

FOR SALE BY ON-LINE AUCTION - *Substantial Chapel overlooking Carmarthen Estuary with significant building and vestry plus toilet block. Village of Pembrey, Nr Llanelli, Carmarthenshire*



Bethel Chapel, Gwscwm Road, Pembrey, Llanelli, Carmarthenshire. SA16 0YU.

£45,000 Guide Price

C/2327/AM o.n.o

**** 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 ***** Bidding will open at 12 Noon on 20th April 2026 and will run until 12 Noon on 22nd April 2026 *****

Significant 19th Century former Chapel, together with auditorium and hallway, 2 staircases, raised pulpit, Organ loft, good sized Meeting Hall with kitchen and toilet block. Internal boiler room ***** The property is partially double glazed and has modern UPVC entry doors and is well presented internally *****

***** To be sold subject to the usual restrictive covenants associated with disposals of former Places of Worship *** Ideal for alternative Community of commercial purposes, subject to consents being obtained****



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LOCATION

The chapel is located in Pembrey which is located on the Carmarthen Estuary on the A484 Llanelli to Carmarthen road, 2.5 miles from the town of Llanelli and 10 miles from the county town of Carmarthen.

GENERAL

A significant stone and slate built property dated back from the mid 19th Century, and now a redundant Place of Worship, to be sold subject to the usual restrictive covenants associated with disposals of former Places of Worship.

The whole is generally well maintained with some minor works only required. The property is restricted externally in size due to it being surrounded by a retained Cemetery and Graveyard. The immediate front and rear paths serving the Chapel and Meeting Hall having shared pedestrian access rights. There is an external toilet block.

The property is partially double glazed and has modern UPVC entry doors and is well presented internally and the accommodation provides as follows;-



SIDE HALLWAY

6'8" x 6'5" with quarry tiled floor.

MAIN MEETING HALL



39'9" x 23'8" with internal pitch pine part glazed dividing doors available.

REAR OF HALL



REAR BOILER ROOM

7'3" x 8'4" with a semi-sunken area with stone tiled floor. Wall mounted gas boiler. Rear entry door to exterior.

KITCHEN

15'6" x 6'7" with laminate floor, fitted units, sink unit with hot water geyser thereover.



FRONT RECEPTION HALL

17'1" x 6'5" with a glazed Victorian styled floor with two timber staircases serving the raised gallery thereover.

