





74 Grange Road, Rhyl, Denbighshire, LL18 4BY

Offers Over £240,000

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74 Grange Road is ideally situated close to Rhyl High School and local amenities. Offering a spacious and modern living environment, this property is ready to move into and perfect for a growing family.

#### Measurements

Porch- 1.87m x 0.95m (6'2 x 3'1)  
Lounge- 3.66m x 4.34m (12'0 x 14'3)  
Dining Room- 3.27m x 4.00m (10'9 x 13'1)  
Kitchen- 5.21m x 2.71m (17'1 x 8'11)  
Utility Room- 2.15m x 2.71m (7'1 x 8'11)  
Bedroom One- 4.40m x 3.60m (14'5 x 11'10)  
En Suite- 2.10m x 2.10m (6'11 x 6'11)  
Bedroom Two- 3.34m x 4.49m (10'11 x 14'9)  
Bedroom Three- 3.45m x 4.05m (11'4 x 13'3)  
Bedroom Four  
Balcony- 2.69m x 2.75m (8'10 x 9'0)  
Bathroom- 2.46m x 2.67m (8'1 x 8'9) 1.95m x 2.85m (6'5 x 9'4)

Tenure: Freehold

Services: The Gas, Electric and Drainage are on Mains Services

Boiler Info: Located in the Utility Room. Combination boiler. Age: 7 Years

Loft: The loft has been converted to make a bedroom with an en-suite

Council Tax Band: C

EPC Rating: D

Parking: Driveway parking

Gardens: Front and Rear. There is a outbuilding in the Rear Garden which is currently used as a bar.

Loft Conversion:

Application Type

Full Planning- Granted.







- Prime Location – Close to Rhyl High School and local amenities
- Modern Kitchen – Fully equipped with fitted appliances
- Versatile Outbuilding – Currently a bar, easily converted to office or gym
- Master Bedroom with En Suite
- Spacious Lounge/Diner – Ideal for families
- Private and Enclosed Rear Garden
- Luxury Bathroom – Freestanding bath, walk-in shower, and double sinks
- Well-Maintained and Move-in ready



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High Street, Rhuddlan LL18 2UA

Important notice: LL Estates. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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