

7 Grange Avenue Rhyl LL18 4AR

£235,000

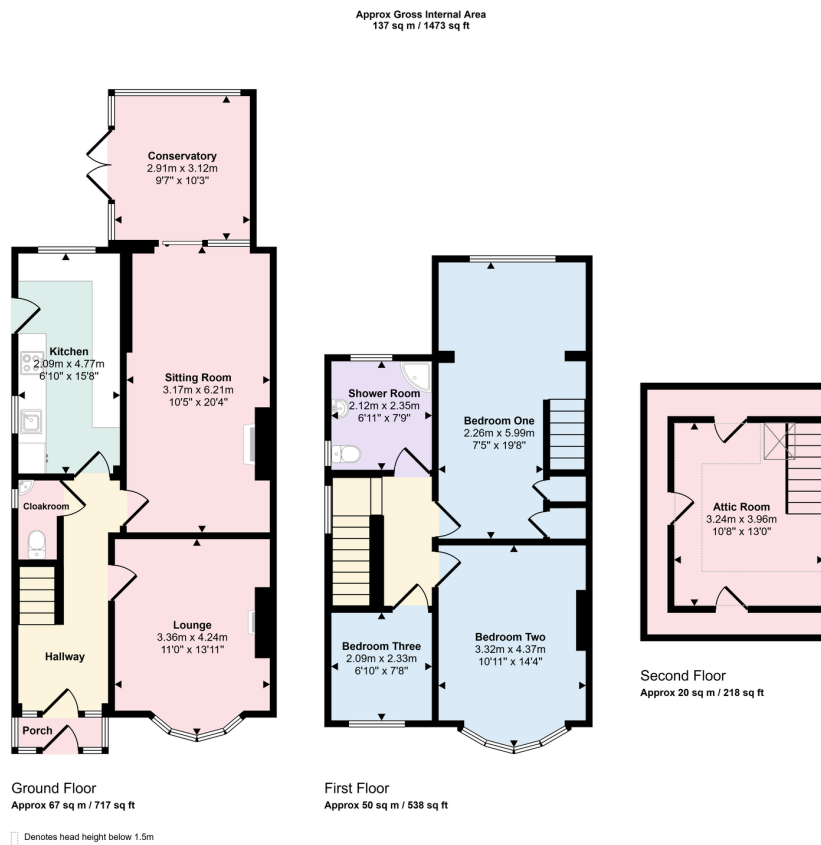
3 1 2



A traditional three-bedroom semi-detached house, ideally situated close to local schools and amenities. The property offers spacious and versatile accommodation, comprising a comfortable lounge, separate good size sitting room with conservatory off and a modern fitted kitchen. Additional benefits include a convenient downstairs cloakroom, attic room, garage with inspection pit, and a large rear garden offering excellent outdoor space with driveway to front. **DIRECTIONS:** Proceed over the Grange Rd bridge, take the fourth left into Clifton Park Rd and first right into Grange Avenue and the property can be found on the right.

Key Features

- NO FORWARD CHAIN
- THREE BEDROOMS & ATTIC ROOM
- GOOD SIZE SITTING ROOM
- MODERN FITTED KITCHEN
- FREEHOLD - EPC - tbc
- WITHIN WALKING DISTANCE TO SCHOOLS AND TOWN
- COMFORTABLE LOUNGE
- SPACIOUS CONSERVATORY
- DRIVEWAY, GARGE & EXTENSIVE GARDEN
- DENBIGHSHIRE COUNTY COUNCIL TAX 'C'



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.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.