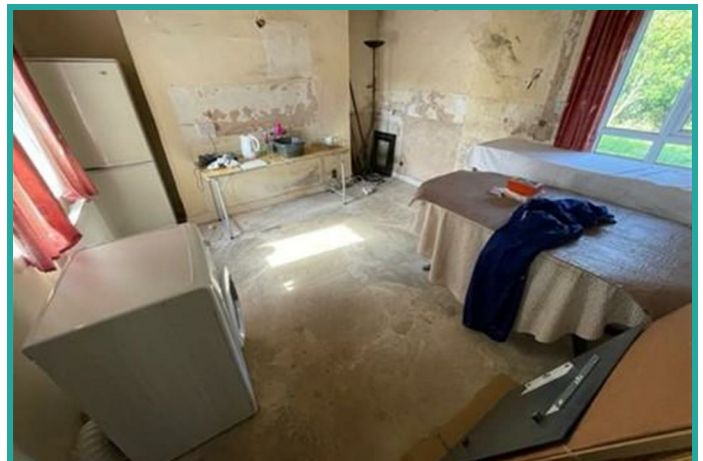


**2 Tai Capel Dolwen Road, Llysfaen
Colwyn Bay, North Wales LL29 8TF**



Auction Guide £110,000

2 Tai Capel Dolwen Road, Llysfaen, Colwyn Bay, North Wales LL29 8TF

FOR SALE BY AUCTION - Guide Price £110,000 * Plus 5% Buyers Premium + VAT

For sale by unconditional online auction, registration is now open. Bidding opens on 14/12/2023 17:30 and ends on 14/12/2023 19.50.

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).

Excellent opportunity to purchase an END OF ROW STONE COTTAGE in its own large gardens well back from the road. This is in unmodernised condition, but providing a blank canvas for a prospective purchaser and cash purchasers only, due a lack of kitchen and bathroom fittings. In a substantial plot, with gardens to the side and rear, along with ample off street parking there is excellent scope to extend the property to the side and rear (subject to obtaining Local Authority consent). The property occupies a pleasant position on the outskirts of the village yet is only minutes from the A55 expressway. The property affords FRONT PORCH, LIVING ROOM, KITCHEN DINER and 2 UPSTAIRS BEDROOMS Energy Rating 1G Potential 88B Ref CB7607

Entrance Porch

SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

Living Room

Double glazed french doors to rear gardens, large exposed stone fireplace

Kitchen Diner

2 double glazed windows

First Floor

Stairway off the Living Room to Upstairs

Bedroom 1

Double glazed window

Bedroom 2

2 Double glazed windows

Outside

Right of way over the front section of the grass drive. Large side and rear gardens of lawn and 2 store sheds

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

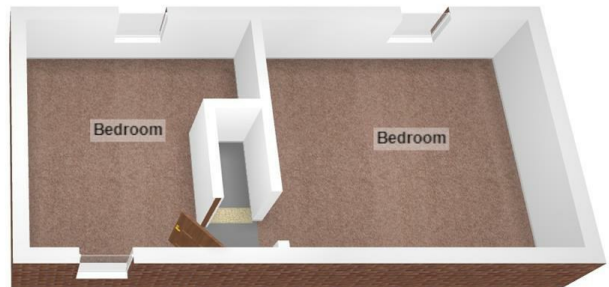
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many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





Ground Floor



First Floor

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			1
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		37
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 2002/91/EC

AGENTS NOTES;

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