



Capel Bethel Cynwyl Elfed, Carmarthen, Carmarthenshire. SA33 6TS.

**£45,000 Guide Price**

**C/2390/AM**

TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £45,000 This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/wales](http://www.auctionhouse.co.uk/wales) \*\*\* Bidding will open at 12 Noon on 20th April 2026 and will run until 12 Noon on 22nd April 2026

\*\*\* A substantial former Chapel in a commanding position on the village square, south facing \*\*\* The property Grade II listed by CADW being reported as of historical significance \*\*\* 2 storied design, double entrance way, 2 internal staircase plus large gallery internally \*\*\* Fitted former Pulpit and box pews through \*\*\* Front external forecourt with wrought iron railings \*\*\* Lean to boiler house - Oil central heating & UPVC oil tank \*\*\*



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## LOCATION

Cynwyl Elfed is a popular rural village, offering usual village amenities all close by and is set off the A484 interconnecting Llandysul and Carmarthen and also Newcastle Emlyn. 8 miles south of Newcastle Emlyn and just 6 miles north of Carmarthen.

## GENERAL

A semi detached building of stone and slate render offering an ideal opportunity for diversification of use (subject to the appropriate consents being obtained). Located within the centre of this popular village community.

A substantial former Chapel arranged in a commanding position on the village square of Cynwyl Elfed having an elevated South facing site but restricted in nature to the building on its own footprint together with forecourt.

The property is Grade II Listed by CADW and is reported as being of historical significance. The property itself is of 2 storied design with double entrance way, two internal stairways to a gallery covering approximately 50% of the internal ground floor area.

The property has a fitted pulpit (Sedd Fawr area) with fitted internal box pews to ground and first floor level. The site is restricted with not external curtilage other than for the tarmacadam raised forecourt with wrought iron railings. There is a small lean-to boiler house, housing oil fired boiler with UPVC oil tank.

## CONSTRUCTION

The property appears to be of solid stone elevations with softwood window frames with large arched design to the front with double ground entrance to the front elevation. The property is rendered with a two storied internal design served from 2 lobby areas with a central Sedd Fawr/raised pulpit and fitted box pews in pitch pine.

The gallery is accessed via two internal separate staircases to either corner of the front of the building which given access

to approximately 50% floor covered gallery overlooking the ground floor seating auditorium.

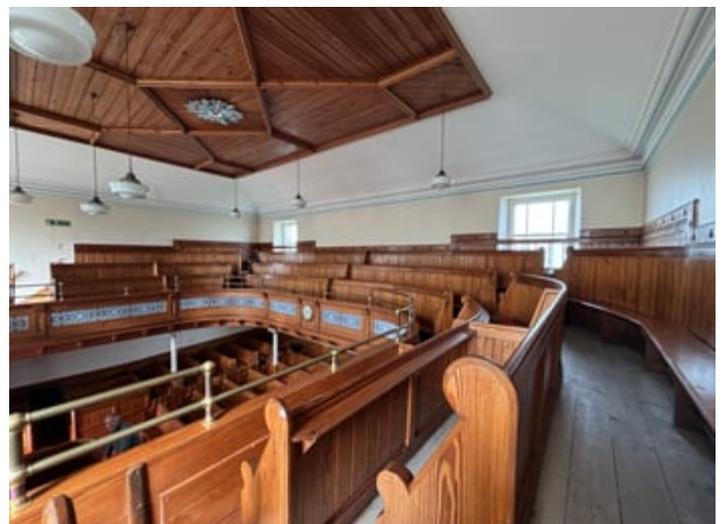
## CHAPEL AUDITORIUM

Chapel Auditorium: 37'5 x 25'3"

With Gallery: covering 50% of auditorium.



## BALCONY



MATERIAL INFORMATION

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**Parking Types:** Communal.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** Yes

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Construction Type

Solid stone Grade II listed



## PULPIT



## TENURE AND POSSESSION

Freehold. Part of Land Registry Title No: CYM 315196

## AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

## GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## REGISTER TO BID AND LEGAL PACK

We advise all parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available

## RESTRICTIVE COVENANTS

As a former religious building, it is a matter of importance that prospective purchasers note that the property herewithin being offered for sale to be transferred to the prospective purchaser(s) will be subject to restrictive Covenants imposed as follows:-

(i) To prohibit the manufacture, distribution, sale or consumption of beer, wine, spirits other intoxicating liquors or drugs other than pharmaceutical drugs or for any Club,

Institution or Shop, at which intoxicating liquors or drugs other than pharmaceutical drugs are sold or consumed  
 (ii) To prohibit the purpose of betting, gaming or wagering  
 (iii) To prohibit any purpose which may be or become a nuisance or annoyance to the Transferor (the vendors).

