



46 Golden Grove, Rhyl, LL18 2RS

£199,950

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EPC - D58 Council Tax Band - C Tenure - Freehold

Golden Grove, Rhyl

4 Bedrooms - Bungalow - Semi Detached

A four bedroom semi detached dormer bungalow, situated in a sought after location close to all local amenities. Briefly comprising of the entrance hallway, lounge, dining room, kitchen, conservatory and ground floor bedroom and shower room, while upstairs benefits three further bedrooms. Outside offers driveway parking and gardens to the front and rear.

Council Tax Band C. Freehold. EPC rating 58D.



Accommodation

Entrance via a double glazed door opening into the entrance hallway.

Entrance Hallway

With laminate flooring and cupboard housing the electrics.

Ground Floor Bedroom Four

8'11" x 8'8" (2.73 x 2.66)

Having radiator and double glazed window to the front.

Shower Room

8'5" x 5'11" (2.59 x 1.82)

Comprising of a walk in shower enclosure, low flush WC, vanity wash hand basin with mixer tap over, tiled walls and floor, heated towel rail and double glazed window to the side.

Lounge

16'0" x 10'5" (4.89 x 3.20)

Feature fire surround with electric fire, radiator, double doors into the dining room and double glazed window to the front.

Dining Room

13'5" x 10'5" (4.10 x 3.20)

With stairs off to the first floor, radiator and double glazed sliding doors to the rear garden. Open access through to the kitchen

Kitchen

8'11" x 8'6" (2.72 x 2.60)

Fitted with a range of wall, drawer and base units, worktop surfaces, stainless steel single drainer sink with mixer tap, built in double oven with four ring gas hob and extractor fan over, integrated fridge and dishwasher, wall mounted central heating boiler, double glazed window to the rear and door into the conservatory.

Conservatory

8'11" x 8'1" (2.73 x 2.48)

Being fully double glazed with plumbing for washing machine and double glazed door opening onto the rear garden.



Landing

With built in storage cupboard.

Bedroom 1

14'8" x 8'10" (4.49 x 2.70)

With radiator and double glazed window to the front.

Bedroom 2

11'10" x 7'1" (3.63 x 2.16)

With radiator and double glazed window to the rear.

Bedroom 3

8'10" x 7'2" (2.71 x 2.19)

With radiator and double glazed window to the rear.

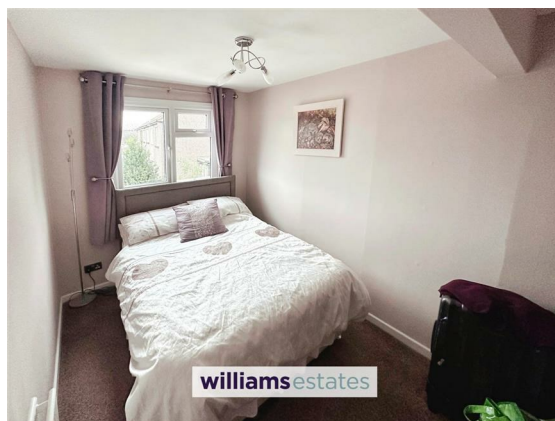
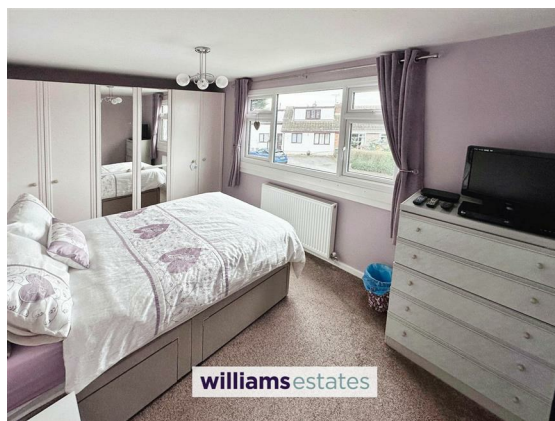
Outside

The front garden is laid to lawn with mature plants, shrubs and trees surrounding, driveway parking with side access gate to the rear.

The rear garden is low maintenance with paved patio area and storage shed.

Directions

Proceed onto Vale Road which in turn leads onto Rhuddlan Road. At the roundabout turn right into Ffordd Derwen and follow this road passing the School on your left. Turn right then left into Golden Grove.





Floor area 59.4 sq.m. (640 sq.ft.) Floor area 36.2 sq.m. (390 sq.ft.)

TOTAL: 95.7 sq.m. (1,030 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Call us on
01745 369444

Rhyl@williamsestates.com

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.

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