

Grade II Listed former Chapel with quality fittings and substantial area of covered accommodation plus rear Vestry and garden in town centre position.



Capel Salem, Queen Street, Llandovery, Carmarthenshire. SA20 0BU.

£100,000

C/2388/AM -GUIDE PRICE - O.N.O.

The property comprises of a town centre two storied independent denomination Chapel Grade II Listed. Dating from Mid 19th century .***Built of solid masonry stone rendered construction partially with part stone pointed elevations under a pitched slated roof. *** The property does require internal refurbishment.***



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Location

Llandovery is located on A40 London to Fishguard trunk road. The property lying just off the town centre. The town lies in the Upper Towy Valley and is within easy reach of Brecon, Carmarthen and on the edge of the Brecon Beacons National Park.

Chapel Auditorium

40' 7" x 40' 6" (12.37m x 12.34m) with fitted box pews on 3 sides and raised pulpit to the fore (Sedd Fawr). Raised pipe organ and organ gallery.



Pulpit



Balcony

Raised on 3 sides covering approximately 60% of ground floor area having 2 lobbies from the entrance hallway which have quarry tiled floor areas and stairs internally serving.



Organ and front of Chapel



Ground Floor Organ pumped Chamber

9' 9" x 9' 3" (2.97m x 2.82m)

Rear Lobby

Single Storied Vestry attached to Chapel Building.

40' 3" x 26' 9" (12.27m x 8.15m) with electric heating. The Vestry has a raised stage area to the front.



Storeroom off

Inner Lobby

16' 7" x 7' 1" (5.05m x 2.16m) Overall serving Gents and Ladies toilets with two w.c.'s, electric heater.

Catering Kitchen

19' 6" x 11' 2" (5.94m x 3.40m) with tiled floor. Double drainer sink. Fitted cupboard, side entry door from path.



Externally

Communal path over which there is a Public footpath to the side. To the rear there is an exclusive level garden area please refer to plan (blue area shared path access).

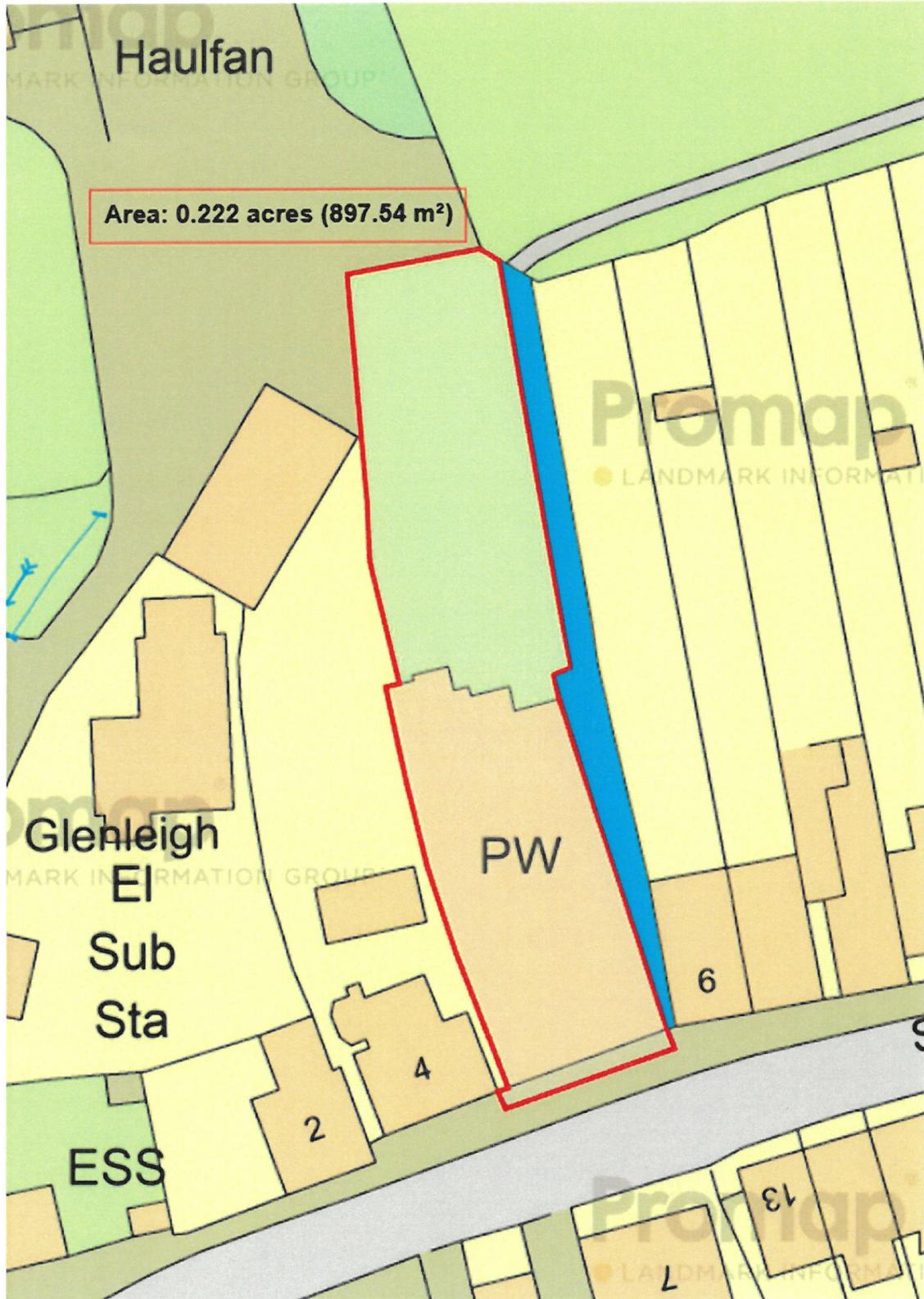


Money Laundering

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

The main services are connected and available including water, electricity and drainage. Electric heating, Telephone and Broadband availability.



For Identification Purposes Only

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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

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

From the town centre take High Street (A40) heading towards Trecastle. Turn Left up the one Way Street 'Gelli Deg' next to the former Kings Arms (Red Telephone Box), at the end of this one way take a left and the property will be on your right hand side.

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

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