



**STERLING**

ESTATE AGENTS & VALUERS

**Hendre Fawr Hendre Road, Conwy  
North Wales LL32 8NQ**



**Guide Price £295,000**

## Hendre Fawr Hendre Road, Conwy, North Wales LL32 8NQ

FOR SALE BY ONLINE AUCTION JUNE 24 2026. - WWW.TCPA.CO.UK

A Superb Development Opportunity comprising a DETACHED 3 BEDROOM BUNGALOW and STONE FORMER FARM BUILDINGS all set in gardens, courtyard and grounds extending to approximately 5 Acres. The property occupies a lovely rural location with countryside views yet only a short drive to the historic town of Conwy and easy access onto the A55 expressway. The accommodation briefly features ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, REAR PORCH, 3 BEDROOMS, BATHROOM & SEPARATE W.C. Outside Stone Former Farm Buildings - Comprising Three Individual Rooms, A Wash Room, Former Stalls, A Former Garage With Room Over. There Is An Open Corrugated Sheet Barn. The Buildings Stand On Approximately 5 Acres Of Predominantly Pasture Land, Field Numbers SH7776 - 0255; SH7776 - 1250; SH7776 - 1748. Mains Water and electricity. Drainage to septic tank. Tenure Freehold. Council Tax Band E. Energy Rating 22F Potential 77C. Ref CB8049

### 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).

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.

### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click visit [tcpa.co.uk](http://tcpa.co.uk).

### 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](http://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.

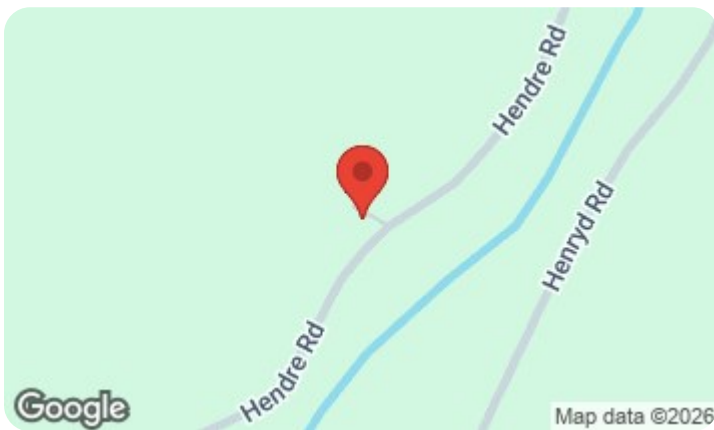
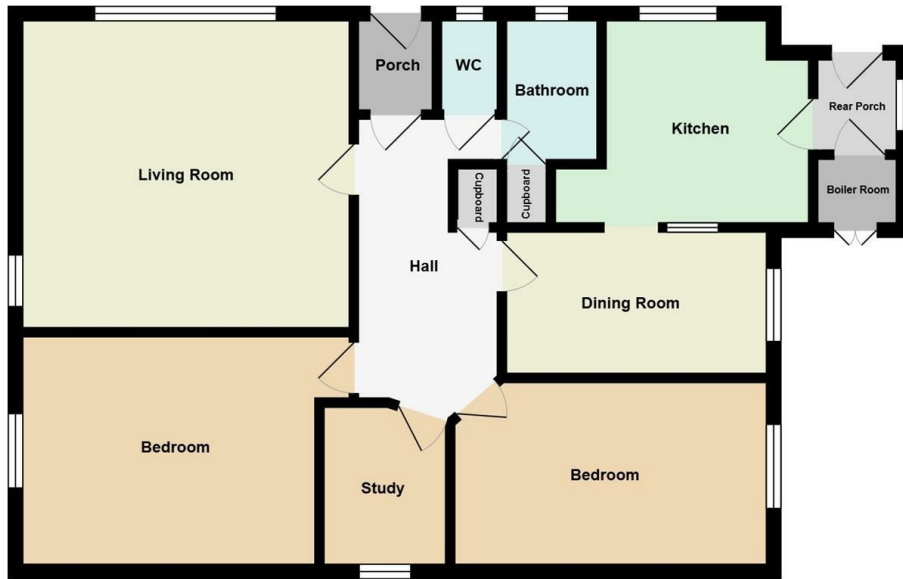
### Viewing

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). NOTE Applicants viewing externally do so at their own risk as some of the outbuilding floors are unsafe.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			77
			22
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			77
			39
		EU Directive 2002/91/EC	

#### AGENTS NOTES;

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## No fee mortgage brokerage service

As a member of The Guild of Professional Estate Agents, Sterling Estates have access to The Guild of Professional Estate Agents Mortgage Services.

- NO FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- 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**

**YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

The FSA does not regulate most buy to let mortgages.

The Guild of Professional Estate Agents Mortgage Services is provided by London & Country Mortgages Ltd, Beazer House, Lower Bristol Rd, Bath, BA2 3BA who are authorised and regulated by the Financial Services authority, FSA number 143002