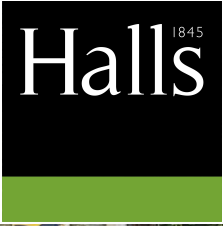


FOR SALE

Glan Afon Pandy, Glyn Ceiriog, Llangollen, LL20 7PD



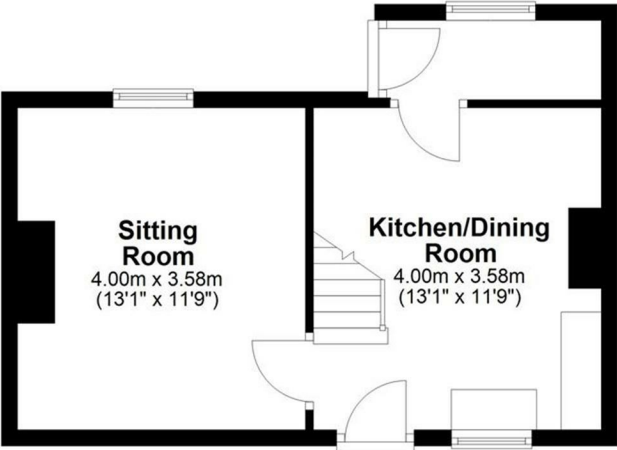
FOR SALE

Asking Price £200,000

Glan Afon Pandy, Glyn Ceiriog, Llangollen, LL20 7PD

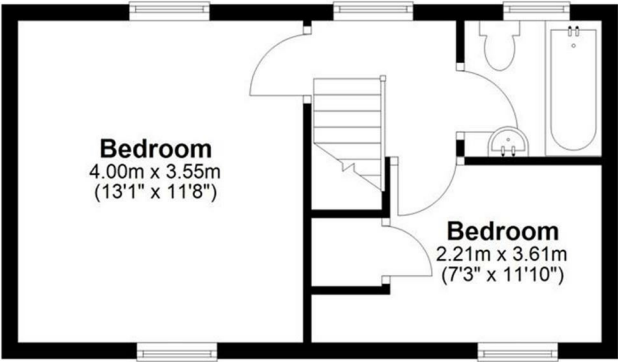
Ground Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



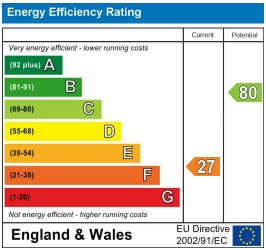
Total area: approx. 60.9 sq. metres (655.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007 Plan produced using PlanUp.

**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



Situated in the picturesque hamlet of Pandy this stone two bedroom cottage was built in 1895. The property backs on to the River Teirw with a courtyard style rear garden with covered seating area and two stores. The accommodation comprises kitchen/diner with stove, lounge with windows to front and rear and inset stove, landing, double bedroom with period fireplace, single room with built in storage and bathroom. The property has oil fired central heating and is offered for sale with no onward chain. Viewing advised to appreciate the lovely setting of this cottage.



01691 670 320

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



- **Riverside Character Cottage**
- **Backing on to River Teirw**
- **Character Features inc. Inglenook Fireplace**
- **External Stone Built Stores**
- **Village Location**
- **NO ONWARD CHAIN**

## Rear Hallway

Worcester oil fired combination boiler, tiled floor, window to the rear elevation, frosted double glazed door.

## Landing

Double glazed window to rear, central heating radiator.

## Bedroom One

13'4 x 11'5

Exposed and polished floor boards, original open fire with cast iron grate and surround with slate hearth, two central heating radiators, double glazed windows to both front and rear elevations.

## Bedroom Two

maximum measurements 11'5 x 7'7

Being L shaped, double glazed windows to the front elevation, central heating radiator, storage cupboard with loft access.

## Bathroom

Dual end bath with central mixer taps with electric shower over, pedestal wash hand basin, low level W.C., central heating radiator, frosted double glazed window to the rear elevation, part tiled walls.

## Externally

There is a gate to the side of the property providing access to the rear over which Glan Afon have right of access.

To the front of the property there is a slate tiled area.

To the rear there is a boot room with oil fired boiler. Steps down to a seating area with river access, covered seating area, wood store, further store room.

## Brick Built Store

5'9 x 5'5

Has metal oil tank, plumbing and space for washing machine, double glazed window to the rear and frosted window to either side, power point.

## Stone Built Store Room

9'6 x 8'7

Stable door and window.

## Agents Notes

This property is offered for sale with no onward chain.

## Services

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

## Local Authority/Tax Band

Wrexham County Council, The property is in band 'D'

## Directions

Postcode for the property is LL20 7PD

What3Words Reference is ///skewed.firelight.strut

## Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

## Websites

Please note all of our properties can be viewed on the following websites:

[www.hallsgb.com](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

## Viewing

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552.

Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)