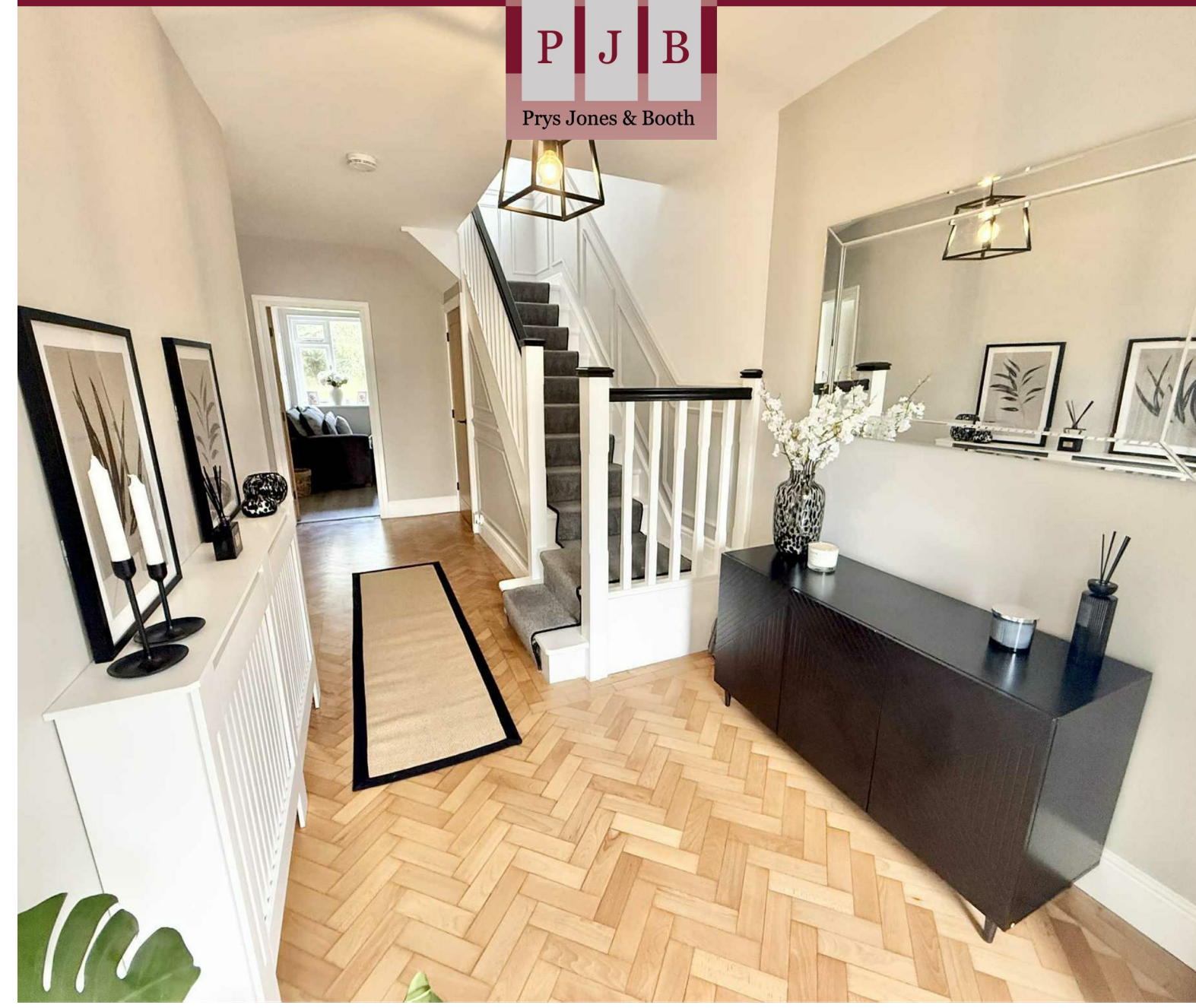




**P J B**  
Prys Jones & Booth



GROUND FLOOR

1ST FLOOR



**25 Grosvenor Avenue, Rhyl, LL18 4HA**  
**Offers over £290,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	75	D	D

**England & Wales** EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 25 Grosvenor Avenue, Rhyl, LL18 4HA

## Offers over £290,000



**Tenure**  
Freehold.

**Council Tax**  
Band D. Average from 01.04.2025 £2,209.78

**Property**  
LOOK INSIDE....This absolutely stunning, refurbished three bedroom family home situated on a large plot on the outskirts of the town offers a key in the door buy.

