



**26 Golden Grove, Rhyl, Denbighshire,
LL18 2RS**

Offers Over £200,000

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EPC - D63 Council Tax Band - C Tenure - Freehold

Golden Grove, Rhyl

3 Bedrooms - Bungalow - Semi Detached

This semi-detached, dormer bungalow offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious and impressive hallway really does give you the wow factor upon entering. The front lounge provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. This property features a ground floor shower room plus has a first floor family bathroom, ensuring ample facilities for all residents and visitors. For those with vehicles, the property includes ample parking for a number of vehicles with side access to the garage, adding to the convenience of living in this lovely neighbourhood. Golden Grove is known for its friendly community and proximity to local amenities, making it an excellent choice for anyone looking to settle in Rhyl. In summary, this dormer bungalow in Golden Grove presents a wonderful opportunity for comfortable living in a desirable location. EPC is D63. Freehold. Council tax band C.



Accommodation

Double glazed door giving access into the spacious hallway.

Impressive & Spacious Hallway

22'3" x 8'8" (6.78 x 2.64)

With double glazed windows, radiators, feature turned staircase to the upper floor, tiled flooring and under stairs storage cupboard.

Lounge

15'11" x 10'4" (4.85 x 3.15)

Having coved ceiling, radiator, TV connection and double glazed picture window to the front.

Kitchen Diner

17'1" x 8'8" (5.21 x 2.64)

Fitted with oak coloured wall, drawer and base units, pin point plinth lighting, complementary worktop surfaces, bowl and a half single drainer sink with mixer tap, built in oven and four ring gas hob with extractor fan over, plumbing for washing machine, cupboard housing the boiler, space for tall standing fridge freezer, space to dine, radiator, vinyl flooring, double glazed windows to the rear and side plus a double glazed door that provides access to the rear garden.



Ground Floor Shower Room

6'2" x 5'5" (1.88 x 1.65)

Comprising of a walk in shower with clear glass shower screen, pedestal wash hand basin, toilet, heated towel rail & radiator, tiled floor, oak acoustic wall panelling to one wall, modern wall tiles and double glazed side window.

Ground Floor Bedroom 1

13'7" x 10'5" (4.14 x 3.18)

Having a radiator and double glazed window to the rear.

Stairs to landing

First Floor Landing

With double glazed window to the side.



Bedroom 2

11'3" x 8'7" (3.43 x 2.64)

With eaves storage, modern wardrobes and built in bedroom furniture that includes a dressing table, radiator and double glazed window to the front.

Bedroom 3

11'4" x 8'7" (3.45 x 2.62)

With eaves storage, modern built in wardrobes and dressing table radiator and double glazed window to the rear.

Bathroom

9'0" x 7'10" (2.74 x 2.39)

Comprising of a panelled bath, pedestal wash hand basin, toilet, shower enclosure, tiled walls, heated towel rail, extractor fan and double glazed window.

Outside

The front offers ample parking for several vehicles on the gravelled driveway that in turn leads to the garage. A timber gate gives access to the rear garden.

The rear garden offers paved patio, perfect for Al-Fresco dining, with central artificial grass and access to a purpose built entertainment room with it's very own bar.

Outside Bar

12'11" x 8'10" (3.96 x 2.71)

This entertainment room offers a bar, mains power and lighting, tiled flooring and has double glazed french doors that leads to the the enclosed sunny aspect garden.

Garage

12'7" x 10'2" (3.84 x 3.12)

Timber entrance doors, mains power and lighting, side door. The garage has been converted to allow an additional room at the rear of the garage.

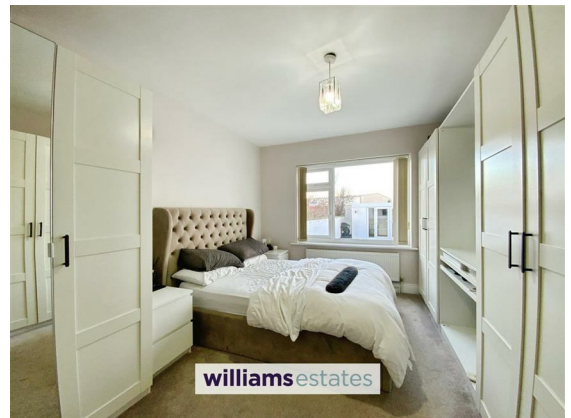
Additional Room

12'2" x 9'4" (3.73 x 2.85)

As mentioned, from the garage a door leads into this insulated room with white painted walls, laminate flooring, mains power, lighting and has two windows.

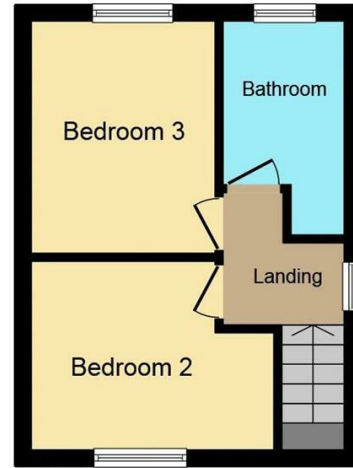
Directions

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.





Ground Floor



First Floor

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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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