



Grove Park Avenue, Rhyl LL18 3RG

£205,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented three-bedroom semi-detached home, located in a popular residential area of Rhyl, just a short distance from the coast.

The property offers spacious accommodation including two reception rooms and a fitted kitchen, along with off-road parking and a pleasant rear garden with patio and workshop space. Ideally situated within walking distance of local schools, shops and amenities, it's a great option for families, first-time buyers or investors seeking convenient coastal living.

- Freehold
- EPC C
- Council Tax Band D
- Three Bedroom Property
- Spacious Lounge
- Established Garden
- Walking Distance to Local Schools
- Nearby Local Amenities
- Coastal Location



Driveway & Approach

A concrete driveway provides off-road parking for one vehicle, with a gravelled front garden designed for low maintenance. Slab stone stepping stones lead to the entrance, while a brick wall borders the property from the road, complemented by a metal gate.

Vestibule

2.13 x 0.96 (6'11" x 3'1")

A carpeted entrance vestibule with a PVC wood-effect front door and a double glazed window to the front, allowing natural light into the space.

Hallway

4.63 x 2.39 (15'2" x 7'10")

A welcoming hallway fitted with carpeted flooring and stairs rising to the first floor with wooden handrails. Wooden doors lead to the lounge, study and kitchen, while a decorative glazed door opens through to the vestibule. A radiator provides heating.

Lounge

6.37 x 3.76 (20'10" x 12'4")

A comfortable living room with carpeted flooring and a double glazed window overlooking the rear garden. Two radiators ensure warmth, while an electric fireplace with a cream speckled stone surround creates a focal point.

Kitchen

5.15 x 2.42 (16'10" x 7'11")

Fitted with tiled flooring and cream cabinetry with wooden handles, complemented by butcher block effect worktops and tiled splashbacks. The kitchen includes under counter space for appliances, and a boiler. Dual aspect double glazed windows to the rear and side provide natural light, with a PVC door offering access to the side of the property. Useful under-stairs storage adds practicality.

Dining Room

4.06 x 3.76 (13'3" x 12'4")

A versatile reception room currently used as a study, featuring a square bay double-glazed window to the front. Finished with carpeted flooring and an electric fireplace with speckled stone surround and wooden mantle, ideal as a dining room, home office or additional lounge.

Landing

3.30 x 1.90 (10'9" x 6'2")

A carpeted landing with wooden rail and glass panelling, featuring an obscure double glazed window to the side. Doors lead to all bedrooms, shower room and WC, with access to the loft via a hatch.



Master Bedroom

4.25 x 3.00 (13'11" x 9'10")

A spacious double bedroom with carpeted flooring and built-in wardrobes. A square bay double glazed window to the front provides natural light, with a radiator beneath.

Bedroom 2

4.22 x 3.79 (13'10" x 12'5")

A double bedroom with carpeted flooring and a double glazed window overlooking the rear. Radiator and wooden door to landing.

Bedroom 3

2.40 x 2.17 (7'10" x 7'1")

A well-proportioned third bedroom with carpeted flooring and a double glazed window to the front, with additional side ventilation. Radiator and door to landing.

Shower Room

2.39 x 2.09 (7'10" x 6'10")

Fitted with wood-effect laminate flooring and partially tiled walls, the shower room includes a curved glass shower enclosure with overhead electric shower. A large hand basin with storage beneath, wall-mounted mirror with shelf, glass corner storage units and a wooden airing cupboard provide functionality. An obscure double glazed window to the side allows light and ventilation.

Wc

1.38 x 0.82 (4'6" x 2'8")

A separate WC fitted with wood-effect laminate flooring and partially tiled walls. The room includes a toilet, obscure rear window and wooden panel ceiling, with the added benefit of mobility support handles for accessibility.

Garden

A pleasant rear garden with a small lawn bordered by mature foliage and flower beds. A stone pathway leads to a greenhouse, while a wooden patio area with gazebo provides an ideal space for outdoor seating and entertaining. A wooden garage offers excellent storage or workshop potential.

Garage

5.54 x 2.71 (18'2" x 8'10")

Detached wooden garage with concrete flooring and a rear-facing window, offering a practical space ideal for workshop use or additional storage.



