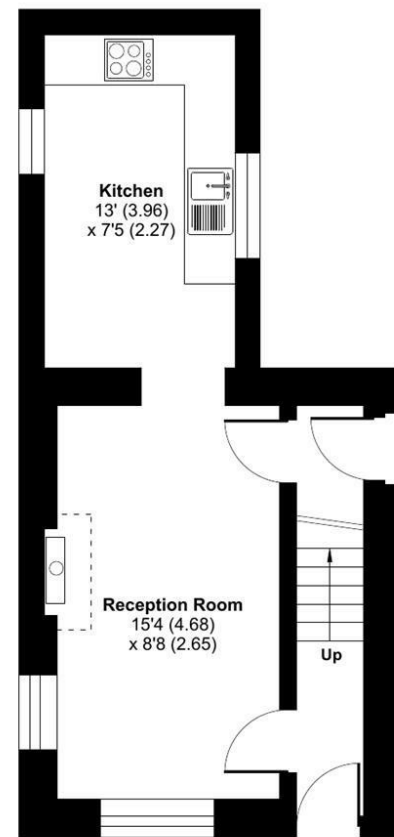
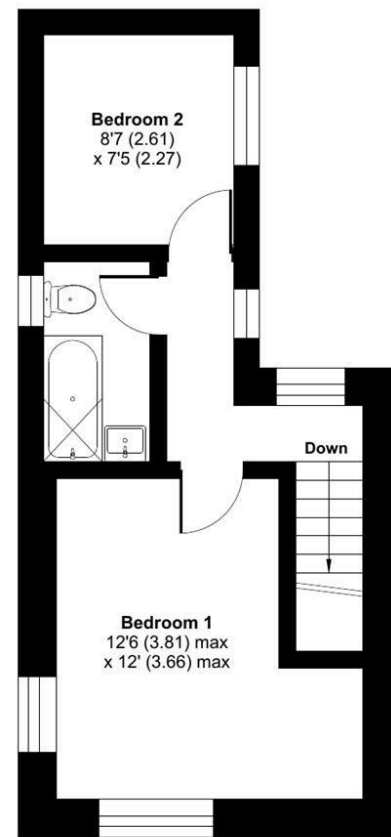


FOR SALE

Llys Afon Pandy, Llangollen, LL20 7PD



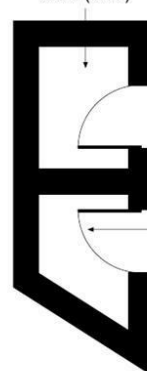
GROUND FLOOR



FIRST FLOOR

Approximate Area = 584 sq ft / 54.2 sq m  
Outbuilding = 32 sq ft / 3 sq m  
Total = 616 sq ft / 57.2 sq m  
For identification only - Not to scale

Boiler / Store  
4'9" (1.46)  
x 3'6" (1.07)



Wood Store  
5'4" (1.62)  
x 3'6" (1.07)

OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1317279



FOR SALE

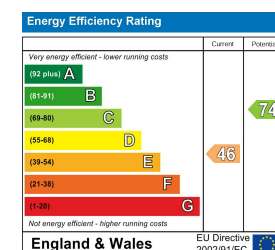
Offers in the region of £175,000

Llys Afon Pandy, Llangollen, LL20 7PD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Llys Afon is a charming two-bedroom detached cottage nestled in the quiet hamlet of Pandy, just outside Llangollen. Surrounded by trees and set beside a peaceful stream, the property offers a rare opportunity to enjoy seclusion, tranquillity, and a slower pace of life. With a cosy log burner, woodland setting, and star-filled skies at night, it is ideally suited as a characterful full-time home, an idyllic retreat, or a ready-made Airbnb escape. OFFERED WITH NO ONWARD CHAIN.