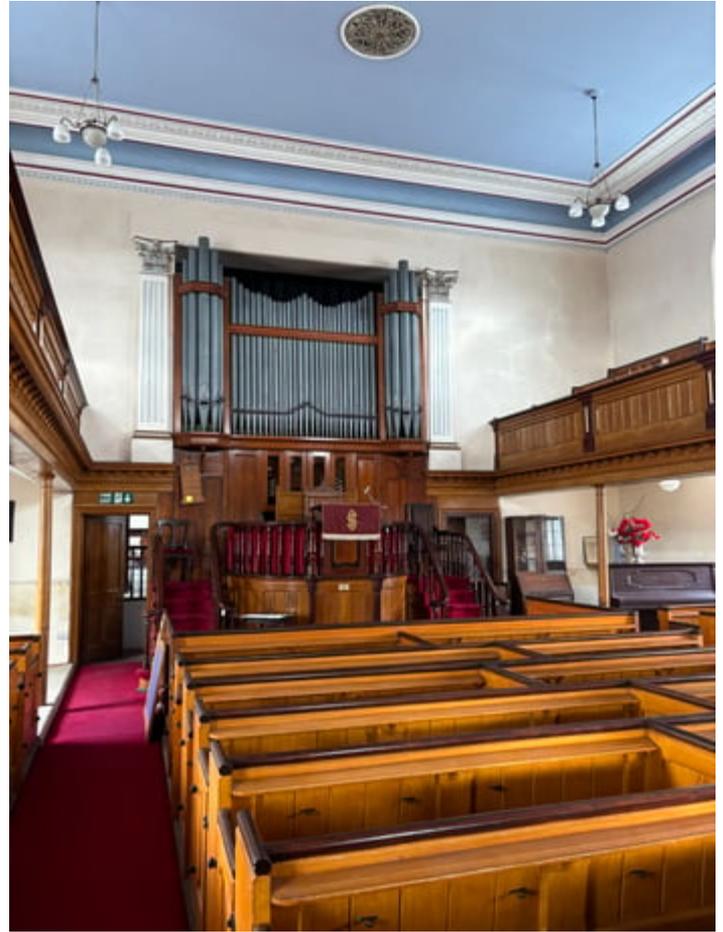
THE CHAPEL

49'3" x 36'3" with approximately 50% of the ground floor area covered via a viewing gallery above, overlooking the auditorium.

To the front of the auditorium and Chapel is a raised organ with pipes and a Sedd-Fawr with pitch pine surrounds and the usual fitments and a raised pulpit facing the congregational areas.



CHAPEL INTERIOR AS FITTED



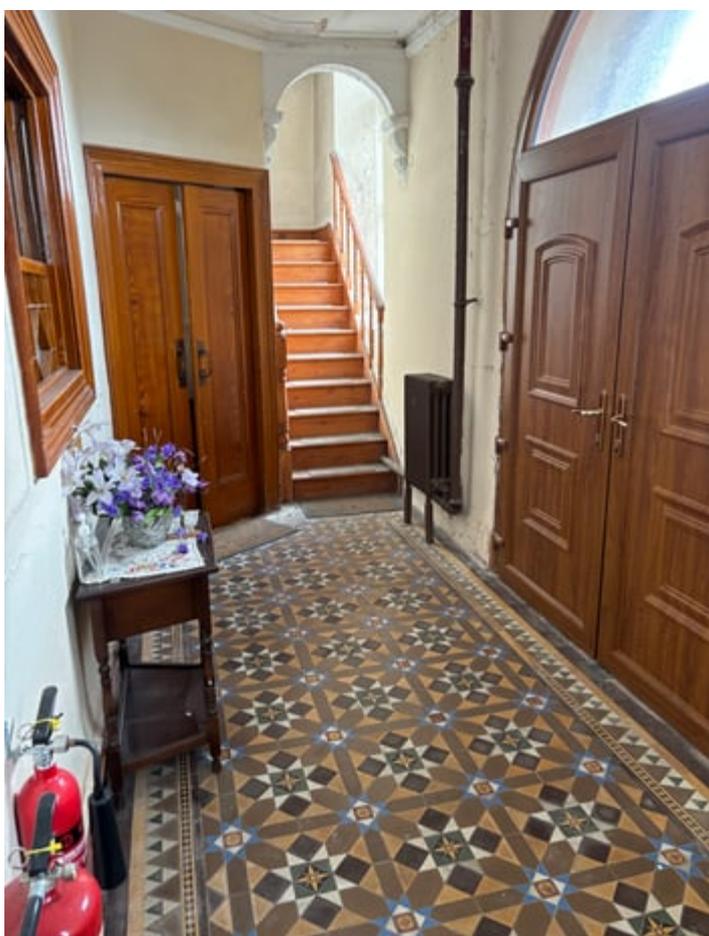
CHAPEL INTERIOR



GALLERY



CHAPEL VESTIBULE



WESTERN SIDE



EXTERNALLY

To the exterior are paths alone provided together with rear toilet block and a small store shed to one corner which is to be included. The paths will be subject to various rights to be shared with users of the Cemetery/Mynwent.

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>

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.

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.

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).

