



**STERLING**

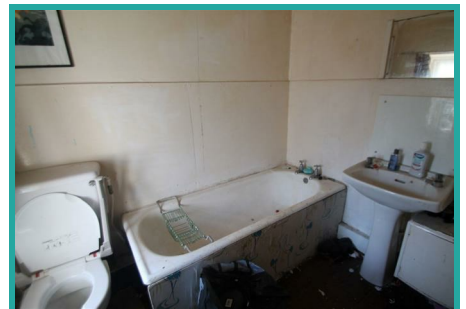
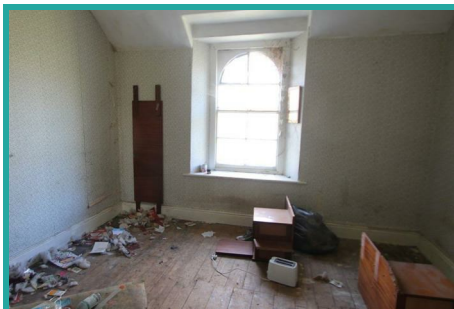
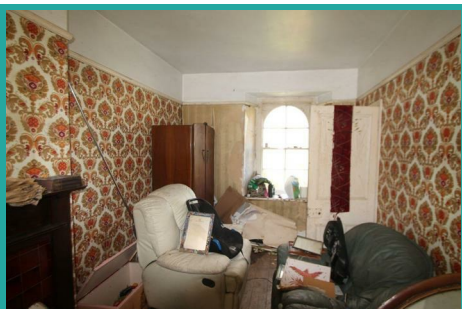
ESTATE AGENTS & VALUERS



**226 Conway Road, Mochdre, Colwyn Bay LL28 5AA**

**Guide Price £90,000**

To be sold by PUBLIC AUCTION on 30 April 2025, with a guide price of £90,000 plus fees a 3 BEDROOM DETACHED HOUSE in need of refurbishment, offering a blank canvas for prospective buyers to reimagine and enhance, making it an ideal choice for both seasoned renovators, set in its own large grounds. Conveniently located near the A55 expressway, this property benefits from excellent transport links, making it easy to explore the stunning North Wales coastline and beyond. The surrounding area is rich in local amenities, including shops, schools, and recreational facilities, ensuring that all essential services are within easy reach. CASH BUYERS SOLD AS SEEN. Tenure Freehold. Council Tax Band D. Energy Rating 1G Potential 44E Ref CB7835



33 Conway Road, Colwyn Bay, LL29 7AA

Tel: 01492 534 477 | [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) | [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)



### **The Accommodation**

Front and rear hallways

Kitchen - 8'9" x 5'9"

Pantry off hall

Dining Room - 13'6" x 11'3"

Lounge - 19'8" x 8'9"

First Floor

Bedroom 1 - 11'9" x 8'5"

Bedroom 2 - 12'6" x 8'3"

Bedroom 3 - 11'3" x 9'6"

Outside - Range of outbuildings. The property stands on a good sized plot.

### **Agents Note**

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### **Buyers Premium**

Plus 5% Buyers Premium + VAT

### **AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate

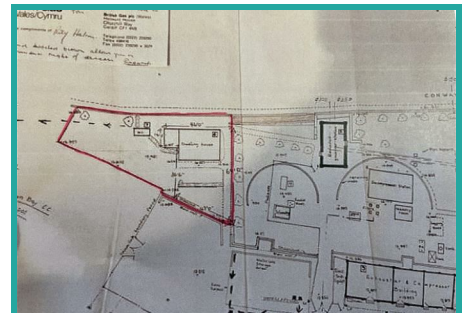
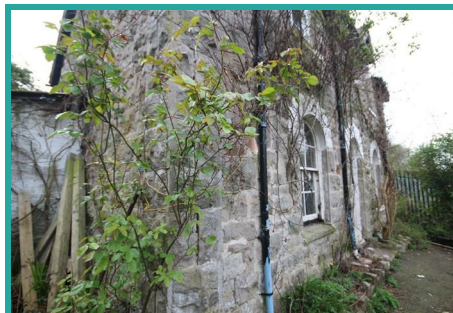
Agents on 01492-534477 e mail

