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**RICS**



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*A Detached charming former chapel and vestry in an elevated site in a rural village,  
Carmarthenshire.*



**Esgairnant Chapel, Talley, Llandeilo, Carmarthenshire. SA19 7YH.**

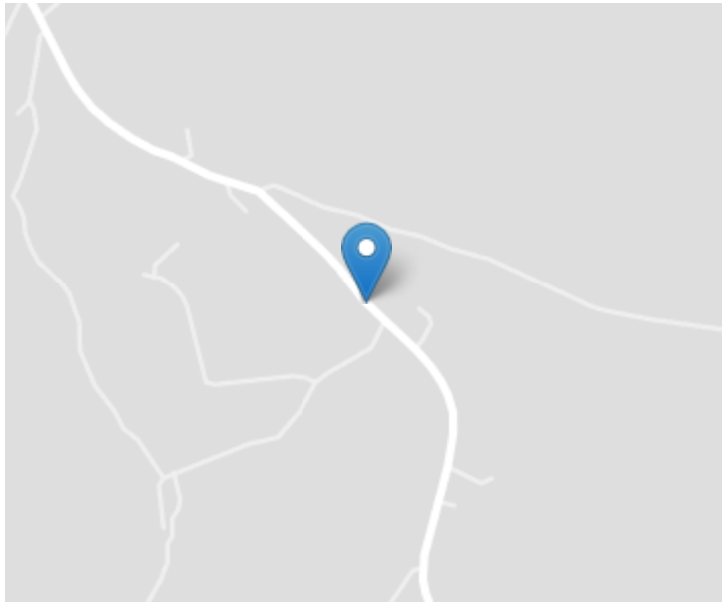
**C/2226/AM**

**£95,000**

\*\*\* Rural location set adjacent to the B4302 \*\*\* Grade 2 listed \*\*\* A 2 storied former chapel and vestry building with a re-build dating back to 1828 \*\*\* Built of solid stone walls under a slated roof \*\*\*

\*\*\* the chapel comprises of a chapel auditorium with pitch pine pews and a large viewing gallery on the first floor \*\*\* A vestry to the side incorporates ground and first floor rooms \*\*\* A detached toilet block \*\*\* Ample parking to the side of the chapel \*\*\* Oil fired Central heating \*\*\*

\*\*\* Located 7 miles North from the market town of Llandeilo and the A40 trunk road Fishguard to London \*\*\*



### Location

Located within the historic Village of Talley, renowned for its ancient Abbey ruins and scenic lake, set on the B4302, 7 miles from the Towy Valley Market Town of Llandeilo with rail links to the Heart of Wales Line, less than half an hours drive from the M4 Motorway.

### Property Description

An opportunity of acquiring a now redundant Place of Worship in the small community of Talley set in the Carmarthenshire countryside. A charming chapel which benefits from oil fired central heating. Off road parking for a number of cars to the side of the chapel and an overgrown garden area.

The Grade 2 property comprises of a detached former Place of Worship and Chapel, 2 storied dating back to 1828 of solid stone and a slate roof. The ground floor fitted with pitch pine pews and a pulpit. 2 enclosed stairwells leading to the first floor viewing balcony. The property also benefits from a vestry to the side of the former Chapel with comprises of a ground floor and first floor meeting rooms.

Externally the property has a forecourt to the front of the property, a garden areas to the side and a large gravel area for parking with entry from the B4302. The property also has a detached toilet block. The property is now deconsecrated and redundant therefore and comprises as follows:-



### Chapel Auditorium

34' 3" x 32' 0" (10.44m x 9.75m) With two entry doors from the front of the chapel leading to two small reception vestibules and enclosed stairwells leading to the first floor viewing balcony. Fitted pine pews facing the pulpit.



### First Floor

Approximately 60% floor covered with fitted pitch pine pews.



## Vestry

### Ground Floor

17' 6" x 10' 11" (5.33m x 3.33m) External entrance leading to ground floor meeting room with an electric heater. An internal staircase leading to the first floor.

### First Floor

25' 3" x 11' 0" (7.70m x 3.35m) approached via an internal staircase with a single drainer sink unit, hot water point and a low lever flush W/C.



## Externally

The property has a raised tarmac forecourt with railings to the front of the property and a gravelled based car parking area adjacent to a council maintained road. The property also benefits from a garden area to the South. Offering wide views towards the West and along the Valley.



