



3 bed bungalow to buy in LL18

St. Asaph Avenue, Kinmel Bay, Rhyl,
Conwy, LL18 5EF

£115,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ DETACHED BUNGALOW
- ✓ THREE BEDROOMS
- ✓ CLOSE TO AMENITIES
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are pleased to present this versatile two/three-bedroom detached bungalow, offered for sale by auction with the benefit of a sitting tenant in situ—making this an ideal purchase for investors looking to generate immediate rental income.

Perfectly positioned in a sought-after residential area of Kinmel Bay, the property enjoys close proximity to a wide range of local amenities including supermarkets, retail outlets, independent shops, cafés, and, of course, the stunning North Wales coastline—just a short walk away.

It's convenient location also provides easy access to Rhyl town centre, excellent public transport links, and well-regarded local schools, further enhancing its appeal as a long-term rental or holiday let investment.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Bungalow

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Hallway

Welcoming entrance space providing access to all principal rooms.

Lounge

A generously sized reception room situated at the front of the property, offering plenty of natural light and a comfortable living area.

Kitchen/Diner

A large, open-plan kitchen and dining area located to the rear of the property, there's ample space for a dining table and direct access to the rear garden, making it perfect for entertaining.

Bedroom 1

A spacious double bedroom positioned at the front of the property.

Bedroom 2

Another good-sized bedroom with flexible use as a guest room or child's room.

Bedroom 3

A smaller room located at the rear, ideal for use as a nursery, home office, or study.

Bathroom

Converted into a wet room for added convenience, particularly suitable for tenants requiring accessible features.

Outside

To the rear of the property lies a generous enclosed garden, primarily laid to lawn with a patio area—perfect for outdoor dining, barbecues, or simply enjoying sunny weather.

The garden is enclosed with wooden fencing, providing privacy and security—ideal for families or tenants with children or pets.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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