

Exciting investment opportunity ! A substantial converted former chapel in the heart of the popular seaside village of Aberporth. Cardigan Bay - West Wales.



Brynseion Chapel, Heol Y Graig, Aberporth, Cardigan, Ceredigion. SA43 2HB.

£475,000 Offers in Region of

Ref R/5085/ID

****Exciting re-development / investment opportunity !**Substantial converted former chapel**5 bed accommodation**Prominent location in the sought after seaside village of Aberporth**Superb sea views**Immense development potential**Private parking**Accommodation laid over 3 floors**Walking distance to the beach and all village amenities**WORTHY OF AN EARLY INSPECTION****

****An opportunity not to be missed in this popular coastal village****

The property is situated within the settlement of Aberporth on the Cardigan Bay coastline with its blue flag sandy beaches, local cafes, bars, restaurants, village shops, post office, primary school, places of worship and access to the All Wales coastal path. The larger town of Cardigan is some 15 minutes drive to the south with a wider range of local and national retailers, supermarkets, 6th form college, secondary school, community health centre, good public transport connectivity and much more. The popular sandy coves of Mwnt, Tresaith and Llanrannog are all within a 10 minutes drive.



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GENERAL

Brynseion Chapel consists of a converted chapel which date back to 1883 and was converted approximately 30 years ago. The property is solid stone traditional construction under a slated roof and is laid out over three floors. The property benefits from oil fired central heating and feature Gothic arched windows.

The property offers 5–6-bedroom accommodation which could easily be split into separate accommodation units. The property has immense development potential and is worthy of an early viewing.

The accommodation provides as follows -

GROUND FLOOR

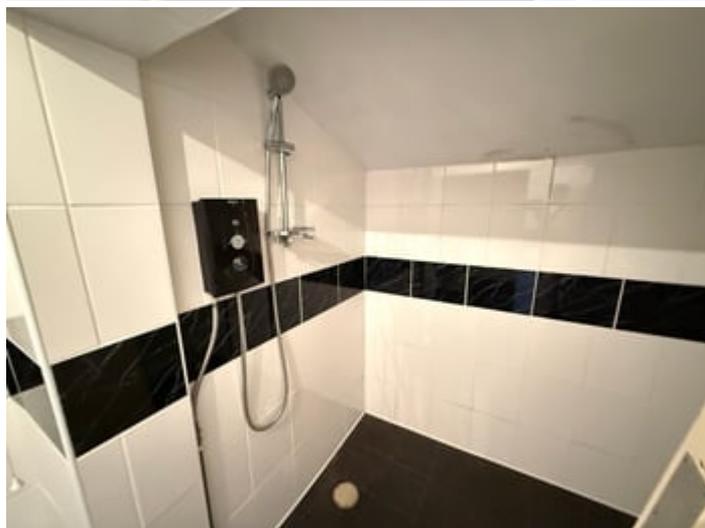
Side Entrance / Kitchenette

24' 4" x 10' 4" (7.42m x 3.15m) with gothic arched door, Velux windows and continues into utility/kitchen, with range of base fitted base and wall units, door into -



Wet Room

6' 7" x 14' 9" (2.01m x 4.50m) with fully tiled walls and floor, wet room, low level flush w.c. vanity unit, inset wash hand basin.



Main Church Area

27' 4" x 30' 0" (8.33m x 9.14m) with gothic arched windows to front, an intact pulpit, exposed timber floor, door into -



Front Entrance Hall

5' 7" x 24' 0" (1.70m x 7.32m) again with gothic arched double doors, mosaic tiles, stairs to both sides, one side to utility room.



FIRST FLOOR

Lounge

24' 9" x 19' 9" (7.54m x 6.02m) with gothic arched windows to side, arched glazed double doors out to balcony with sea views, central heating radiator, circular ceiling rose. Double door into -





Kitchen

9' 6" x 23' 4" (2.90m x 7.11m) with range of base and wall cupboard units with quartz working surfaces above, electric cooker, electric hobs, window to front and glazed gothic double doors out to balcony.





Bathroom

6' 7" x 10' 0" (2.01m x 3.05m) with 4 piece suite comprising of a panelled bath, enclosed shower with mains shower above, bidet, w.c. vanity unit with pedestal wash hand basin.



Box Room

5' 9" x 4' 8" (1.75m x 1.42m)

Bedroom 1

9' 8" x 17' 8" (2.95m x 5.38m) with arched windows, central heating radiator.



SECOND FLOOR

Bedroom 2

9' 2" x 19' 5" (2.79m x 5.92m) with 2 windows to front,

exposed beams.



Shower Room

11' 5" x 7' 4" (3.48m x 2.24m) with 4-piece suite comprising of panelled bath, enclosed shower, pedestal wash hand basin and low level flush w.c.



Bedroom 3

15' 8" x 12' 7" (4.78m x 3.84m) with double glazed window to rear, exposed beams.



Bedroom 4

12' 6" x 30' 9" (3.81m x 9.37m) with 2 windows to front, exposed beams.



Bedroom 5

12' 5" x 14' 0" (3.78m x 4.27m) Gothic window to front.

EXTERNALLY

The property benefits from two parking spaces to the side adjoining the car park.

The property has good access to all sides with front access off a side unmade road.

Potential for private side garden.





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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also 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 Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band F (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: F (32)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

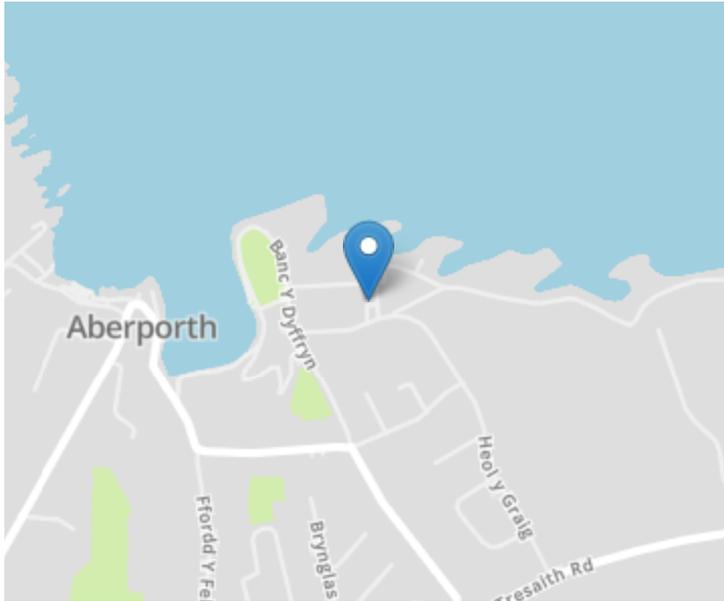
Any risk of coastal erosion? No

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

Heading into Aberporth on the B4333 road. Head into the centre of the village, past Morlan Hotel, at the roundabout continue straight ahead over the roundabout, carry for approximately 100 yards, taking the first right hand junction, continue for approximately 50 yards and Brynseion Chapel will be on the left hand side within the car park as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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