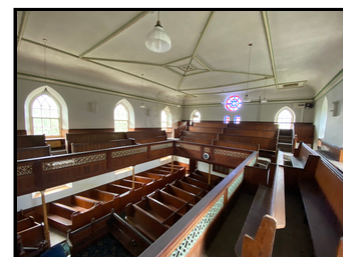




Detached attractive former Chapel in popular Carmarthenshire village community having rear vestry and offering considerable alternative use appeal.



Capel Tabernacle, Heol Morlais, Trimsaran, Kidwelly, Carmarthenshire. SA17 4DG.

R/2874/AM - O.N.O.

£70,000

A substantial and most attractive Place of Worship and Chapel. 2 storied dating back originally to 1874 but substantially remodelled and re-built in 1832.*** The property having a 2 storied style under a Welsh slate roof with rear later built single storied vestry extension.*** The property comprises of a vestibule, Chapel auditorium with pew and raised organ area with fitted pipe organ. *** At first floor level an extensive viewing gallery, fitted pitch pine pews throughout.***Rear Vestry and kitchen area.*** Paths and small external curtilage. *** Village location.***

Located in the popular village of Trimsaran, 5 miles from Llanelli and 2 miles from Kidwelly, 9 miles from Carmarthen. The property has frontage to the B4308, Llanelli to Kidwelly road.

SPECIAL NOTE

The cemetery is being retained by the Presbyterian Church in Wales (EBCPCW) and is subject to shared access over the area edged blue on the appended plan.

PROPERTY DESCRIPTION



A rare opportunity of acquiring a now redundant Place of Worship in a popular former mining community within easy reach of many of the towns of the West Wales areas and just quarter of an hour from junction 49 Pont Abraham of the M4. The properties lies within easy reach of Llanelli, Carmarthen and Kidwelly and within 30 minutes of Swansea.

The property comprises of a detached village former Place of Worship and Chapel, 2 storied dating form 1874 and having been substantially re-built in 19322 of solid masonry stone construction with raised quoins and ornamentation with cement rendered elevations, part stone pointed. The whole under a slate pitched roof.

To the rear a similarly built vestry of single storied design and specification, again of stone and slate rendered with a later extension providing a kitchen with mono-pitch roof built of cavity block render under a tile roof. The property is now deconsecrated and redundant therefore and comprises as follows:-

Reception Vestibule

Double UPVC wood grade effect entrance doors to reception vestibule with quarry tiled floor.

Chapel Auditorium

41' 0" x 31' 0" (12.50m x 9.45m) Double doors to Chapel Auditorium with fitted pine pews facing the Seddd Fawr (Pulpit) are with raised organ and fitted pipe organ to one end wall.



At First Floor Level

Approximately 60% floor cover with fitted pitch pine pews.



Rear Vestry

29' 10" x 18' 5" (9.09m x 5.61m) with organ machinery store plus built-in cupboards, side entry door and hall 6'3" x 4'8" with door to exterior.



Rear Kitchen

19' 6" x 8' 4" (5.94m x 2.54m) With fitted sink and Santon electric water heater. Oil fired central heating boiler not tested

or serviceable at present. Water connected



Externally

The property has a level site set within an extensive cemetery (not included in the sale) which is surrounded on 4 sides with concrete paths, small yard areas and service areas plus galvanised double gated entry from pavement.



Services

Mains water, electricity and sewer are available. Gas is available. Purchaser should satisfy themselves as to

availability of service provisions.

Directions

The property is located adjacent to the Post Office in Heol Morlais, postcode SA17 4DG in the centre of the popular village of Trimsaran.