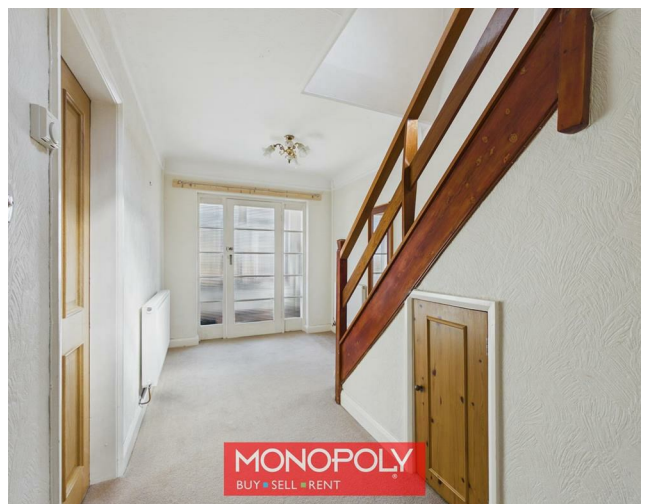
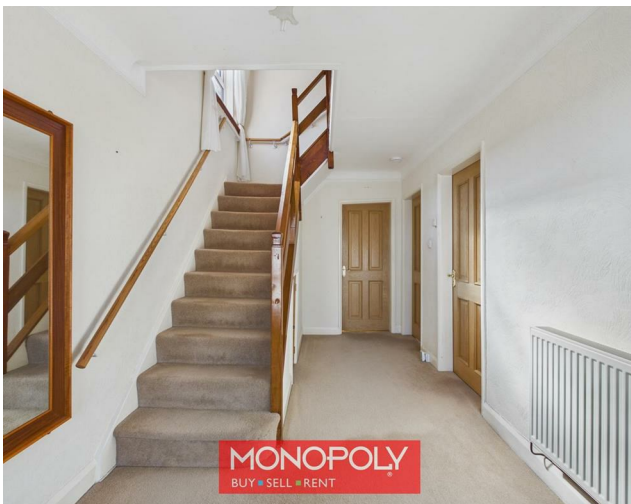
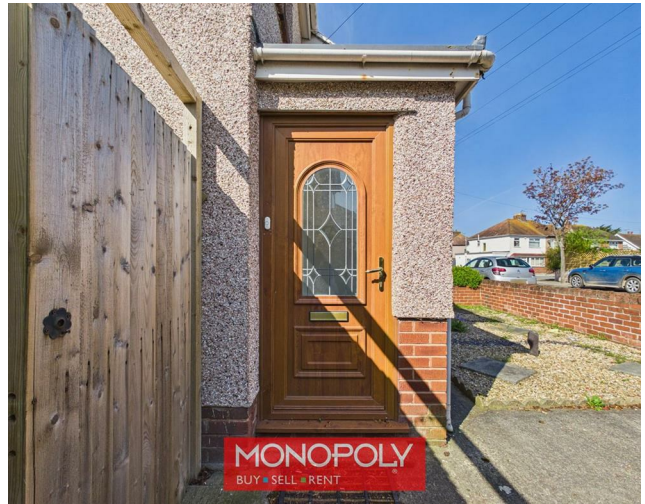
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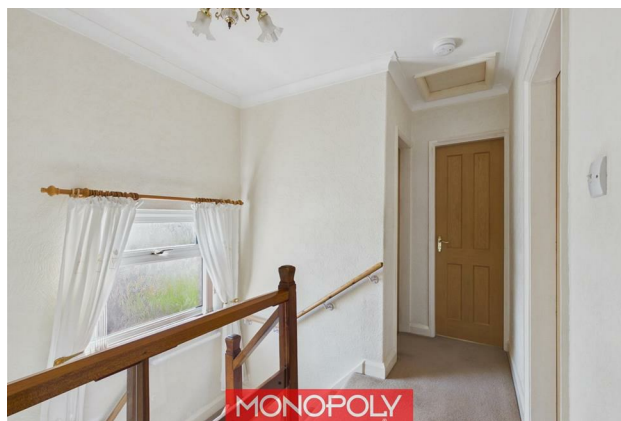
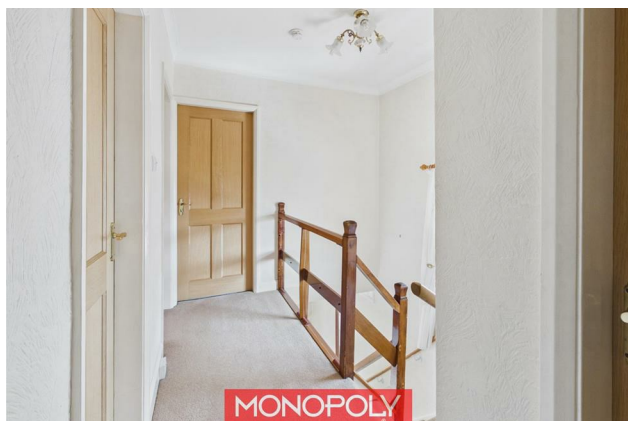
