Town & Country
Estate & Letting Agents

6 Aberteirw Terrace, Pandy, LL20 7NY

Offers In The Region Of £155,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer to the market in the picturesque hamlet of Pandy, this two bedroom character period stone cottage dating from 1876 offering spectacular views over the River Teirw. The property is ideally situated offering a scenic and tranquil location with countryside on the doorstep but also having the advantage of being close to Glyn Ceriog. The property comprises an open plan lounge/ kitchen, two bedrooms and a shower Room, with a front garden and allocated parking. The property also benefits from an area of woodland to the side and shared gardens leading down to the river. The cottage would be an ideal holiday retreat for those needing a rest from their busy everyday lives. The village of Glyn Ceiriog offers shops and pub with easy access to the towns of Wrexham, Llangollen and the market town of Oswestry, all with an array of shops, restaurants and leisure activities. Viewing is highly recommended to appreciate this charming property and its beautiful location.

Directions

From our Oswestry office proceed up Willow Street and turn right on the fork in the road onto Oakhurst Road. Follow the road and take the next turning right and follow the road through Hengoed and to the T Junction. At the T Junction turn right onto Station Road, and contunie onto the roundabout and go straight over onto High Street. Continue and turn right onto the B4500 and at the roundabout take the 2nd exit onto Llanarmon Road, continue along passing over the bridge where the driveway and the property will be on the right hand side.

Accommodation Comprises

Lounge 17'3" x 11'5" (5.27m x 3.5m)

The property is accessed by a stable door to the front of the property into the lounge which benefits from a window to the front looking out towards the river, slate tile effect flooring and a beautiful feature stone inglenook fireplace with a log burner inset. There are original beams to the ceiling, storage heater, TV & telephone points. The lounge area opens out onto the kitchen.

Additional Image

Additional Image

Kitchen

The kitchen comprises a range of base units with worktop over and a tiled splash back, 1 1/2 bowl sink and drainer with a mixer tap over, Belling stainless steel electric oven with ceramic hob. There is space for appliances, integrated dishwasher, window to the rear and stairs to the first

floor accommodation with an under stairs storage cupboard.

First Floor Landing

The first floor landing has wooden flooring and loft access. Doors lead to the bedrooms and the shower room.

Bedroom One 11'8" x 8'1" (3.57m x 2.47m)

A double bedroom having a window to the front overlooking the gardens and the river, stripped floorboards, fireplace and stone feature wall.

Bedroom Two 5'0" x 9'0" (1.53m x 2.75m)

The second bedroom has a window to the rear and stripped floorboards.

Shower Room

The shower room comprises a shower cubicle, WC and wash hand basin on a wall hung vanity unit with mixer tap over, part tiled walls, illuminated mirror, spotlighting, tiled floor and extractor fan.

