

*Former Chapel and Vestry with excellent change of use potential. Aberaeron town centre. West Wales.*



**Peniel Chapel & Vestry, Water Street, Aberaeron, Ceredigion. SA46 0DG.**

**£110,000**

**C/2299/RD**

**\*\* Former Chapel and Vestry \*\* Aberaeron town centre \*\* Excellent change of use potential for residential/commercial use (stc.) \*\* Grade II listed building \*\* Set within large plot \*\* Road frontage \*\* Original character features throughout \*\* Vestry providing useful additional floor space \*\* Prominent building along a quiet street \*\* Set within a predominantly residential context \*\* An exciting opportunity to develop a unique property within this favoured coastal town \*\***

The property is situated within the Georgian harbour town of Aberaeron with its excellent level of local cafes, bars and restaurants, traditional high street offerings, primary and secondary schools, community health centre, good leisure facilities and excellent public transport connectivity. The university towns of Lampeter and Aberystwyth are equidistant 20-30 minutes drive from the property offering a wider range of day to day services.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

The former Peniel Welsh congregational Chapel dates back to 1833 (22 years after the congregation movement began in Aberaeron) and faced Penial Lane until the orientation was reversed in the 1857 remodelling and enlargement. The interior plan was retained with the new front to Water Street.

The Chapel was again re-built in 1897 reaching its present form.

The building is Grade II listed for its group value and importance along the street scene.

Internally the Chapel offers rectangular galleried landing with curved platform front to pulpit set against the rear wall with the organ above with panel timber case between 2 stained glass windows in memory of Revd. Evans who was Minister in 1835 - 1896.

The Vestry is located to the side of the building with service footpath surrounding the property.

On the side of the property is a right of way access from the rear service lane which runs along the entire length of the Chapel and Vestry exterior walls.

Those interested in the future planning potential should contact Ceredigion County Council Planning Department on 01545 570881 or [planning@ceredigion.gov.uk](mailto:planning@ceredigion.gov.uk).

## THE ACCOMMODATION

### Front Lobby



26' 5" x 6' 2" (8.05m x 1.88m) accessed via original double timber doors with fanlight over, pattern quarry tiled flooring, double access doors into Chapel area and 1st floor galleries landing.

### Main Chapel

34' 6" x 57' 2" (10.52m x 17.42m) with feature pine pulpit and seating area with steps leading up to organ above, range of seating pews with capacity for 100+ people on the ground floor.





## Side Meeting Room

7' 7" x 15' 7" (2.31m x 4.75m) with external door to rear yard area, side window, side alcove cupboards, safe, boiler, access to main Chapel.



## FIRST FLOOR

### Gallery Landing Seating Area

with pews to all sides orientated towards the pulpit and organ, side windows, multiple sockets.





**VESTRY**

**Covered Porch**



Accessed via covered porch with red and black quarry tiled flooring, double timber doors into -

**Vestry**

46' 4" x 18' 4" (14.12m x 5.59m) with timber flooring, part tongue and groove panelling to walls, electric heating, dual aspect windows to rear and side, multiple sockets, tongue and groove panelling to ceiling, doors into:



## Kitchen



25' 3" x 9' 8" (7.70m x 2.95m) with a range of base units, stainless steel sink and drainer with mixer tap, red quarry tiled flooring, dual windows to each side, external side door, patterned tiled period fireplace.

## EXTERNAL

### To the Front

The property is approached from the front from Water Street via a walled entrance with original wrought iron railings and double gates with footpath leading to the front Chapel and continuing between the Chapel and Vestry the footpath leads to the side meeting room and also to the external toilets.





### **External Toilets**

Stone built under a slated roof offering his and hers WC and side storage room



Footpath leading through to rear yard area providing access to the Vestry kitchen and also side entrance onto the adjoining lane where we are informed the right of way access is designated from the adjoining service lane accessed off Albert Street and running along the entire length of the Chapel and Vestry boundaries.

### **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**

We are advised the property benefits from mains water, electricity and drainage.

## Directions

From Morgan and Davies turn right onto Bridge Street, cross the road following onto Water Street at the side of Boots and continue along this road for approximately 100 yards and the Chapel is located on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this beautiful property, contact us:

**Aberaeron**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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