

Regulated by:



RICS



Since 1989

A detached former Chapel with extensive internal floor space, currently vacant together with level site being cemetery and redundant former Vestry building requiring restoration.



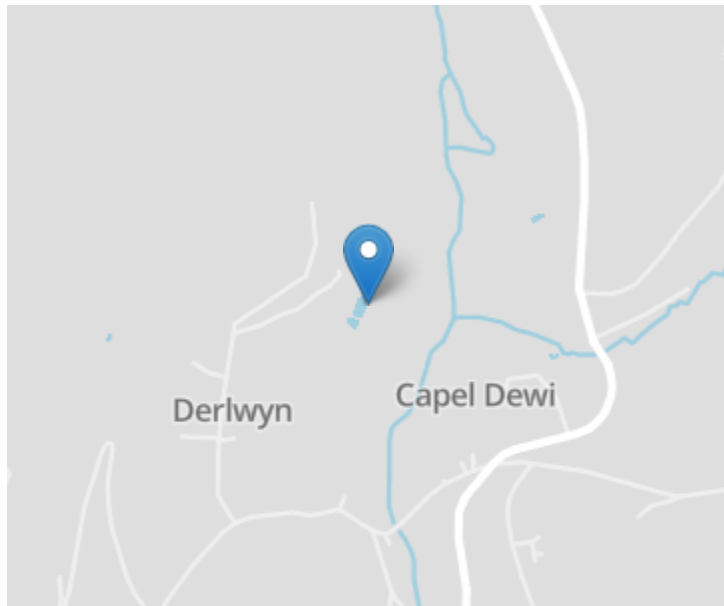
Capel Bethel, Capel Dewi, Llandysul, Ceredigion. SA44 4PH.

C/2220/AM - Guide Price

£95,000

A rural country Chapel, 2 storied dating from 1901. Of solid stone construction under a slated roof comprising of some 133 sq. m.***With cemetery and extensive curtilage.*** With dilapidated former Vestry building requiring complete reconstruction therein.*** The site being level and the premises suiting alternative use subject to the appropriate consents being obtained. Further details of potential alternative use being available from the Local Authority Ceredigion County Council, Penmorfa, Aberaeron, Ceredigion (Tel: 01545-570881).

Capel Dewi is a small hamlet in the Vale of Clettwr surrounded by open farmland and comprises of pleasant properties, a Church and lies 3 miles from the town of Llandysul.



Agents Comments

The placing of Capel Bethel on the open market provides with prospective purchasers with the opportunity of acquiring a completely blank canvass for potential redevelopment. The property comprises of a rural country Chapel which is 2 storied dating back from 1901 being of solid masonry stone walls, cement rendered elevations under pitched slated roof. The property which is now redundant comprises of a footprint of some 133 sq. m of building with current accommodation provided as follows:-

Entrance Lobby

30' 0" x 4' 0" (9.14m x 1.22m) with Victorian tiled floor.
Entrance door to

Open Ground Floor Chapel Hall

Circa 40' 0" x 22' 0" (12.19m x 6.71m) .



Balcony

Staircase to balcony over part, again in fitted pine with narrow staircase overall first floor 22' 0" x 20' 0" (6.71m x 6.10m)



Externally

There is a cemetery and within the curtilage providing also a dilapidated former Vestry building of stone wall construction requiring renovation.

Please note that the cemetery is forming part of the disposal but some of the graves are still attended upon by family.



All our properties are also available to view 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 Facebook and Instagram Pages.