01691 670320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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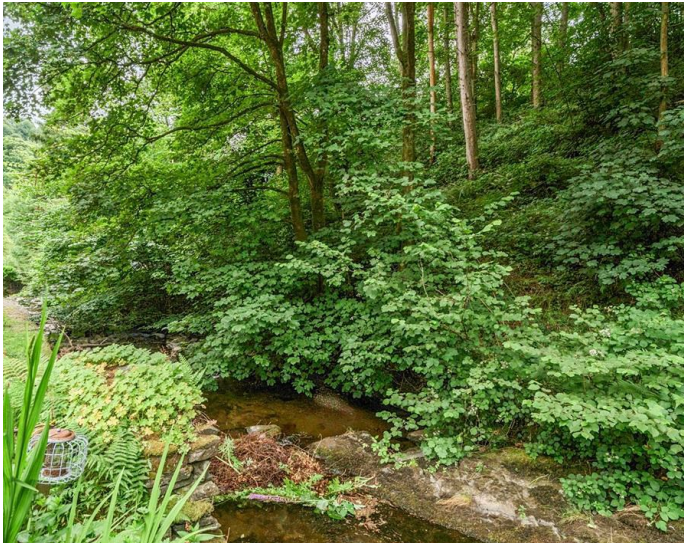
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- Charming detached cottage
- Beautiful woodland backdrop
- Cosy interiors with wood-burning stove
- Located in a peaceful hamlet setting
- Nearby to Llangollen, Oswestry & Wrexham

DESCRIPTION

Halls are delighted to offer Llys Afon – a charming and secluded two-bedroom detached cottage nestled in the peaceful hamlet of Pandy, just a short distance from Chirk. Set beside a babbling stream and backed by woodland, this delightful retreat offers an idyllic lifestyle opportunity for those seeking tranquillity, natural beauty, and a slower pace of life.

Whether used as a permanent home, a weekend escape, or a holiday let/Airbnb, Llys Afon is a rare opportunity to acquire a peaceful hideaway in one of North Wales’ most scenic valleys. Its combination of rural charm, dark skies, and the soothing sound of running water make it an ideal choice for those seeking nature, solitude, or a creative retreat.

THE PROPERTY

The accommodation is full of character and charm, offering a warm and welcoming feel throughout. The layout includes a cosy reception room with wooden floors and a wood-burning stove, perfect for curling up beside on cooler evenings. The kitchen is fitted with shaker-style units and has ample space for a dining table, while upstairs there are two double bedrooms and a traditional bathroom.

OUTSIDE

Externally, the cottage enjoys a magical setting with mature greenery, woodland to the rear, and a picturesque stream flowing alongside. There is a small patio and seating area that makes the most of the setting—an ideal spot for morning coffee, wildlife watching, or evenings under the stars in this designated dark-sky area.

W3W

///undulation.snooping.sinkhole

DIRECTIONS

From Oswestry, head out along Willow Street (B4580) and continue for just over 2 miles. Turn right and follow the lane, bearing right and continuing straight for several miles as the road enters Wales. After approximately 4 miles on this rural gated road, turn left onto Maybury Avenue (B4579), then immediately turn left again onto the B4500. After 1.3 miles, turn right and the property will be found shortly on the left-hand side.

SITUATION

Llys Afon enjoys a truly picturesque position nestled within the peaceful hamlet of Pandy, just a short distance from the vibrant town of Llangollen. Tucked into the hillside and bordered by mature woodland, the property benefits from a tranquil and sheltered setting with a stream running gently along the rear boundary. This enchanting location offers a wonderful sense of seclusion while remaining accessible to nearby amenities.

Llangollen lies approximately 4 miles away and provides a wide array of shops, cafés, and attractions, while Wrexham and Oswestry are both within easy reach (approx. 9 and 10 miles respectively). Excellent road links via the A5 and A483 allow for convenient travel further afield, including towards Chester and Shrewsbury.

SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including Ysgol Cynddelw, Ysgol Gymraeg y Gwernant, Ysgol Dinas Bran, Ysgol Llanarmon Dyffryn Ceiriog, Moreton Hall School, Oswestry School, and Ellesmere College.

SERVICES

Mains water, electricity, and drainage are understood to be connected. Heating is provided via an oil-fired system. None of the services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Wrexham County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band C.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.