

A very substantial Grade II Listed Chapel and Meeting House, with Vestry and attached Chapel House with a substantial town centre site.



Capel Salem and Ty Capel New Road, Llandeilo, Carmarthenshire. SA19
6DB.

£140,000

C/2306/AM -AUCTION GUIDE PRICE

FREEHOLD FOR SALE BY PUBLIC ON-LINE AUCTION (UNLESS PREVIOUSLY SOLD) *** AUCTION GUIDE PRICE: £140,000.*** This Auction will be held by our Joint Auctioneers, Auction House Wales, www.auctionhouse.co.uk/wales

*** Bidding will open at 12 Noon on 9th September 2024 and will run until 12 Noon on 11th September 2024. ***A very significant Grade II Listed former Chapel and Meeting House.*** Together with Vestry and attached Chapel House.*** Plus an area of level land to the rear.*** A town centre position within the popular market town of Llandeilo.*** The property is built of stone and slate with double door entry.*** With substantial indoor meeting room and auditorium with a large sloped balcony, rear Vestry, inner hall kitchen, outdoor toilets and stores.***Ty Capel provides sitting room, kitchen and utility and on the first floor two bedrooms and bathroom. Rear extensive overgrown garden and front forecourt and grounds.

The property is freehold and sold with vacant possession on completion.



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Property Description

A very significant Grade II Listed former Chapel and Meeting House together with Vestry and attached Chapel House plus an area of level land to the rear in a town centre position within the market town of Llandeilo. The property is built of solid stone rendered elevations and painted with featured quoins and double door entry.

The Chapel itself comprises more particularly as follows:-

Main Meeting Room/Auditorium

55' 7" x 37' 7" (16.94m x 11.46m) with pipe organ. Pitched pine fitted pews, Sedd-Fawr and raised pulpit area. Attractive stained glass window to lobby.

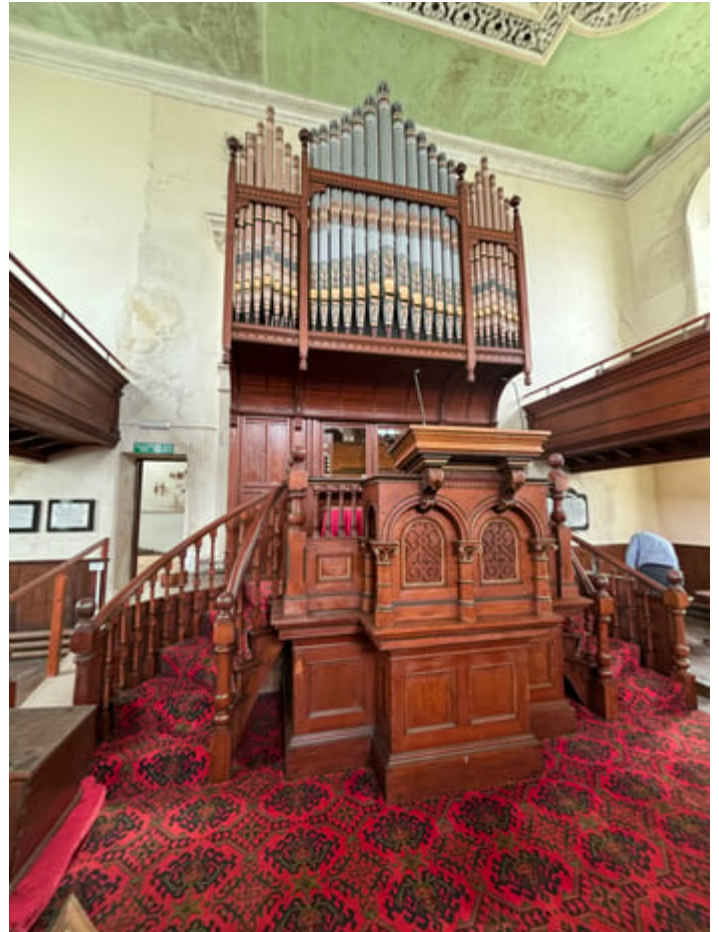


Large Sloped Balcony

Again with pitched pine pews with 60% approx. Coverage area of the first floor above and accessed via two side staircases from Lobby.



