

*A substantial now redundant Chapel together with an attached Chapel House and a spacious parking and garden area. Located in Blaenplwyf on the A487 coast road.*



Capel Blaenplwyf Chapel, Blaenplwyf, Aberystwyth, Ceredigion. SY23 4DH.

£149,000

REF: R/4178/AM

- \*\*\* A substantial former Chapel and a Chapel House \*\*\* Grade II listed \*\*\* A level and easily accessible area \*\*\* Spacious area with ample parking \*\*\* On the main Coast road A487 within the village of Blaenplwyf \*\*\*
- \*\*\* A large chapel providing a number of alternative uses subject to planning consent \*\*\* Built in 1878 of stone and slate \*\*\* Full of Character with original features \*\*\* seated balcony to the rear \*\*\*
- \*\*\* Attached 2 bedroomed chapel house and Vestry \*\*\* 2 storied of stone and slate \*\*\* Benefitting from double glazing and LPG gas heating \*\*\* Detached toilet block \*\*\*
- \*\*\* Gravel driveway and forecourt \*\*\* Level lawned garden area to rear \*\*\*
- \*\*\* The property is currently vacant \*\*\* Must see property to be appreciated \*\*\*



**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

The property is located within the settlement of Blaenplwyf, approximately 3 miles South of the Urban Conurbation of Aberystwyth, offering facilities and services including local and national High Street Retailers, Cafés, Bars, Restaurants, Educational and Health Facilities and access to nearby public transport connectivity including bus and train networks. The property is located close to Cardigan Bay Seafront and the 'All Wales Coastal Path'.

## General Description

The placing of Blaenplwyf chapel and chapel house on the market provides the opportunity of acquiring a historical and traditional chapel along with a chapel house and a spacious area including a garden to the rear and ample parking to the front.

The chapel house offers a spacious 2 bedroomed accommodation with direct access to the vestry and chapel. Benefitting from UPVC double glazing and LPG gas central heating.

Further details as regards Planning Consents and alternative use should be directed to the Local Planning Authority, Ceredigion County Council Tel: 01545 570881.

## Ty Capel

2 storied stone and slate built dwelling:

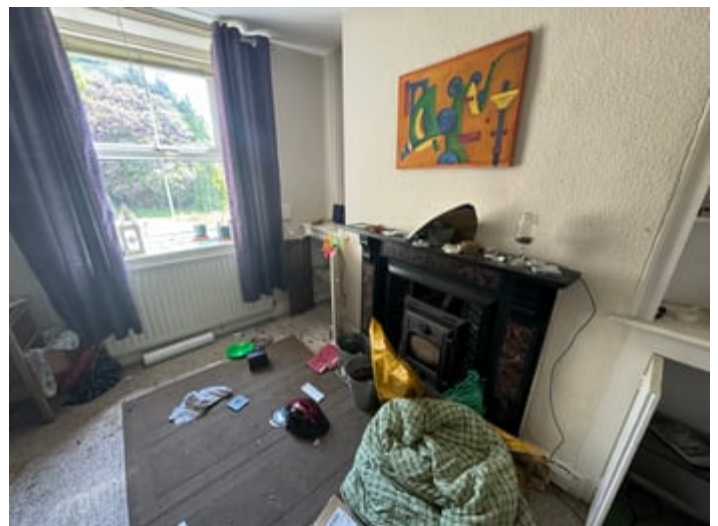


### UPVC front entrance door to reception hall

With staircase leading to first floor and a rear access UPVC door.

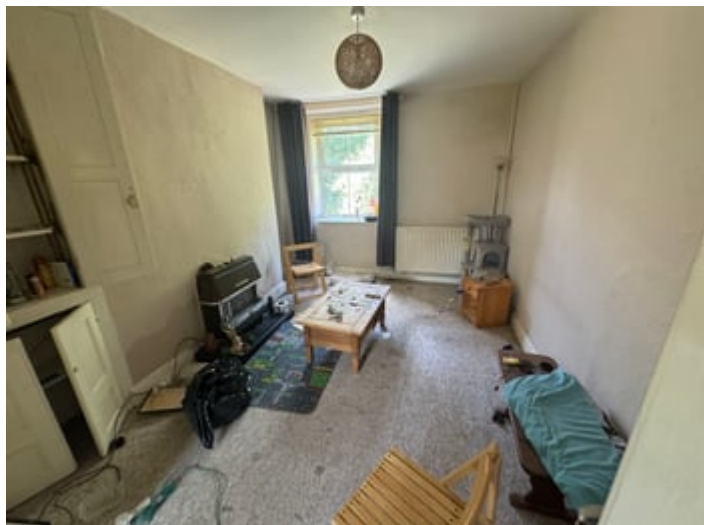
### Reception Room 1

11' 4" x 9' 8" (3.45m x 2.95m) With a marble fireplace housing a log burner. Built in cupboard and radiator.





## Reception Room 2



13' 7" x 9' 8" (4.14m x 2.95m) LPG fireplace with a double panelled radiator.

## Kitchen

8' 9" x 8' 9" (2.67m x 2.67m) A fully fitted kitchen with wall and floor units and a worktop over. A sink drainer sink unit and space for a cooker.



## Family Bathroom

9' 5" x 6' 5" (2.87m x 1.96m) With a panelled bath with a shower over screen and an electric shower unit. Wash hand basin and a low level flush W.C. Built in linen cupboard.



## Utility / Storeroom

12' 4" x 9' 2" (3.76m x 2.79m) With a sperate rear entry door.

## First Floor

With landing approached via a staircase from Hallway.

