



West View, 15 St. Asaph Avenue, Kinmel Bay, Rhyl, Conwy, LL18 5EF

£115,000

FLINT@ REID & ROBERTS  
INDEPENDENT ESTATE & LETTING AGENTS

- FOR SALE WITH TENANT IN SITU
- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN /DINER
- BATHROOM
- UPVC DOUBLE GLAZING & GAS  
CENTRAL HEATING
- CLOSE TO AMENITIES
- IDEAL INVESTMENT  
OPPORTUNITY

\* \* FOR SALE BY AUCTION WITH TENANT IN SITU –  
ATTENTION INVESTORS \* \*

## THE PROPERTY

\* \* FOR SALE BY ONLINE PATTINSONS AUCTION WITH TENANT IN SITU  
– ATTENTION INVESTORS - AUCTION CLOSES 2.2.26 \* \*

Fantastic Buy-to-Let or Investment Opportunity in the Heart of Kinmel Bay.

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. Its 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.

## SITUATION

## Directions