Organ



Rear Vestry

32' 10" x 19' 9" (10.01m x 6.02m) with timber flooring now requiring renovation.



Inner Hall

With storage facility.



Kitchen

11' 2" x 11' 0" (3.40m x 3.35m) with double drainer sink and fitted floor and wall cupboards and serving hatch to Vestry.



Outdoor Urinals:

And separate w.c.

Ty Capel description

This comprises of an attached stone and slate dwelling formerly the Caretaker's home and provides the following accommodation with gas connected.



Lounge

14' 6" x 11' 7" (4.42m x 3.53m) with fireplace incorporating gas fire, not tested.



L-shaped Kitchen and Utility

20' 3" x 8' 8" (6.17m x 2.64m) max with Ferroll Gas wall mounted central heating boiler running domestic systems. fitted floor and wall cupboards with hob, radiator and plumbing for washing machine, single drainer sink unit.



Rear Hall

With covered porch and outside w.c. and providing fire escape and access to rear grounds.

First Floor

11' 6" x 5' 1" (3.51m x 1.55m) Approached by timber staircase to enclosed landing

Bedroom 1

8' 11" x 11' 8" (2.72m x 3.56m) with walk-in wardrobe and radiator.



Bathroom

14' 11" x 5' 0" (4.55m x 1.52m) with a fitted bath, wash hand basin and w.c.



Bedroom 2

14' 4" x 11' 9" (4.37m x 3.58m)

Toilet Block

9' 9" x 8' 7" (2.97m x 2.62m) Provides Ladies toilet with two w.c.'s and wash hand basin.

Storeroom

12' 1" x 8' 7" (3.68m x 2.62m) with basement former boiler area.

Outdoor Slate Urinals

External front garden with wrought iron railings and gated entry points.

Paths to both sides of the main building.

Gardens

Rear extensive overgrown with bramble infestation, mature hedges to all sides.

Access

Via right of way from Greenfield Place as stipulated within registered Title.

Auction Guidance

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

Guide Price

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will see the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

Register to Bid and Legal Pack

We advise all parties to contact/visit

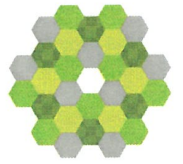
<https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available.

