

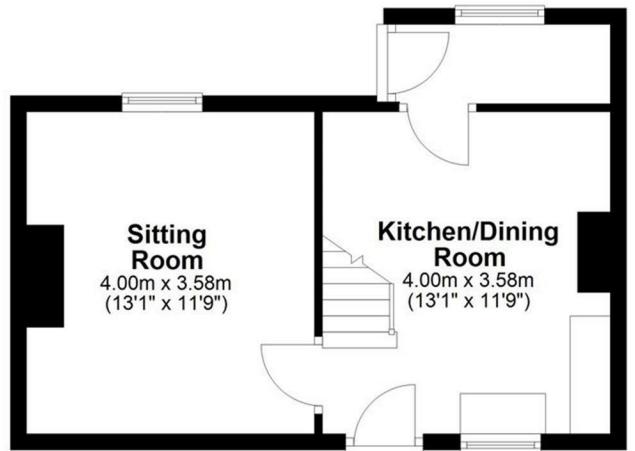
FOR SALE

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

Halls<sup>1845</sup>

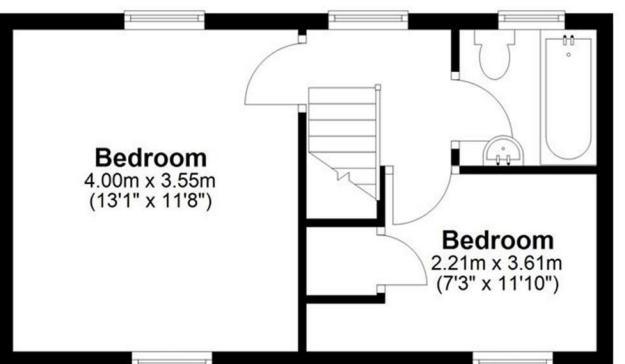
**Ground Floor**

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



**First Floor**

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



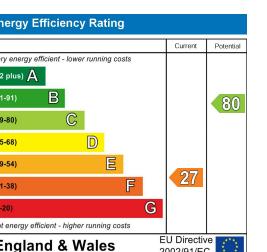
Total area: approx. 60.9 sq. metres (655.8 sq. feet)

Artist's 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**



FOR SALE

Asking Price £200,000

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

Halls<sup>1845</sup>

01691 670 320

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

RICS  
Regulated by RICS

OnTheMarket.com

The Property  
Ombudsman  
APPROVED CODE  
TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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

Residential / Fine Art / Rural Professional / Auctions / Commercial

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

01691 670 320





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

**Frosted Glazed Entrance Door**  
Leading into

**Kitchen/Dining Room**

13'4 x 11'7  
Fitted with a range wall and base units, inset stainless steel sink, mixer tap, plumbing and space for slimline dishwasher, laminate work surfaces, twin electric hob, double glazed window to the front elevation, tiled floor. Stairs off, exposed beams to ceiling, feature fireplace with multi fuel stove set on slate hearth with exposed brick and stone work surround, space for fridge freezer, central heating radiator.

**Lounge**

13'4 x 13'1  
Feature fireplace with multi fuel stove on slate tiled floor, two central heating radiators, exposed beams to ceiling, double glazed windows to both front and rear elevations, four wall light points, television point.

#### **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)



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s