

# Town & Country

Estate & Letting Agents



**Teirw Cottage Aberteirw Terrace, Pandy, LL20 7NY**

**Offers In The Region Of £170,000**

WITH NO ONWARD CHAIN!! In the picturesque hamlet of Pandy, near Llangollen, this charming, recently renovated end terraced cottage offers a wonderful combination of character, comfort, and countryside appeal. It is an ideal choice for first-time buyers, those seeking a peaceful retreat, or investors looking for a delightful holiday let opportunity. The welcoming open plan reception space combines the lounge and the kitchen and forms the heart of the home, creating a warm and inviting space to relax or entertain. The cottage features a double bedroom and single bedroom/ study, providing comfortable accommodation, while the bathroom is conveniently positioned to serve both rooms. Surrounded by the breathtaking scenery of the Dee Valley, the property enjoys easy access to the historic town of Llangollen, renowned for its scenic walks, outdoor pursuits, independent shops, cafés, and rich heritage. Whether you're exploring the nearby countryside or simply enjoying the peaceful surroundings, this charming cottage offers an exceptional lifestyle opportunity.

## 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 continue 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

### Entrance

A uPVC entrance door opens into:

**Open Plan Lounge/Kitchen 17'0" x 9'10" (5.19m x 3.00m)**



The lounge is a welcoming and characterful space, featuring a charming log-burning stove set on a tiled hearth, creating an attractive focal point. There is lovely solid wood parquet flooring running through the whole of the ground floor, spotlights and a staircase that rises to the first floor with a useful under stairs storage cupboard. Dual-aspect windows to the front and rear with slate sills allow for plenty of natural light.

The recently installed, modern kitchen is fitted with a

range of wall and base units with solid block work surfaces over, a stainless steel sink and drainer with mixer tap over, ceramic hob with an extractor fan over, integrated fridge/ freezer and a LPG boiler. Underfloor heating to the ground floor.

## Additional Image



## Additional Image



## Additional Image



### First Floor Landing

The first floor landing has the original wooden flooring loft hatch and doors leading to the bedroom and shower room. The landing area opens out onto the second bedroom/ study.

### Bedroom One 9'11" x 6'3" (3.04m x 1.91m)



The first bedroom has a window to the front elevation with a slate sill enjoying delightful views over the river. It also benefits from a radiator and stripped wooden floorboards.

### Bedroom Two 7'1" x 4'9" (2.18m x 1.46m)



An ideal study area with a window to the rear elevation, providing a pleasant outlook and an excellent space for home working. There is also a radiator, stripped wooden floorboards and a built in storage cupboard.

### Shower Room



The modern shower room is fitted with a shower cubicle with a mains shower and two shower heads, low level w.c., wash hand basin on a vanity unit with a mixer tap over, stripped wooden floorboards, spotlighting and an extractor fan.

### Externally

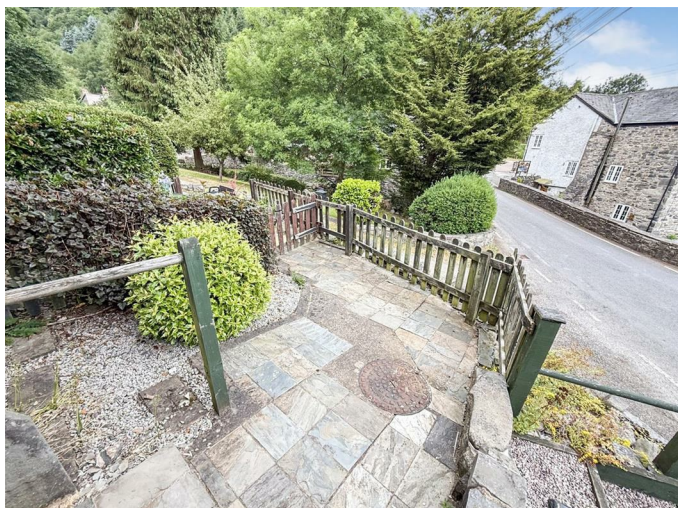


The property benefits from a beautifully landscaped garden featuring gravelled pathways, well-stocked flower beds, and a patio seating area, ideal for outdoor dining and entertaining while enjoying delightful views across the valley and the River Teirw. A useful summerhouse/ shed provides additional outdoor storage, and the shared driveway gives access and leads to the property's allocated parking space for one vehicle. The property also enjoys a communal grassed area to the front that leads down to the river. A truly lovely place to sit and take in the scenery.

