

*A substantial town centre former Chapel and Meeting Hall requiring renovation/redevelopment, subject to consent. Llanelli, Carmarthenshire*



Capel Trinity, Trinity Road, Llanelli, Carmarthenshire. SA15 2EG.

£65,000

C/ 2329/AM

\*\*\* A substantial town centre former Chapel and Meeting Hall requiring renovation/redevelopment, subject to consent. Llanelli, Carmarthenshire \*\*\*

\*\*\* A now redundant former Meeting Hall and Chapel auditorium in Victorian style \*\*\* Kitchen and toilet facilities on site \*\*\* Set on a good level town centre site with good vehicular access \*\*\* Providing a ripe, redevelopment opportunity having potential for alternative use, subject to appropriate consents being obtained via the local Carmarthenshire County Council \*\*\*



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

## LOCATION

Llanelli lies on the Carmarthen Estuary 20 minutes drive to the city of Swansea and within easy proximity of the M4 motorway and providing a busy town centre close to the property with busy shopping precinct and wide range of amenities.

## GENERAL

A substantial, period built former Chapel requiring extensive refurbishment and/or remodelling, providing a now redundant former Meeting Hall and Chapel auditorium in Victorian style with kitchen and toilet facilities on site and set on a good level town centre site with good vehicular access, now providing a ripe, redevelopment opportunity having potential for alternative use, subject to appropriate consents being obtained via the local Carmarthenshire County Council.

A period stone and slate built 2 storied chapel with attached single storied Vestry all in period construction with rendered elevations and attractive stained glass windows set within the building.

## CHAPEL BUILDING

The Chapel building measures 63' x 36' with balcony covering around 50% of the ground floor area.



## CHAPEL INTERIOR



## GALLERY





## BUILDING AND ENTRANCE



## SIDE ELEVATION VESTRY



## VESTRY INTERIOR



## REAR DAY ROOM

## HALL

Hall adjacent measuring 45' x 29' with rear kitchen facilities and toilet.



## KITCHEN



## TENURE AND POSSESSION

Freehold. Title No: CYM 309960

Further details available from the sole Agents.

## EXTERNALLY

The property is located on a level site with no burial ground and there is extensive roadside frontages and vehicular access thereto with the property set within a forecourt with grassed areas surrounding ornamental trees and has great potential for alternative use, subject to the necessary consents being obtained for change of use via the Local Authority, Carmarthenshire County Council.

## REAR GROUNDS



## 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.

## RESTRICTIVE COVENANTS

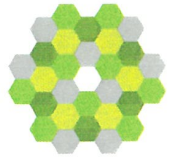
As a former religious building, it is a matter of importance that prospective purchasers note that the property herewithin being offered for sale to be transferred to the prospective purchaser(s) will be subject to restrictive Covenants imposed as follows:-

- (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).

## Services

Mains services are available.





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## Directions

The Chapel is located at the junction between New Dock Road and Trinity Road as identified by the Agents For Sale board.

Please see the attached plan.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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