



**36 Roseview Crescent, Kinmel Bay,
Conwy, LL18 5BY**

£195,000



EPC - null Council Tax Band - C Tenure - Freehold

Roseview Crescent, Conwy

3 Bedrooms - House - Semi-Detached

This delightful semi-detached house offers no onward chain and is a perfect home which is ready to move in. Built in around 1995, the property boasts a modern design that is both inviting and practical for family living. Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The house features a good size rear enclosed back garden, modern kitchen with breakfast bar plus three bedrooms, providing ample space for family members or guests. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day. The property includes a family bathroom, designed to meet the needs of a busy household. For those with vehicles, the property offers parking for a number of vehicles, adding to the convenience of living in this lovely home. The surrounding area of Kinmel Bay is known for its friendly community and proximity to local amenities, making it an excellent choice for families. In summary, this semi-detached house on Roseview Crescent presents a wonderful opportunity for anyone seeking a comfortable and well-located home in Kinmel Bay. EPC is tbc. Freehold. Council tax band C.



Accommodation

Double glazed front door giving access to the entrance hallway.

Entrance Hallway

Having a radiator, stairs to the upper floor and door to the lounge.

Lounge

13'8" x 12'5" (4.17 x 3.81)

Having a radiator, wall lights, T.v connection, modern electric fire with fire surround, double glazed front window, under stairs storage cupboard and door leading into the modern kitchen.

Kitchen Breakfast Room

15'9" x 8'3" (4.82 x 2.52)

Fitted with a wide range of wall, base and drawer units, under unit lighting, pinpoint plinth spotlights, tiled splashbacks, worktop surfaces, single drainer sink with mixer hose tap, plumbing for a washing machine, space for a tumble dryer, double oven, gas hob with extractor fan over, concealed boiler, double glazed rear window, integral dishwasher, space for American style fridge freezer with over unit and to the side is a handy breakfast bar with matching units and spot lighting, laminate flooring, radiator, double glazed French doors that provide easy access to the rear patio and garden.



First Floor Landing

With loft hatch and built in airing cupboard.

Bedroom 1

15'10" x 8'1" (4.84 x 2.47)

Having a radiator and two double glazed front windows

Bedroom 2

9'2" x 7'4" (2.80 x 2.26)

This bedroom has a radiator and double glazed rear window.

Bedroom 3

8'5" x 6'5" (2.57 x 1.98)

Having a radiator and double glazed rear window.



Bathroom

6'3" x 5'9" (1.91 x 1.77)

Comprising of a pedestal wash hand basin, toilet, spa bath with mixer shower and main shower over, clear glass shower screen, wall tiles, tiled flooring, heated towel rail, shaver socket and double glazed side window.

Outside

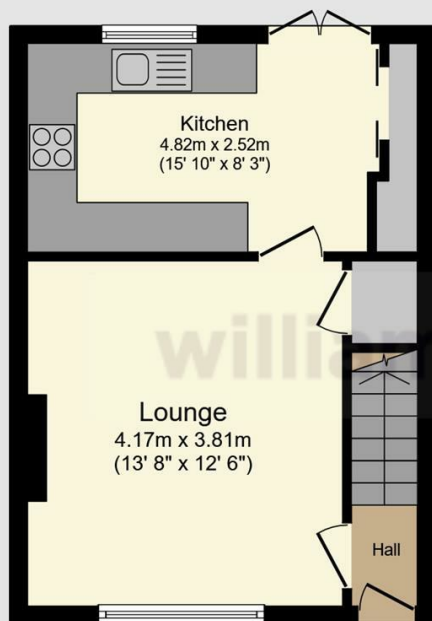
The front offers a driveway, perfect for off road parking with the main garden being lawed with mature front trees. Side gate to the back garden.

The rear garden offers a lower patio near the kitchen with a good size decked sun terrace, perfect for Al-Fresco dining. Step down to a lawned garden having surrounding flower beds, timber shed and greenhouse. Outside lighting and water tap.

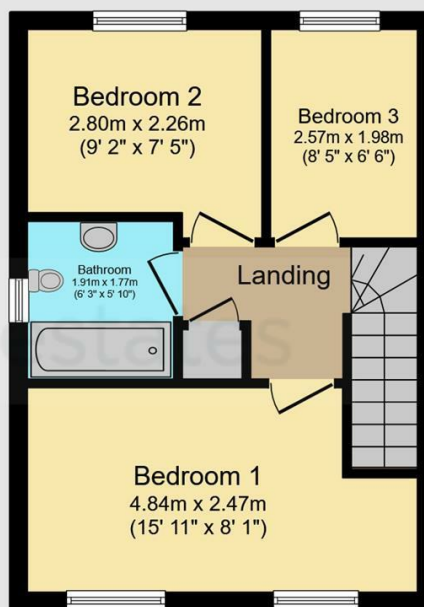
Directions

Proceed onto Wellington Road and head towards Kinmel Bay. Go over the Foryd Bridge turning left onto Bodelwyddan Avenue. Follow this road into the estate and turn left onto the continuation of Roseview Crescent, this semi detached house can be located on your right hand side.





Ground Floor
Floor area 32.0 sq.m. (344 sq.ft.)



First Floor
Floor area 32.0 sq.m. (344 sq.ft.)

Total floor area: 64.0 sq.m. (689 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

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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