



26b Wynnstay Road, Colwyn Bay, North Wales LL29 8NB

By Auction £40,000

FOR SALE BY AUCTION ON THE 28 AUGUST 2025 - GUIDE PRICE £40,000-£50,000 plus fees. A self contained 2 BEDROOM SECOND FLOOR FLAT in this substantially built three storey house in the town centre. The accommodation is surprisingly spacious in need of updating and redecoration. Of particular note there is space in the front for off road parking. Approached by a communal staircase to the first floor level and FRONT DOOR TO HALL, stairs to TOP FLOOR, LARGE LANDING, LOUNGE, KITCHEN, 2 BEDROOMS and BATHROOM. No ongoing chain. EPC 1G Potential 67D Ref CB7695



Entrance

Communal Front Door and Stairs to First Floor

Flat 26b

Front door and stairs to top floor

Large Landing

12'1" x 7'2" (3.7 x 2.2)

Double door wardrobe cupboard

Lounge

14'9" x 14'1" (4.5 x 4.3)

Fireplace surround and electric fire

Kitchen

14'1" x 9'2" (4.3 x 2.8)

Double door cupboard, hob unit with lift up top, stainless steel sink unit, wall and base cupboards

Bedroom 1

16'0" x 13'2" (4.9 x 4.02)

Bedroom 2

9'6" x 6'10" (2.9 x 2.1)

Bathroom

9'6" x 7'2" (2.9 x 2.2)

Bath, pedestal wash hand basin, w.c, part tiled, cylinder airing cupboard

Outside

Car parking space for one car in the front

AGENTS NOTE

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

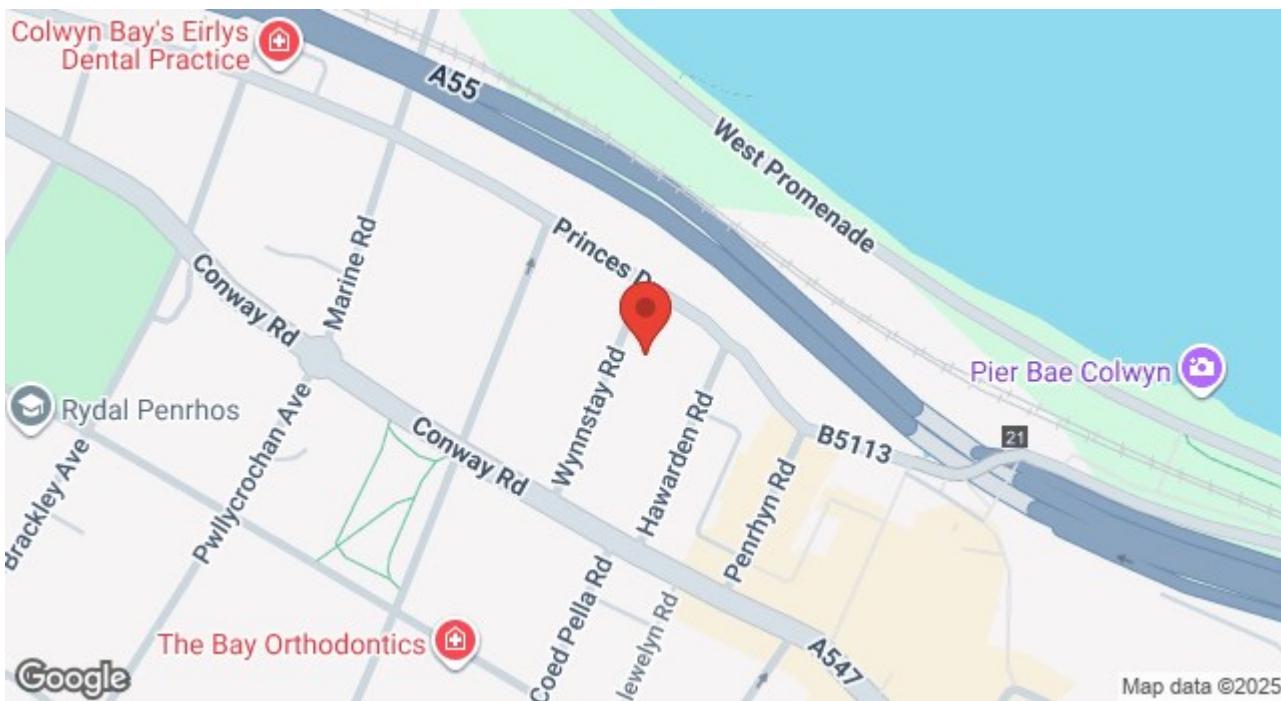
Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then contact our office on 01492-534477 or by e mail on sales@sterlingestates.co.uk to make an appointment for one of our Valuers to call. This is entirely without obligation. Why not search the many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

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example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

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





Map data ©2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G	1		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
		Current	Potential
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