STERLING
ESTATE AGENTS & VALUERS

98 Conway Road, Colwyn Bay
North Wales LL29 7LE







Auction Guide £250,000

33 Conway Road, Colwyn Bay, LL29 7AA
Tel: 01492 534 477 | sales@sterlingestates.co.uk | www.sterlingestates.co.uk

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FOR SALE BY AUCTION - 25 November 2026 - GUIDE £250,000. A large DETACHED HOUSE, probably built around the early 1900,s. and has over a number of years been used as a busy surgery practice. Now with vacant possession and no ongoing chain, the property occupies a prominent position on Conwy Road, on a regular bus route and opposite the sports field to Rydal School. Extended and altered internally over the years, extending to some 5,015 sq.feet, the property is in need of repair and updating and due to its size the property could be used for other business/office uses or if need be conversion back into a large family home with a granny suite subject to planning. On the Ground Floor there are 8 various RECEPTION/CONSULTING ROOMS, upstairs 4 BEDROOMS/OFFICES and on the top floor 3 BEDROOMS/OFFICES and STORE ROOM. There is also an extensive BASEMENT STORAGE AREA Tenure Freehold. Council Tax Band TBC. Awaiting EPC. Ref CB8114

Entrance
Double glazed front door to Large Entrance Vestibule, Inner Front Door to Reception Hall - Rear Hall/Waiting Area, 2 central heating radiators, stairs to first floor. Rear stairs down to the extensive basement storage rooms

Waiting Room
14'5 x 13'9 (4.39m x 4.19m)
Bay window to front with four double glazed windows, central heating radiator

Consulting Room
14'7 x 12' (4.45m x 3.66m)
Double glazed window, central heating radiator, wash hand basin

Staff Office
16' x 13 (4.88m x 3.96m)
Double glazed bay window, central heating radiator

Consulting Room 2
11'7 x 10'11 (3.53m x 3.33m)
Pedestal wash hand basin, 2 double glazed windows, central heating radiator

Former Sluice Room
7' x 6'6 (2.13m x 1.98m)
Gas central heating boiler, stainless steel sink unit, wall and base cupboards, central heating radiator

Treatment Room
17'9 x 9'7 (5.41m x 2.92m)
Wash hand basin, pine style pitched ceiling with 2 double glazed velux windows, central heating radiator, porthole window

Consulting Room 3
12'9 x 9'2 (3.89m x 2.79m)
Pine style pitched ceiling, double glazed velux window, central heating radiator, pedestal wash hand basin

Storage Area
Concrete stairs off the rear hall leading down to the large underfloor storage rooms

Consulting Room 4
12'4 x 10'6 (3.76m x 3.20m)
Double glazed window, pine style pitched ceiling, wash hand basin, central heating radiator

First Floor
Two part staircase off the rear hall to First Floor and Washroom

Former Staff Kitchen
10'3 x 8 (3.12m x 2.44m)
Gas central heating boiler

Upper Landing Waiting Area
Double glazed picture window to front aspect overlooking Rydal Sports Field, central heating radiator

Consulting Room 5
11'11 x 10'4 (3.63m x 3.15m)
Pedestal wash hand basin, central heating radiator

Consulting Room 6
14'6 x 14'4 (4.42m x 4.37m)
Double glazed window to front aspect, central heating radiator,

STore Room

Consulting Room 7
18'11 x 13'11 (5.77m x 4.24m)
Wide double glazed picture window to front aspect overlooking Rydal Sports Field, central heating radiator,

Consulting Room 8
14'4 x 11'7 (4.37m x 3.53m)
Double glazed window, central heating radiator, wash hand basin

Top Floor

Filing Room
12' x 11'4 (3.66m x 3.45m)

Managers Office
18'11 x 14'3 (5.77m x 4.34m)
Two double glazed windows

Office 2
10'7 x 9'5 (3.23m x 2.87m)
Double glazed window, central heating radiator

Office 3
14'1 x 8'4 (4.29m x 2.54m)
Double glazed window, central heating radiator

Outside
Driveway at the side of the property providing off road parking. Lawn garden at the front of the property sheltered from the road by hedges, flower borders

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.

MOBILE & BROADBAND CONNECTION
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor
O2- Good outdoor
Three- Good outdoor
Vodafone_ Good outdoor, variable in-home

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. More information. The table shows the predicted broadband services in your area.

Standard 18 Mbps 1 Mbps Good
Superfast 76 Mbps 18 Mbps Good
Ultrafast 1800 Mbps 220 Mbps














Fire
exit





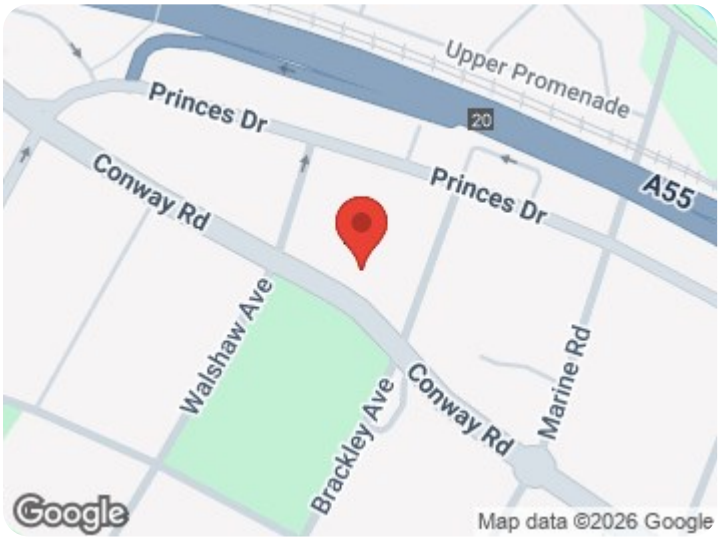


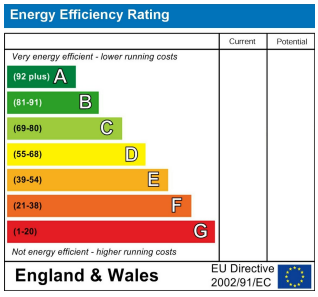


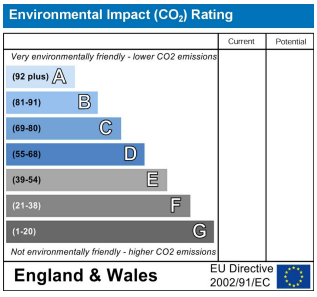












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