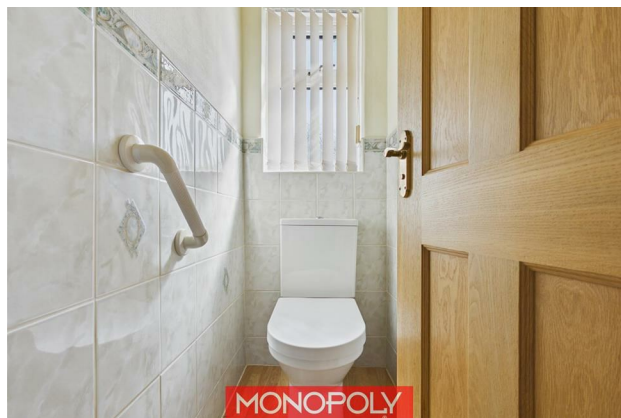
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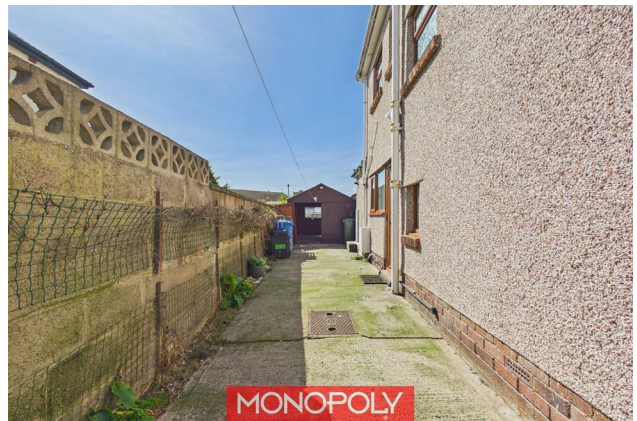
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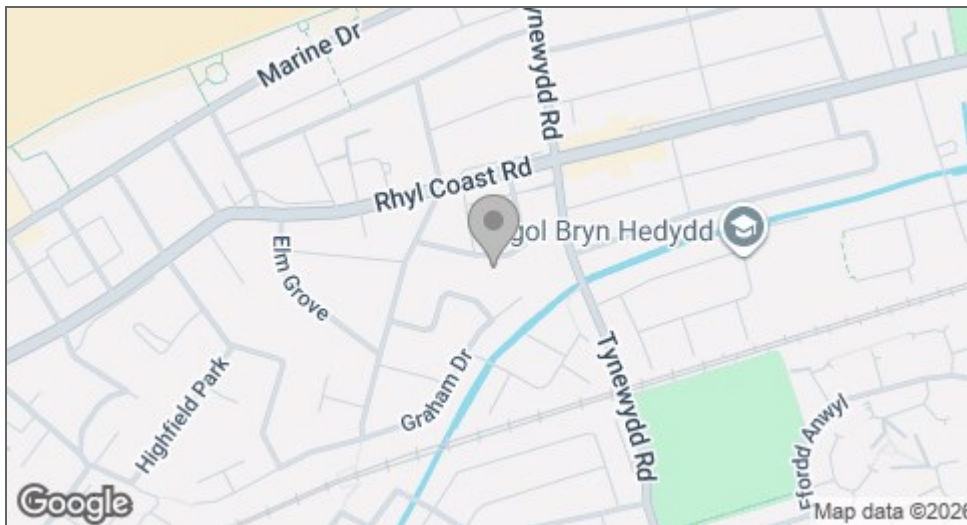












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