Step inside to this warm welcoming and spacious hallway with refurbished wooden block parquet flooring; this hallway beams with light and character and is a small snippet of what is yet to come on walking through the property.

The spacious living room is dominated by a fantastic reclaimed cast iron fireplace being the main feature of the room. Boasting high ceilings and vast amounts of natural light from the bay window this room offers a warm and relaxing place for the family to relax.

To the back of the lounge is a good size sitting room with an Adam style fireplace and patio doors overlooking the huge rear garden and allowing in maximum daylight. This is a very versatile room lending itself to be a play room, dining room or even a relaxing room for entertaining guests.

Open from the kitchen is a breakfast room or an idyllic place for a home study thus not having to lose space in any of the generously sized bedrooms or reception rooms with a handy cloak room and WC just off.

Into the spacious dining kitchen with a wide range of fitted wall and base units having granite work surfaces and tiled splash backs. Being a good size the kitchen has no problem fitting in a range cooker and American style fridge freezer whilst still having ample room for a dining table and chairs. A door leads off the back onto the rear garden and an integral door gives easy access from the property into the garage.

Having such a fabulous ground floor can only mean you will not be disappointed on the first floor.

The landing is bright and spacious with Oak doors lead to all the bedrooms and bathroom.

The Master bedroom is to the front of the property with a bay window to the front and fitted wardrobes, the second bedroom overlooks the back of the property as does the third which has been furnished for a baby but the décor suits any age.

The elegant four piece bathroom is one which would make any person look forward to that day in work to be over to go and relax in the free standing bath with gold coloured taps. A separate walk in shower with glass screen is ideal for morning rushes. Complete with sink, WC and gold coloured heated towel rail.

To the front of the property there is off road parking and access via an up and over door to the garage, access via the sides to the rear garden which is mainly laid to lawn with a hard standing area and a path leading to the bottom of the garden and seating area. This is a great place for all the family to enjoy and entertain family and friends.

Words from the selling agent " this is truly a masterpiece of interior design and has to be seen to be appreciated, one of the nicest homes I have seen in a long time"

### Services

It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Entrance Hall

**Living Room**  
13'11" x 11'5" (4.25m x 3.48m)

**Sitting Room**  
16'6" x 9'10" (5.03m x 3.02m)

**Breakfast Room**  
10'9" x 8'9" (3.30m x 2.68m)

**Internal Cloaks Room**

**Separate WC**

**Dining Kitchen**  
18'8" x 9'3" (5.71m x 2.83m)

**First Floor**

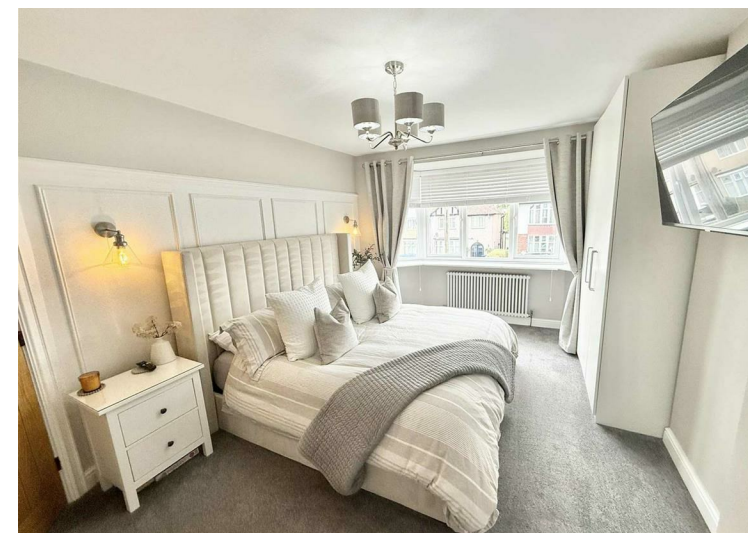
**Bedroom No: One**  
16'0" x 10'9" (4.88m x 3.28m)

**Bedroom No: Two**  
11'11" x 9'11" (3.65m x 3.03m)

**Bedroom No: Three**  
10'10" x 8'11" (3.31m x 2.72m)

**Family Bathroom**  
9'5" x 7'2" (2.89m x 2.20m)

**Integral Garage**



### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

### Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.