



**STERLING**

ESTATE AGENTS & VALUERS



## Nant y Glyn Hall Nant Y Glyn Road, Colwyn Bay, North Wales LL29 7RD

### Auction Guide £240,000

Nant-y-Glyn Hall, Colwyn Bay - Guide Price - £240,000 - For Sale By Public Online Auction - 27th of June 2024. UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Open Days - Register your interest:

30/05/2024 - 10.30 - 11.30am

20/06/2024 - 10.30 - 11.30am

A most imposing and substantial DETACHED STONE RESIDENCE of immense character located in its own grounds at the end of a long driveway in the Nant-y-Glyn valley. Of interest to Investors, Property Speculators and Developers the FREEHOLD property comprises 7 SELF CONTAINED APARTMENTS, all vacant and requiring updating and renovation. In a private wooded setting the property is also near to Eirias Park & Leisure Complex, the town centre and access onto the A55.



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

## For Sale by Auction

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### Entrance off the Front of the Building

Communal Vestibule and Halway

#### Ground Floor Flat 1

Hall, Large Lounge, Kitchen, 2 Bedrooms and Bathroom  
EPC Rating 50E Potential 53E

#### First Floor Flat 5

Hall, Lounge, Kitchen, Bathroom, Bedroom Energy Rating  
32F Potential 52E (EXPIRED)

#### First Floor Flat 6

Hall, Lounge, Kitchen, 2 Bedroom, Bathroom Energy Rating  
28F Potential 29F (Expired)

#### Ground Floor Flat 2

Own access off the side elevation affording Hall, Kitchen,  
Large Lounge, First Floor 2 Bedrooms and Bathroom Energy  
Rating 54E Potential 75C

#### Ground Floor Flat 3

Access off the rear elevation to the communal hall and Flat  
3 Hall, Lounge, Kitchen, Bedroom 1 with en suite shower,  
Bedroom 2 with en suite bathroom Energy Rating 57D  
Potential 76C

#### First Floor Flat 7

Approached by a communal front door off the rear elevation  
and stairs to first floor, Flat 7 and Hall, Lounge, Kitchen,  
Bathroom and Bedroom Energy Rating 44E Potential 70C

#### Flat 8

Approached by a communal front door off the rear elevation  
and stairs to second floor Flat 8 Hall, Lounge, Kitchen,  
Bedroom and Bathroom Energy Rating 64D Potential 77C

### Outside

Long driveway off Nant y Glyn Road to ample communal  
parking

### AGENTS NOTE

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Sterling Estate Agents on 01492-534477 e mail  
sales@sterlingestates.co.uk and web site

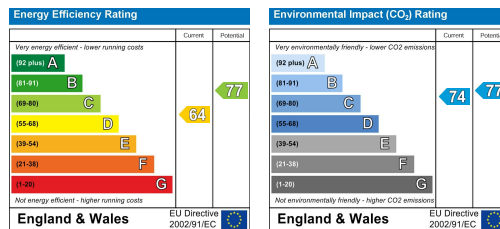
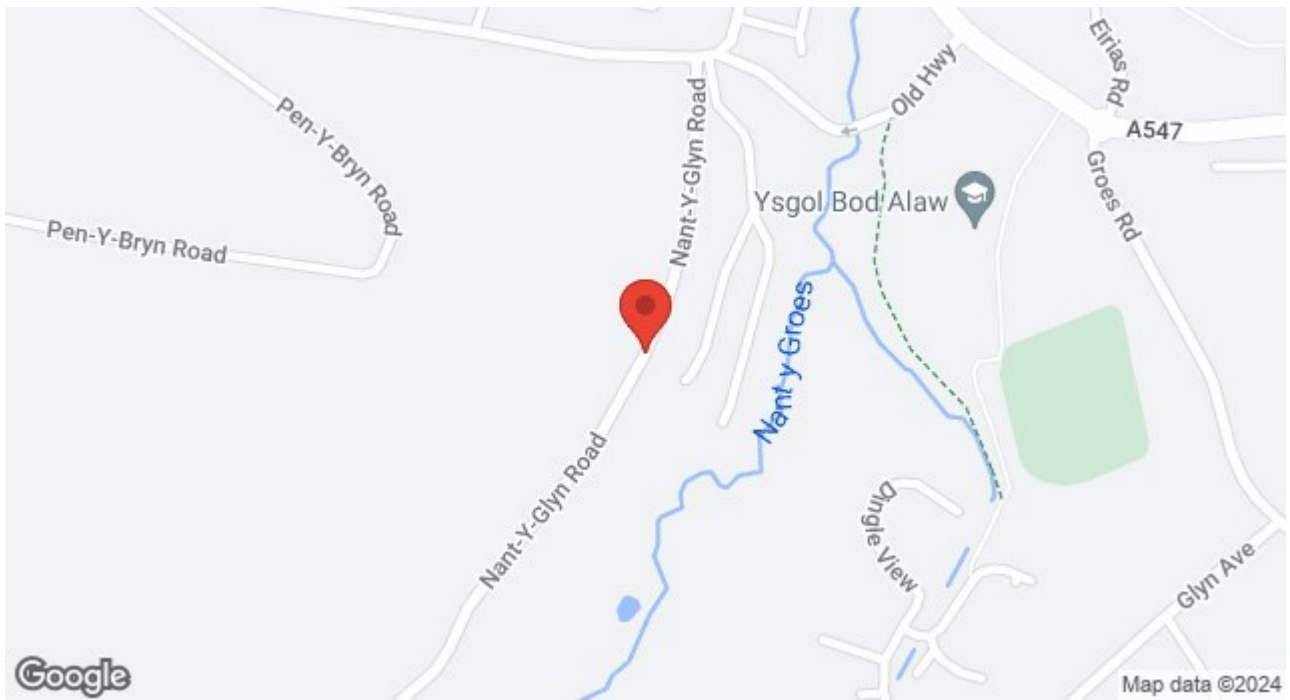
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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many homes we have for sale on our web sites - www.sterlingestates.co.uk or alternatively www.guildproperty.co.uk These sites could well find a buyer for your own home.

Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN





#### AGENTS NOTES;

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**Market Appraisal;** Should you be thinking of a move and would like a market appraisal of your property then contact our office on **01492-534477**  
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Why not search the many homes we have for sale on our web sites - [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk) or alternatively [www.guildproperty.co.uk](http://www.guildproperty.co.uk)  
These sites could well find a buyer for your own home.



## No fee mortgage brokerage service

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- Service available 7 days a week, 9.00am – 8.00pm  
Mon-Thurs, 9.00am – 5.30pm Fri-Sat, 10.00am – 4.00pm Sun



**t: 01492 534477**

[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)



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