Dilapidated Vestry



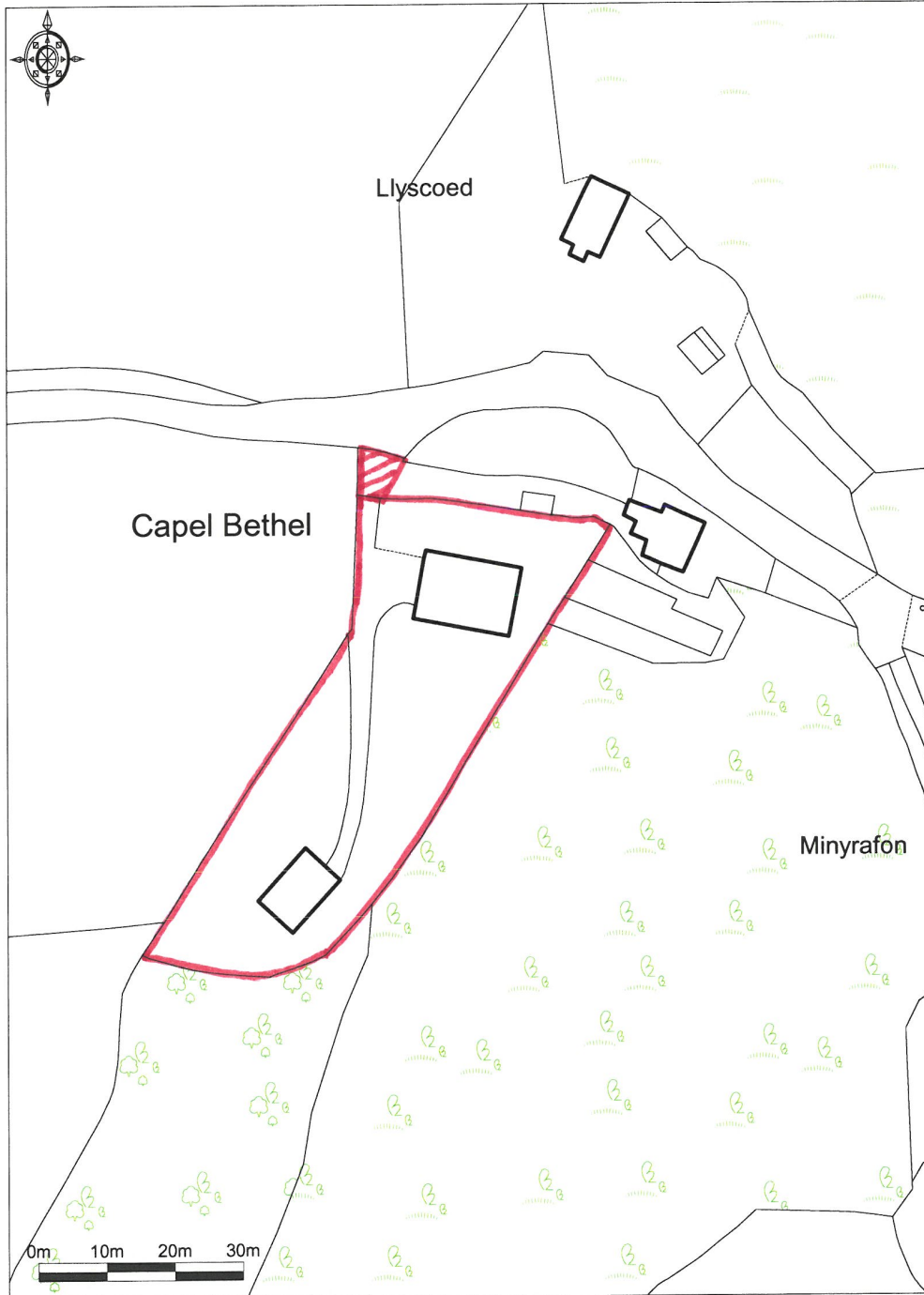
Services

Mains water and electricity are believed to be available in the vicinity, but mains water is not connected at present. The purchaser should satisfy themselves by their own enquiries.

Directions

From Lampeter take the A485 West towards Newcastle Emlyn, proceeding through the villages of Llanwnnen, Drefach, Cwmsychpant and once reaching Rhydowen turn left opposite the Antique Shop onto the B4459, proceed to the village of Capel Dewi and by the Church turn right, past the Community Shop on the right hand side and over the bridge, proceed up the hill and the property will be seen after turning the top corner after approximately 200 yards from the bridge, staying on the road where there is a gated entry to the property. The property is on the left-hand side as identified by the Agents "For Sale" board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on Tel: 01570-423-623 or lampeter@morgananddavies.co.uk



Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449. Plotted Scale - 1:1000