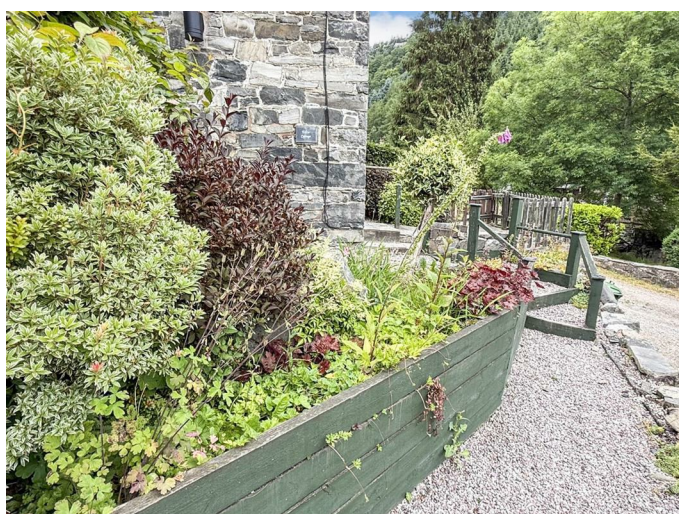
**Additional Image**



**Additional Image**



**Additional Image**



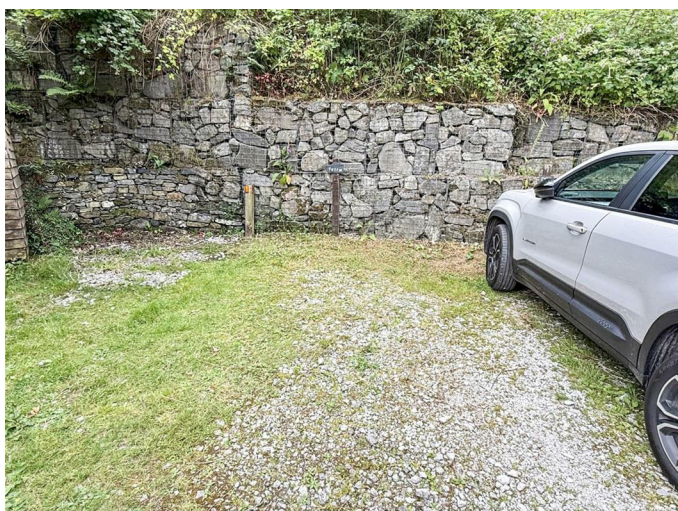
**Additional Image**



**Additional Image**



**Parking**



## Communal Gardens



## Additional Image



## Additional Image



## Views



## 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 C.

## Services

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

## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Money Laundering Regulations**

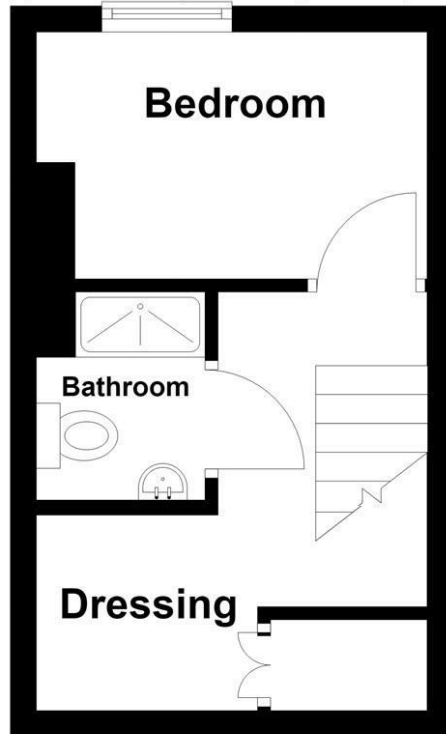
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

## Floor Plan

**Ground Floor**  
Approx. 15.6 sq. metres (167.9 sq. feet)



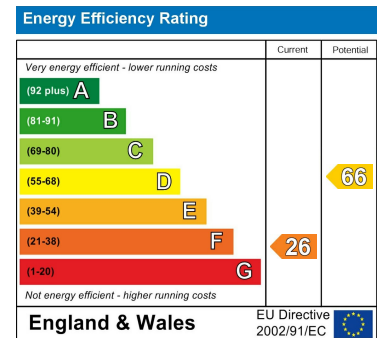
**First Floor**  
Approx. 15.6 sq. metres (167.9 sq. feet)



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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