MONEY LAUNDERING REGULATIONS

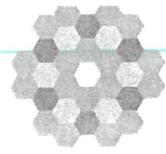
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

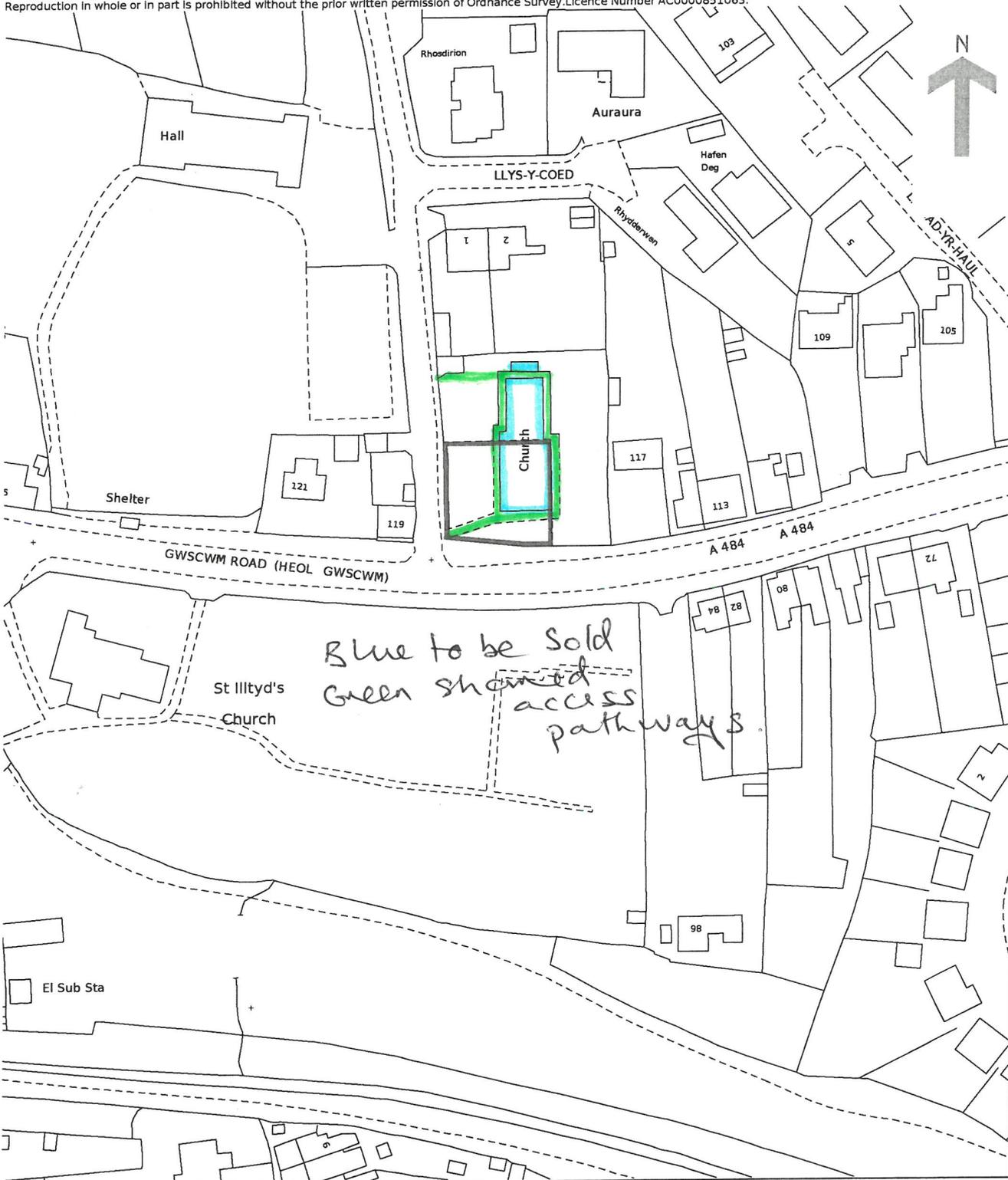
Mains services are available.

HM Land Registry
Official copy of
title plan

Title number **CYM342976**
Ordnance Survey map reference **SN4201SE**
Scale **1:1250**
Administrative area **Carmarthenshire / Sir Gaerfyrddin**



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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

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? No

Any easements, servitudes, or wayleaves? No

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



Directions

Take the A484 south from Carmarthen towards Llanelli. Once reaching Pembrey, the property will be found on Gwscwm Road at its junction with Mountain Road within the village as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

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

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