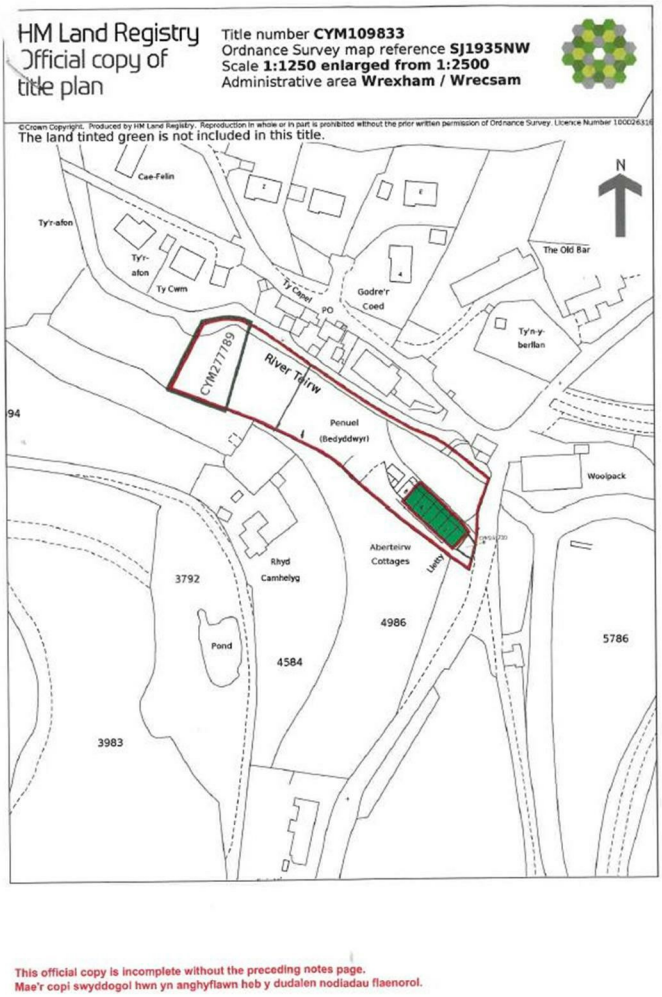
To the Front

A shared driveway leads up to the property. The property benefits from a low maintenance enclosed garden with a path leading up to the front door, wooden gate and enclosed by picket fencing.

Communal Area

There are lovely communal lawned gardens to the front with pretty river frontage and seating.

Land Plan



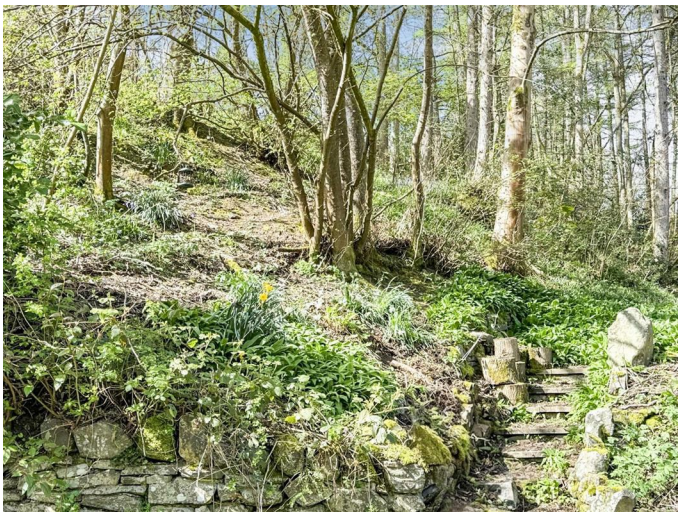
The property owns the area of woodland to the side along with the communal areas and driveway to the front.

Parking

There is a parking area to the side of the property for one car indentified by an allocated number.

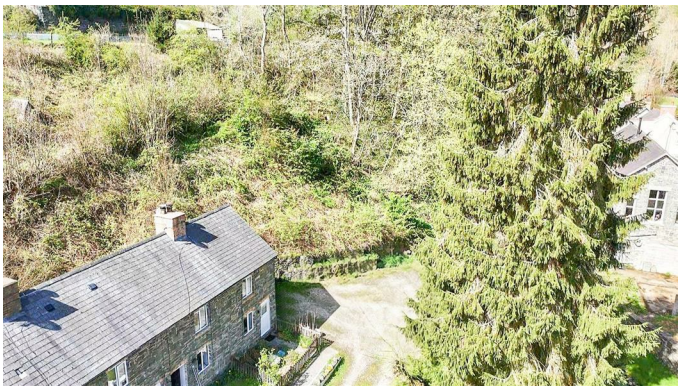
Additional Image

Adjoining Woodland



The property also has the benefit of an area of woodland to the right of the cottage. Steps lead up to the land with mature trees and shrubs. A great space with lots of possibilities overlooking the river.