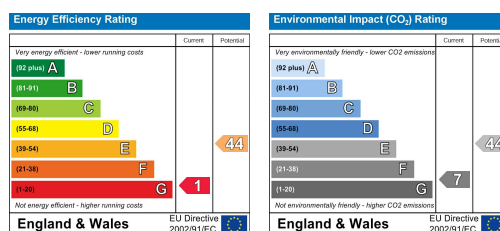
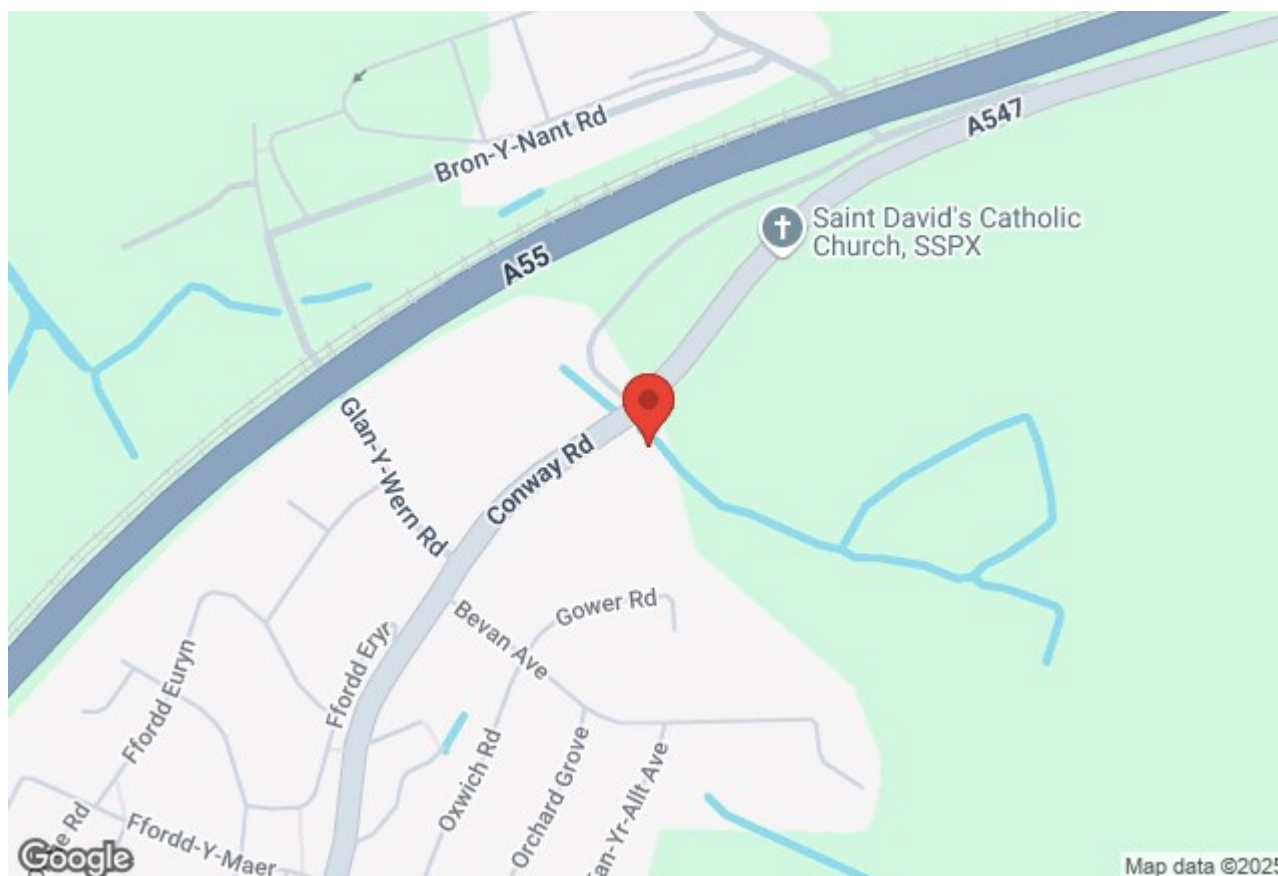
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[www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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](mailto: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](http://www.sterlingestates.co.uk) These sites could well find a buyer for your own home.

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. ACCORDINGLY PROSPECTIVE BUYERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.





#### AGENTS NOTES;

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477  
e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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This is entirely without obligation.

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.

