



1 Bryn Teg Drive
Rhos-on-Sea, Colwyn Bay LL28 4AF

Guide Price £275,000



STERLING

ESTATE AGENTS & VALUERS

For Sale by Public Auction 28 May 2026 commencing 5.30pm - Set in large established and well stocked grounds in a small exclusive cul-de-sac off Tan-y-Bryn Road. A most interesting character residence of appeal and size, extending to some 2,066 square feet complete with extensive GARAGING and SUMMER HOUSE. With many original features remaining in the house, typical of house building during the early 1900,s the accommodation provided affords ENTRANCE HALL, IMPRESSIVE LOUNGE, LARGE DINING ROOM, KITCHEN, FIRST FLOOR & LANDING, 3 DOUBLE BEDROOMS, INTERESTING BATHROOM & SHOWER. Outside the grounds are a particular feature comprising of lawns, mature trees, well stocked flower bed and borders in a lovely wooded setting. Heating is by an electric Heat Source system and the windows are double glazed. Despite its quiet location the property is well placed for shopping in the Rhos village and the West End. Tenure Freehold, Council Tax Band G. Energy Rating 81B Potential 87B. Ref CB7932



Wide Entrance Porch

Meter cupboard

Hall

Tiled floor, central heating radiator, double door cupboard

Impressive Lounge 30'10" x 22'7" (9.4 x 6.9)

Wide double glazed window, 4 central heating radiators, tiled open coal fireplace, french doors to gardens

Dining Living Room 23'11" x 14'5" (7.3 x 4.4)

Decorative fireplace surround, 2 central heating radiators, double glazed bay window

Kitchen 12'5" x 6'10" (3.8 x 2.1)

Stainless steel sink unit, wall and base cupboards, double glazed window and french door to gardens, plumbing for washing machine, central heating radiator

First Floor

Wide easy rising staircase from the Lounge to First Floor

Landing 20'0" x 8'6" (6.1 x 2.6)

Central heating radiator, 3 double glazed windows

Bedroom 1 16'5" x 16'0" (5.02 x 4.9)

Double glazed window and french door onto the Balcony, pedestal wash hand basin, door to bathroom

Bedroom 2 20'0" x 15'1" (6.1 x 4.6)

Double glazed window and bow window, pedestal wash hand basin, 2 central heating radiators, door to bathroom

Bedroom 3 17'0" x 11'1" (5.2 x 3.4)

Pedestal wash hand basin, central heating radiator, 2 double glazed windows

Bathroom 14'5" x 8'2" (4.4 x 2.5)

Interesting bathroom featuring an island bath with rain head shower and chrome curtain framework, central heating radiator, w.c, large wash bowl, double glazed, airing cupboard

Double Garage

35'5" x 20'4" and 16'6" (10.8 x 6.2 and 5.03)

In two sections with pitched glass roof to the rear section, up and over door, wash hand basin, grape vine

The Grounds

Mature well stocked informal gardens to front, side and rear, laid to lawn, flower beds and borders, pathways, established trees and plants. Summer House, Aluminium framed Greenhouse, Brick Built Potting Shed, wild garden area.

AGENTS NOTE

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site 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 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.

Buyers Premium

Plus 5% Buyers Premium + VAT

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.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

Material Information

Material information will be provided within the legal pack- to download visit our website tcpa.co.uk.

Auctioneers Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