Additional Image



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band B.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

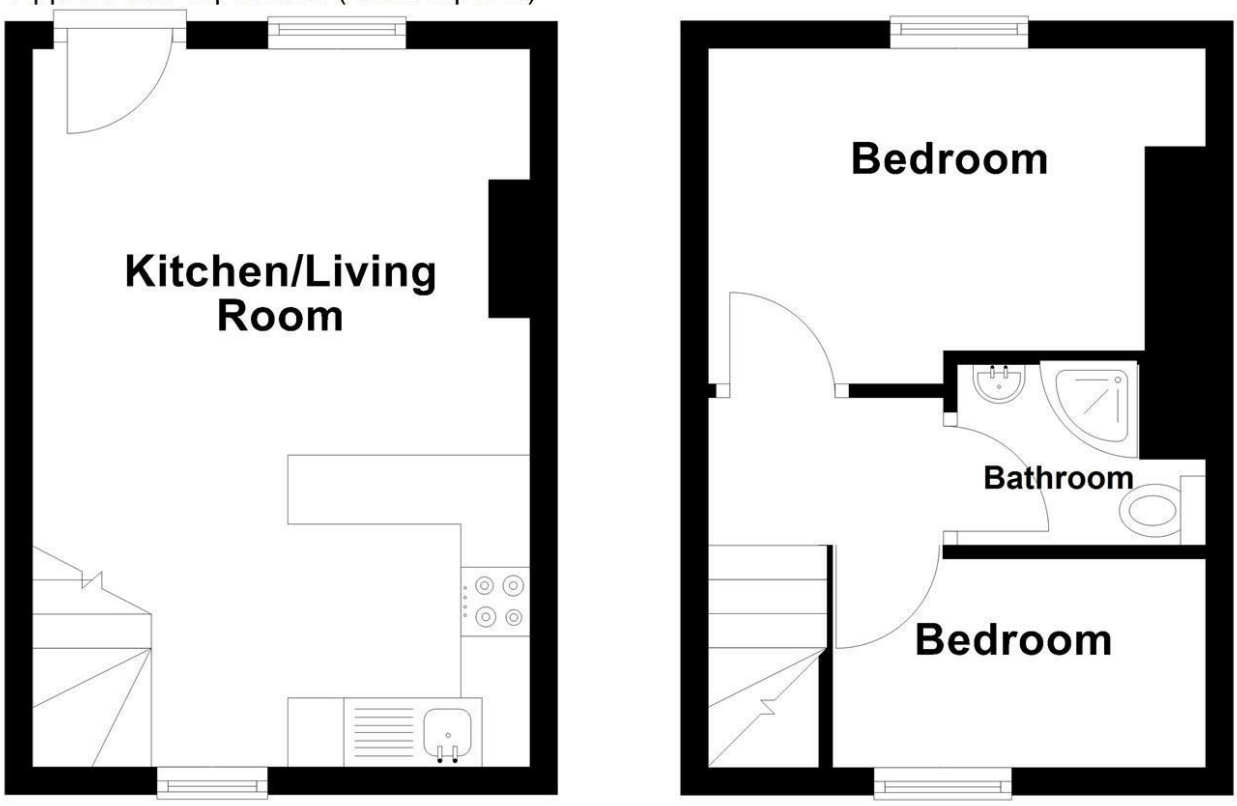
Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Floor Plan

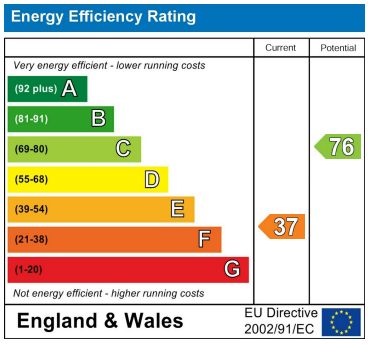
First Floor
Approx. 18.9 sq. metres (203.1 sq. feet)

Ground Floor
Approx. 18.7 sq. metres (201.5 sq. feet)



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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