MONEY LAUNDERING REGULATIONS

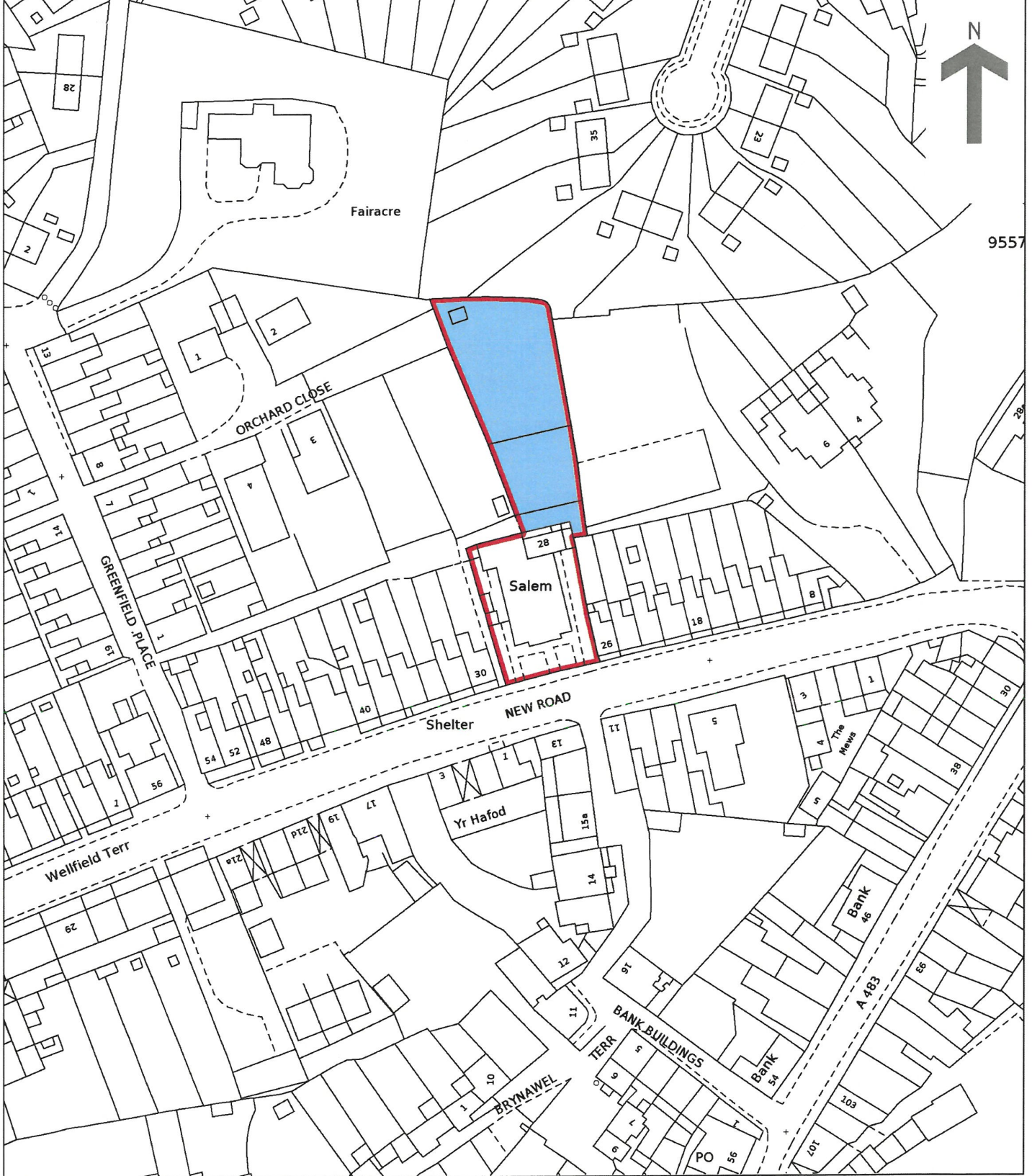
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

Mains services are available including, water, electricity, drainage and gas.



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Directions

The property is located in the New Road area of Llandeilo. Llandeilo is located on the A40 10 miles East of Carmarthen and within 7 miles of the A48 at Cross Hands.

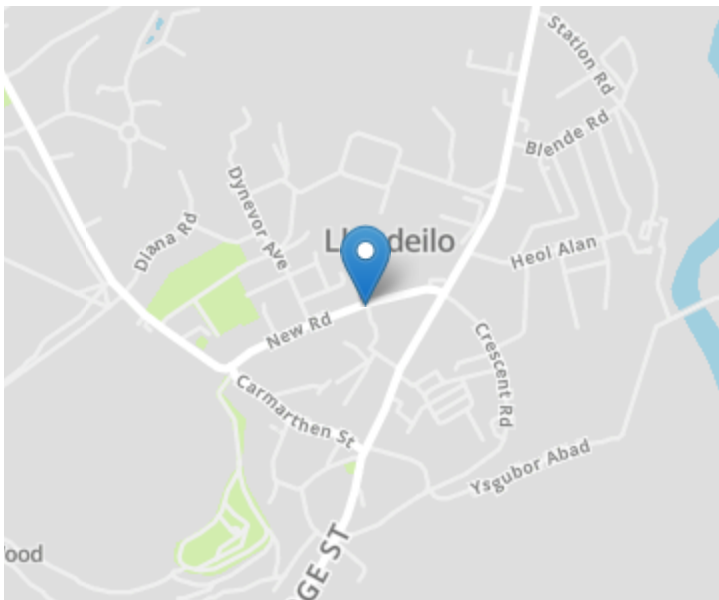
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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

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