## Detached Toilet Block

10' 0" x 9' 0" (3.05m x 2.74m) with gents, ladies and disables toilets. Urinals, wash hand basins and low level flush W/C.



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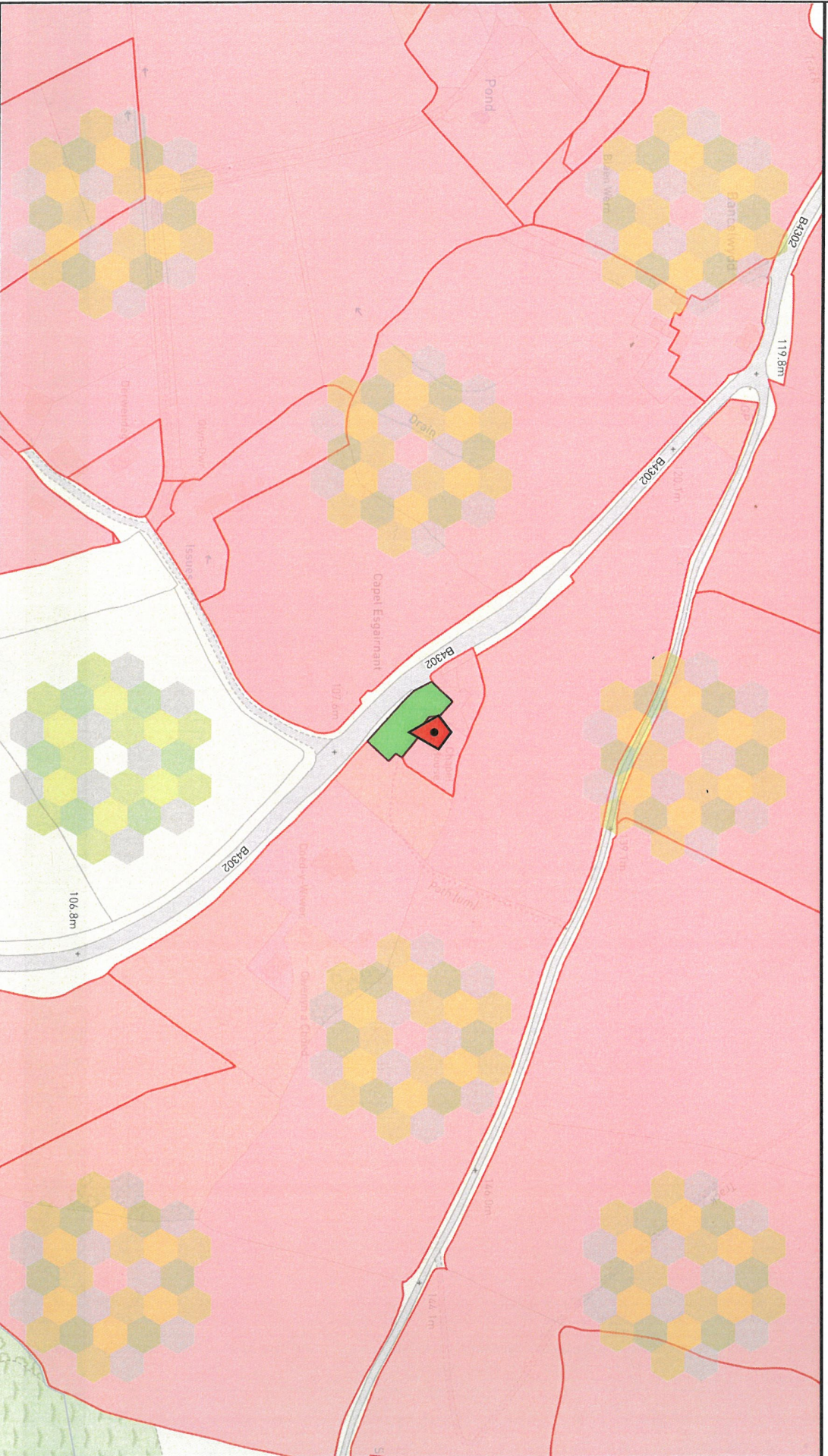
### Services

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

### Directions

From Llandeilo head on the B4302 heading towards Talley. Continue on this road for approximately 6.5 miles and the property will be on your right hand side, 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](mailto:lampeter@morgananddavies.co.uk)



0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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