Further details are available on application to the Sole Selling Agents.

## REAR ELEVATION



## FRONT ELEVATION

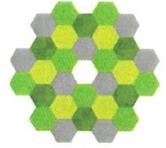


## AGENTS COMMENTS

NOTE; The area marked 'A' on the existing plan is being offered for sale. The graveyard as shaded is NOT included.

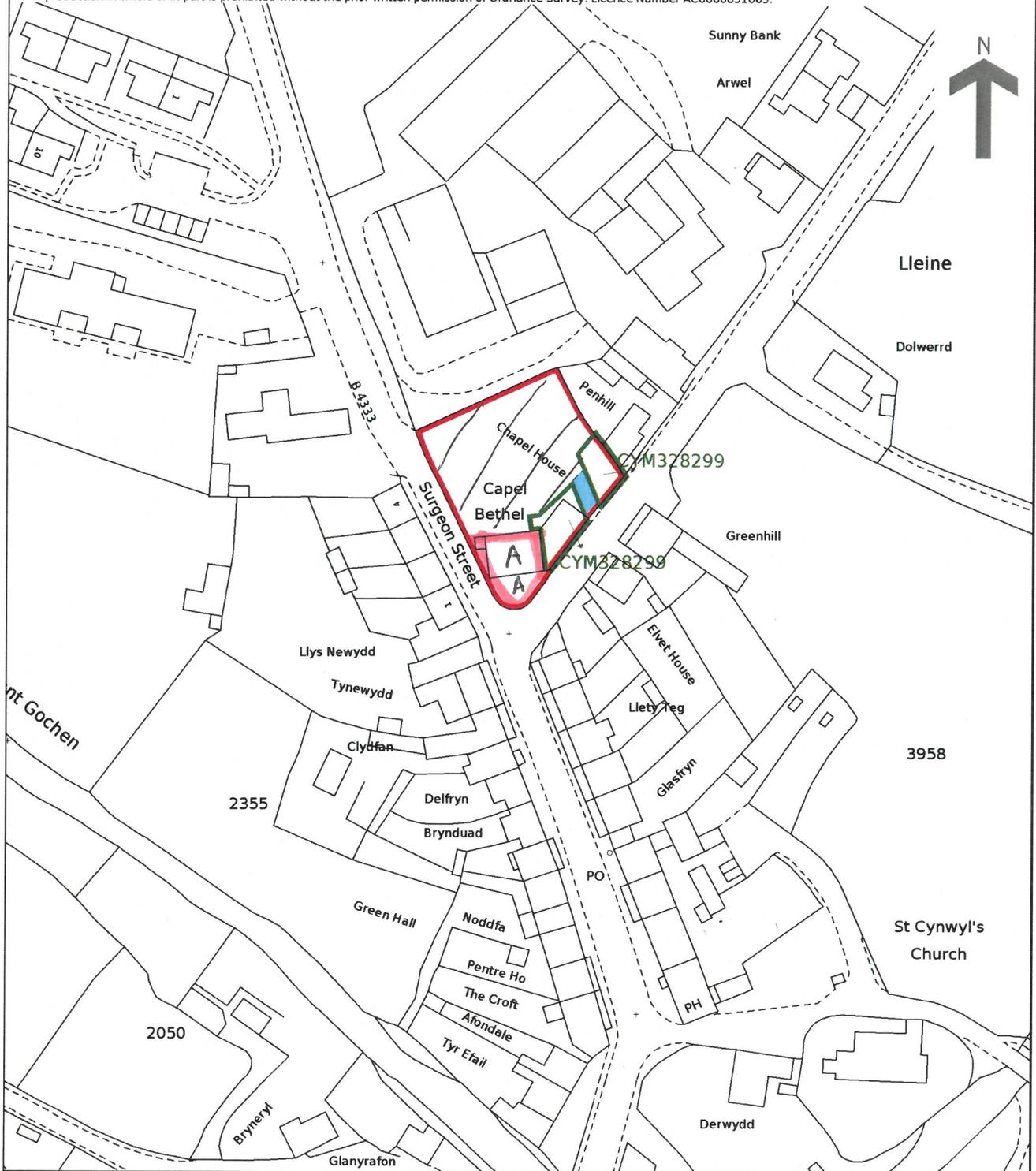
HM Land Registry  
Official copy of  
title plan

Title number **CYM315196**  
Ordnance Survey map reference **SN3727NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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**Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**

## Directions

From Carmarthen take the A484 North towards Newcastle Emlyn and Cardigan. Proceed to the Village of Cynwyl Elfed and the property will be seen at the junction of the A484 and the B4333 in the centre of the village.



For further information or to arrange a viewing on this property please contact :

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