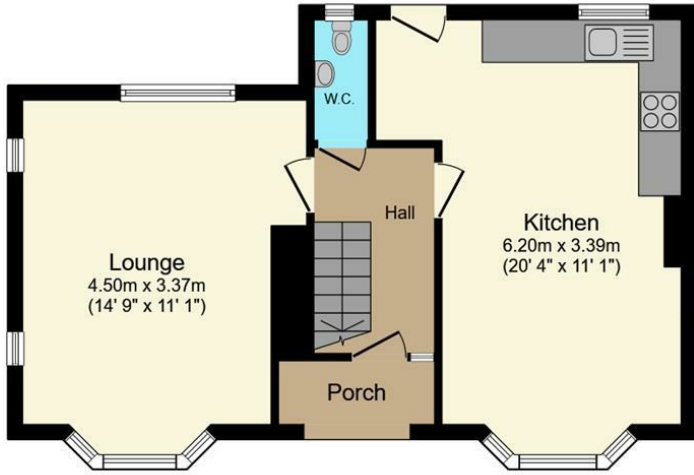
Standing on a corner plot, the front garden offers a concrete patio area with flower bed. The side is lawned with shrubs and a lollipop fence with gate gives access to the rear driveway. The rear garden offers a sunny aspect with paved patio, lawn and benefits form a timber storage shed.



Directions

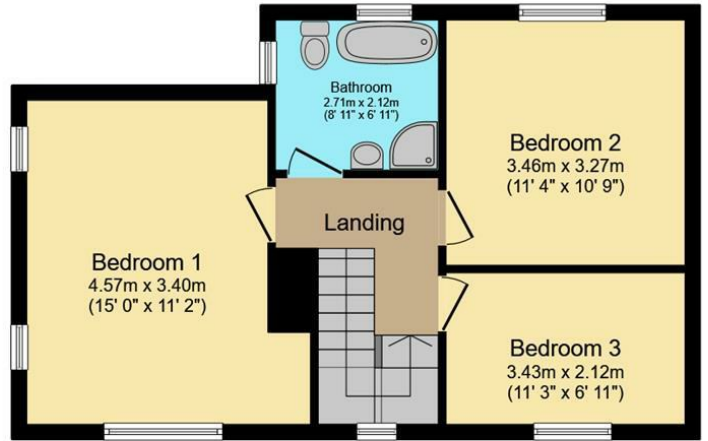
Proceed onto Vale Road that leads onto Rhuddlan Road. After the petrol station turn left onto Trellewelyn Road and left onto Grosvenor Avenue. This house can be located on the left corner.





Ground Floor

Floor area 49.6 sq.m. (534 sq.ft.)



First Floor

Floor area 48.9 sq.m. (526 sq.ft.)

TOTAL: 98.5 sq.m. (1,060 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.