

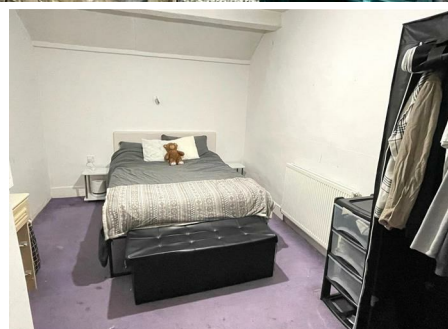
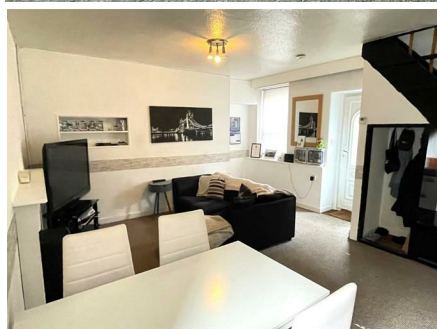
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**AUCTIONEERS
●
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**2 Cambria Road, Old Colwyn, Colwyn Bay, Conwy,
LL29 9AG**



Auction Guide £50,000



www.bdahomesales.co.uk

THIS IS A GOOD SIZED TWO BEDROOM SEMI DETACHED COTTAGE STYLE HOME IN NEED OF SOME UPDATING situated close to the Aldi store and old Colwyn shops and within easy access of the A55 Expressway. The accommodation briefly comprises:- front door to sitting room with access to a kitchen/breakfast room; first floor; two double sized bedrooms; 3-piece bathroom. The property features gas fired central heating from a modern combination boiler and upvc double glazed windows. Outside - very small strip of garden to the front.

AS WE ARE UNABLE TO TEST THE SERVICES AT THE PROPERTY WE CANNOT COMMENT ON THE WORKING STATUS OF THE HEATING AND ANY APPLIANCES

PRICE GUIDE IS £50,000 INCONJUNCTION WITH TOWN & COUNTRY AUCTIONS FOR SALE BY UNCONDITIONAL ONLINE AUCTION ON THE 28TH AUGUST, 2025

ALL INFORMATION CAN BE OBTAINED FROM TOWN AND COUNTRY PROPERTY AUCTIONS

<https://nwmwoc.townandcountrypropertyauctions.co.uk/lot/searchToken=PGNyaXRlcmIhIHhZ2U9IjEiIHhZ2VtaXplPSI1MPC9sb2NhdGlvbj48L2ZpbHRlcj48L2NyaXRlcmIhPg2>

Tel 0800 334 5090

The Accommodation Comprises:-

Steps down to:-

Upvc Part Double Glazed DOOR

Into:-

SITTING ROOM/DINER 15'8" x 13'10" (4.79m x 4.22m)

Decorative timber fireplace surround, understairs storage, radiator, upvc door to rear yard area. (No garden area to the rear, pedestrian access only).



KITCHEN 15'2" x 9'2" (4.64m x 2.80m)



Base, wall and drawer units and worktops with tiled splashbacks and partly tiled walls. Space for fridge/freezer, space for automatic washing machine, space for electric cooker, single stainless steel sink and drainer. 'Logic' gas central heating/hot water boiler, extractor fan.

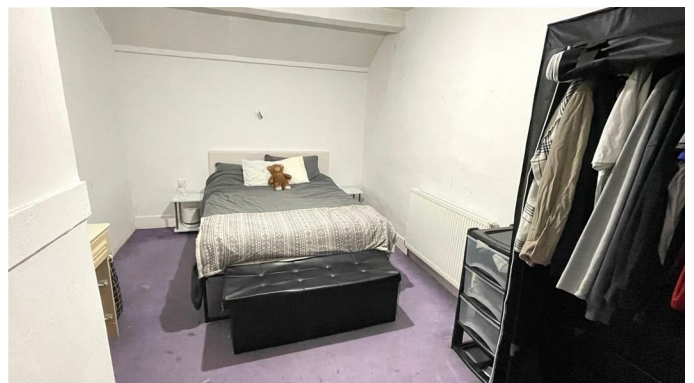


Stairs to:-

FIRST FLOOR (FROM SITTING ROOM)

Storage cupboard.

BEDROOM 1 14'6" x 9'2" (4.42m x 2.81m)



Radiator, limited sea views.

BEDROOM 2 15'4" x 9'2" (4.68m x 2.80m)



Radiator, limited sea views.

BATHROOM



Side panelled bath and shower tap attachment, pedestal wash hand basin, w.c, partially tiled walls, shelved airing cupboard.

OUTSIDE

Pedestrian right of access over the rear yard.

TENURE -
FREEHOLD

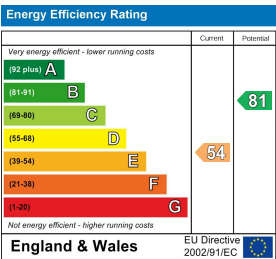
COUNCIL TAX BAND

Is 'B' obtained from www.conwy.gov.uk

Area Map



Energy Efficiency Graph



Directions
From Aldi Store on the main Abergele Road in Old Colwyn proceed up the hill for approximately ¼ of a mile and turn right into Cambria Road and the property is on your right. REF: A344 30/05/24 REV 26/07/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.



For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.