



## 16 Roseview Crescent

Kimmel Bay, Rhyl, LL18 5BY

**Offers over £250,000**





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Upon entering, one is immediately struck by the harmonious flow of the bungalow, designed to maximise light and space. The front of the home, traditionally reserved for living areas, now houses the serene bedrooms. This clever design choice ensures a peaceful retreat away from the hustle and bustle of the home's social spaces. The bedrooms are well-appointed, with bedroom one having high vaulted ceilings and velux roof windows create an airy, inviting atmosphere. Each benefiting from double glazing and efficient gas-fired central heating, ensuring comfort year-round.

The modern kitchen is a true highlight, featuring sleek cabinetry, integrated appliances, and ample counter space. Designed with both functionality and style in mind, it is perfect for culinary enthusiasts and entertaining guests. The kitchen opens directly onto the side of the property enhancing the indoor-outdoor living experience that this home champions.

The rear garden itself is a tranquil haven, meticulously landscaped to offer a variety of outdoor living areas. A pergola provides a shaded

seating area, ideal for alfresco dining or simply enjoying the coastal breeze. The garden also features a lawned area, perfect for children to play, and a paved section that offers low-maintenance appeal. A detached garage and garden store provide additional storage and practical benefits.

Kinmel Bay is renowned for its scenic coastline, and this bungalow is perfectly positioned to take advantage of this enviable location. Just a short walk to the beach, residents can enjoy daily seaside strolls, the sound of the waves, and the fresh sea air. Local amenities, including shops, eateries, and essential services, are all within easy reach, ensuring convenience alongside the relaxed beach lifestyle. The property's accessibility is further enhanced by excellent transport links.

This exceptional bungalow, with its thoughtful layout and prime location, offers a unique opportunity to enjoy modern coastal living. Early viewings are highly recommended to truly appreciate the quality and lifestyle this beautiful home provides. Don't miss the chance to make this dream property your own.

## Hall

## Lounge

13'9" x 11'9" (4.20m x 3.60m )

## Dining Room

13'9" x 12'5" (4.20m x 3.80m)

## Kitchen

11'9" x 10'2" (3.60m x 3.10m )

## Bedroom One

13'1" x 11'9" (4.00m x 3.60m )

## Bedroom Two

10'9" x 9'6" (3.30m x 2.90m)

## Bedroom Three

9'6" x 9'2" (2.90m x 2.80m )

## Bedroom Four

9'6" x 7'6" (2.90m x 2.30m )

## Bathroom

9'2" x 6'2" (2.80m x 1.90m)



## Road Map



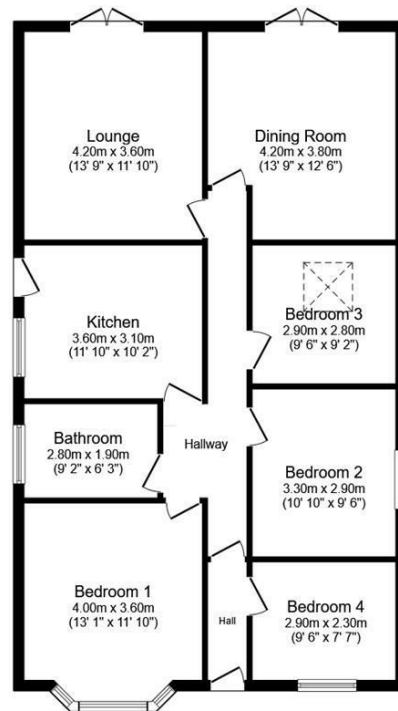
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 98.9 m<sup>2</sup> (1,065 sq.ft.)

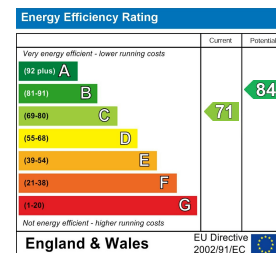
TOTAL: 98.9 m<sup>2</sup> (1,065 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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