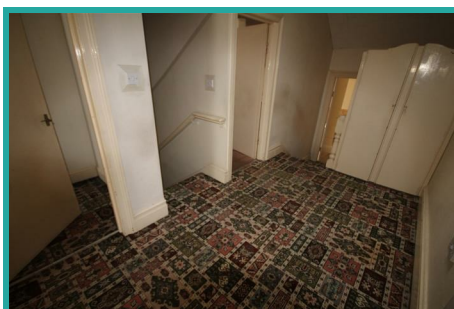




## 26b Wynnstay Road, Colwyn Bay, North Wales LL29 8NB

**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

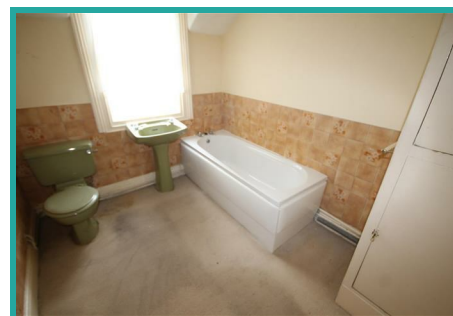
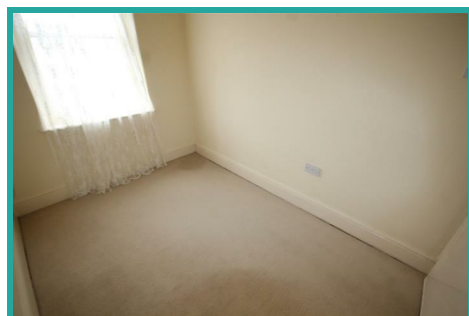
AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail [sales@sterlingestates.co.uk](mailto:sales@sterlingestates.co.uk) and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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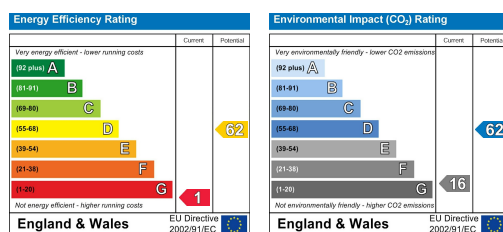
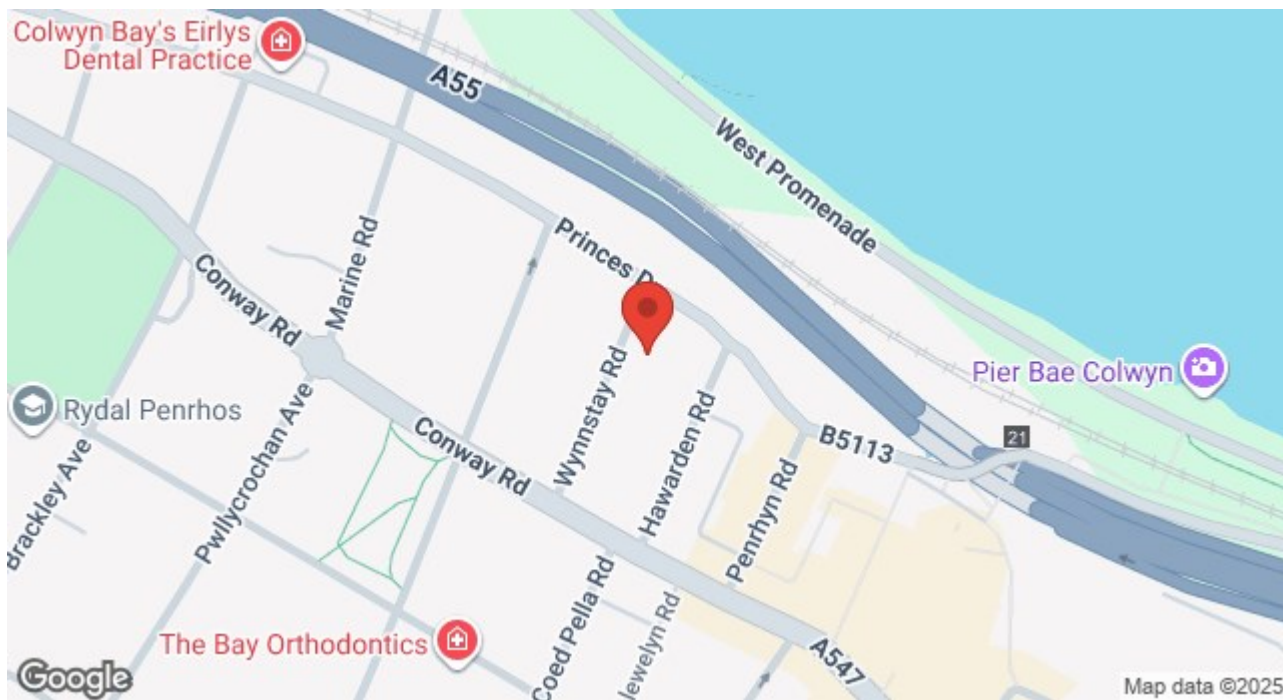
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example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

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







#### AGENTS NOTES;

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