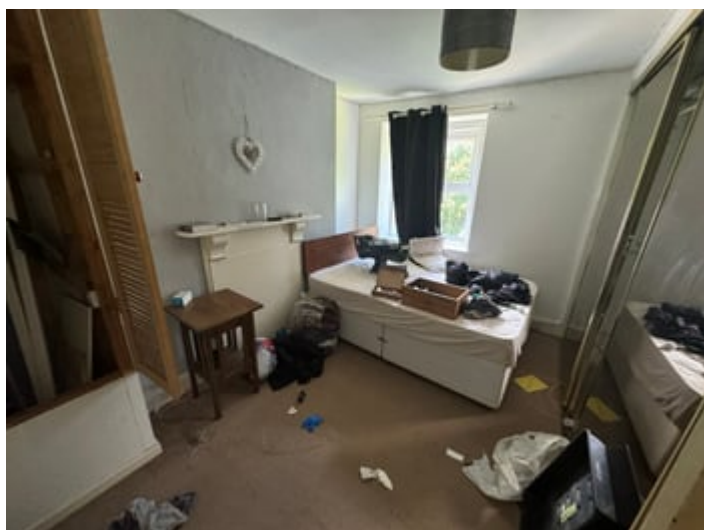
## Bedroom 1



12' 6" x 9' 8" (3.81m x 2.95m) With an enclosed fireplace, built in cupboards housing an LPG combi gas boiler. Radiator.

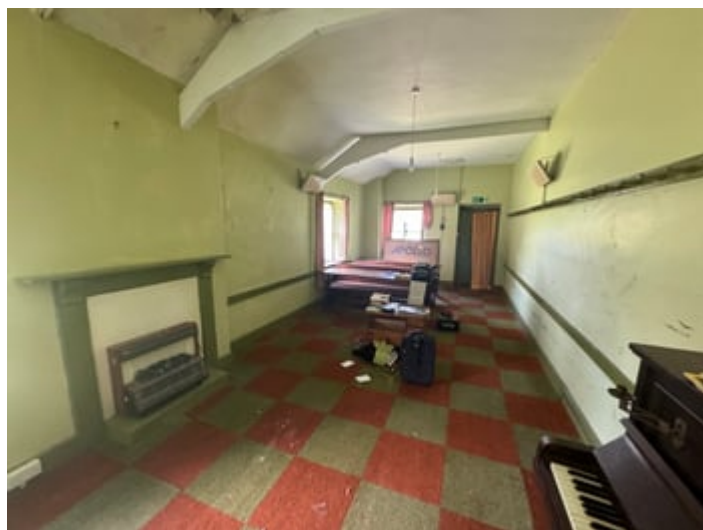
## Bedroom 2

15' 6" x 11' 8" (4.72m x 3.56m) with an enclosed fireplace and a radiator.



## First Floor Vestry

29' 10" x 12' 3" (9.09m x 3.73m) Access via first floor landing. Sink unit.



## The Chapel

### Entrance Hall

Approached by large double timber doors with flagstone flooring and two cloakrooms under stair cases leading to the balcony. Stained glass.

### Chapel Auditorium

46' 7" x 33' 1" (14.20m x 10.08m) With double entry doors from the entrance hall, with fitted pitch pine pews, sedd-fawr with a raised pulpit area. An ornate ceiling.



### Balcony

33' 1" x 14' 9" (10.08m x 4.50m) With 2 separate staircases from the entrance hallway. Fitted pitch pine pews.





### Externally

The property benefits from having a gated gravel driveway with ample parking to the front and side of the property. The property has a level lawned garden to the rear. A detached toilet block constructed of brick under a slate roof.



### Rear of Property



### 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.

### What3words

what3words will point you to where the properties lies on the map - [funky.reminds.follow](https://www.what3words.com/)

### Services

We are informed that the property benefits from mains water, mains electricity, private drainage via septic tank and LPG gas heating for Ty Capel. Telephone subject to Telecom Regulations but not connected. Broadband availability.

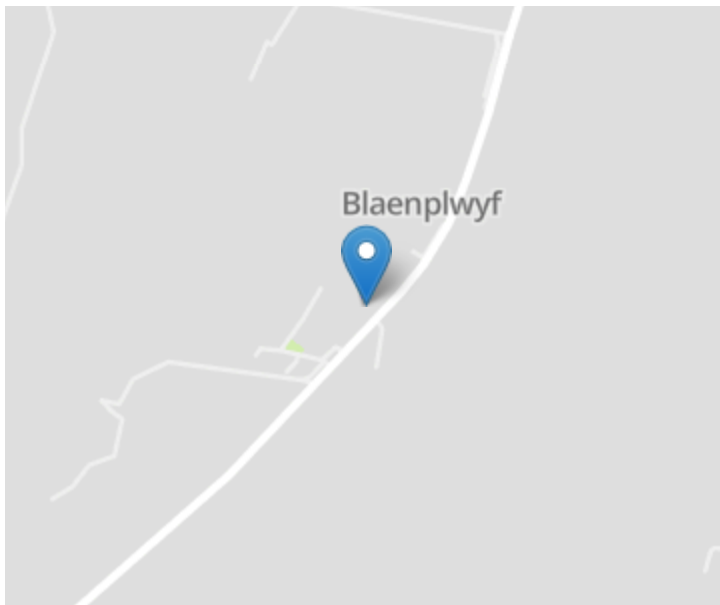
## Directions

Heading South from Aberystwyth along the A487, proceed for approximately 3 miles through the Villages of Rhydyfelin and Llanfarian. On entering the Village of Blaenplwyf, the property will be seen 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)

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'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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