

## 4 Grove Park Avenue, Rhyl – LL18 3RG

£255,000 Freehold

Located in the sought-after Grove Park, Rhyl, this three-bedroom detached home offers a fantastic blend of modern upgrades and future potential. Recently benefiting from a new roof and a central heating system, the property ensures both efficiency and comfort.

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### Lounge

10' 11" x 15' 0" (3.34m x 4.57m)

A bright and welcoming space with a large bay window that fills the room with natural light. The stylish feature wall and soft carpeting create a cosy yet modern feel.

### Dining Room

9' 11" x 12' 8" (3.03m x 3.87m)

A spacious area with great potential, now enhanced by newly fitted UPVC doors leading to the back garden, creating a seamless flow between indoor and outdoor living. While it requires redecoration, this presents a fantastic opportunity for the new owner to add their own personal touch and transform the space to suit their style.

### Kitchen

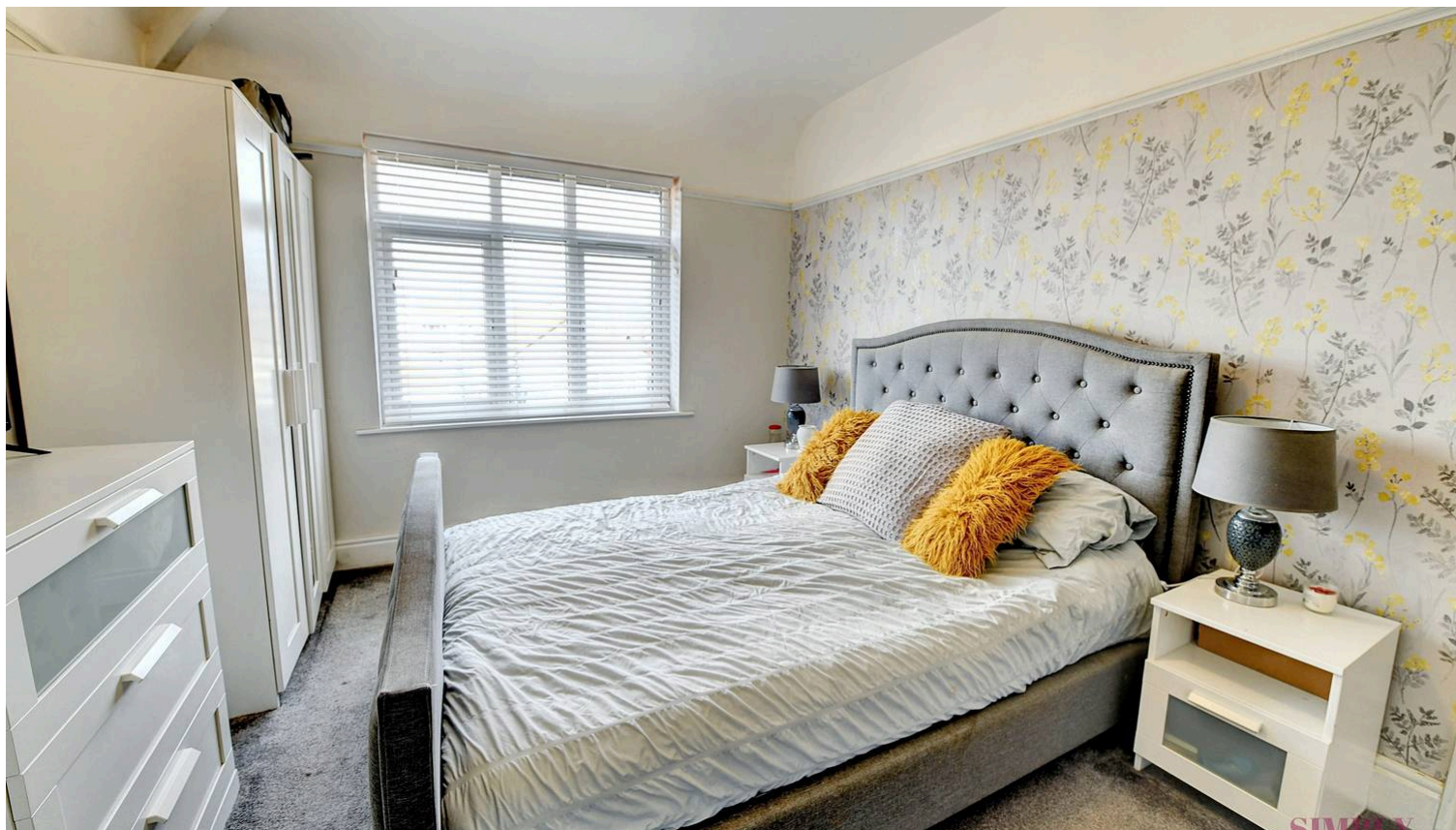
19' 4" x 8' 2" (5.90m x 2.49m)

A sleek, contemporary kitchen with high-gloss units, contrasting worktops, and eye-catching tiled splashbacks. Featuring a built-in oven, integrated hob, and a handy breakfast bar, this space is both practical and stylish.

### Main Bedroom

15' 0" x 10' 11" (4.57m x 3.34m)

A spacious front-facing bedroom featuring a large bay window, allowing plenty of natural light to fill the space. Currently used as a children's bedroom, it has soft grey plush carpets, offering a cosy and neutral base. A versatile room that can easily be adapted to suit different needs.





### Bedroom Two

10' 1" x 12' 4" (3.07m x 3.75m)

A well-proportioned double bedroom with a large window, allowing for plenty of natural light. Finished with soft carpeting and wallpapered feature wall, this room offers a cosy yet modern feel.

### Bedroom Three

12' 4" x 10' 1" (3.75m x 3.07m)

A cosy single bedroom that could be used as a home office, nursery, or dressing room. The bay window adds character and brightness.

### Bathroom

8' 6" x 7' 7" (2.58m x 2.31m)

A modern and stylish bathroom featuring a large walk-in shower, sleek vanity unit, and contemporary finishes.

### Hallway

An inviting entrance featuring wooden flooring and a modern glass staircase, adding a sleek and contemporary touch. Bright and welcoming, it sets the perfect first impression for the home.

### Garage

15' 6" x 8' 5" (4.72m x 2.57m)

A detached garage offering excellent storage or potential for a workshop. With ample space for a vehicle or additional household items, it provides great flexibility. Ideal for those needing extra storage or looking to create a dedicated hobby space.



Approx Gross Internal Area  
108 sq m / 1163 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Externally, the property features a private rear garden, driveway parking, and a detached garage, making it ideal for families.

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