

Baysville, Roland Avenue, Kinmel Bay

Guide Price £800,000



Sale by Modern Method of Auction. A well-presented family home within approximately half an acre of land and enjoys views across the North Wales Coast, together with rear hillside views. Offering spacious accommodation the ground floor comprises dining hall, snug, fitted kitchen, shower room, two double bedrooms and useful store rooms. The first floor, main bedroom, spacious lounge benefiting from stunning views and access to a veranda taking full advantage of the stunning views and the main family bathroom. The considerable outdoor space offers the potential for a variety of uses. The Coffee & Grill trailer, along with the drinks and ice-cream cabins, may also be available by separate negotiations, which present an exciting opportunity for the discerning buyer looking to combine a home with an established business venture.

Key Features

- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Outstanding coastal views
- Conway County Council - E
- T & C's apply
- Buyers fees apply
- Three bedroom detached house
- Freehold / EPC - G (prior to works carried out)
- Date: 19/08/2026



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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