

*A redundant detached former Chapel within very spacious gardens and area of land with a considerable scope.*



Capel Peniel, Foelgastell, Cefneithin, Llanelli, Carmarthenshire. SA14 7EH.

**£130,000 Guide Price**

**C/2360/AM**

\*\*\*A detached period Chapel approximately 900 sq. ft.\*\*\* Dating back to the early 20th century.\*\*\* Built of stone and slate with attached kitchen and toilet.\*\*\* Set back via its own entrance.\*\*\* Within a commodious sized area of gardens of oblong shape.\*\*\* With part road frontage and having potential for alternative use subject to the appropriate consents being obtained.\*\*\*

Enjoying a pleasant position on the edge of the Village of Cefneithin, frontage to Heol y Foel, 1 mile from the A48 and 2 miles from Cross Hands being a busy terminus and satellite centre for the surrounding regions, just 7 miles East of Carmarthen.

Freehold for sale by private treaty via the sole agents Carmarthen Office: Tel: 01267-493444.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
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## GENERAL DESCRIPTION

The property provides a detached former Chapel of period design and construction offering good sized accommodation with open space, parquet floors via its own hall and having attached kitchen and toilet block. The property is entirely of single storey built of stone with a later addition and is set back via its own entrance within a particularly spacious area or garden that have scope and potential for redevelopment subject to the appropriate consents being obtained. The graveyard is not included within the sale and is to be reserved.

The accommodation comprises more particularly as follows:



### Entrance Lobby

With UPVC entry door to

### Auditorium/Chapel

30' 4" x 20' 1" (9.25m x 6.12m) with parquet floor, built-in meter cupboard and raised pulpit area.



### Kitchen

With single drainer stainless steel sink unit. Parquet flooring.

**Store room through**

6' 8" x 6' 1" (2.03m x 1.85m)

**Separate w.c. and wash hand basin.****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**

The property is as identified by the Agents 'For Sale' board.  
VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493444 or  
Carmarthen@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'.

**Services**

The property is serviced by mains water, mains electricity, private drainage (tbc). Telephone available.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

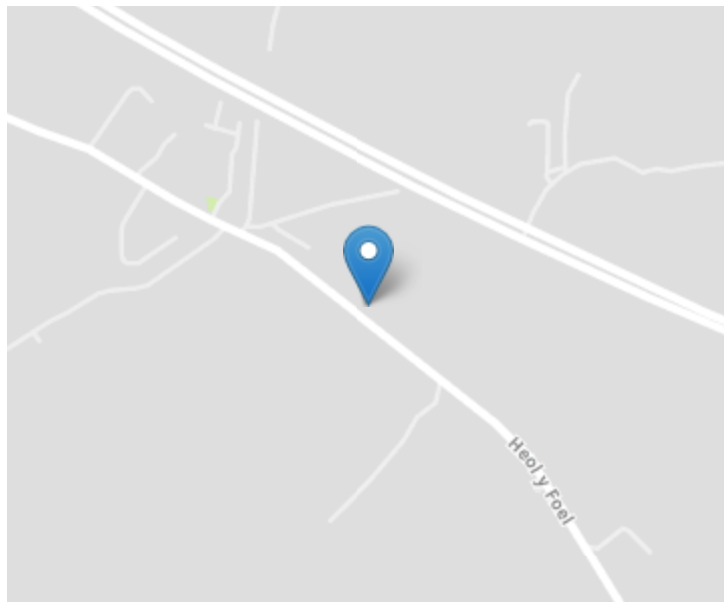
**Any risk of coastal erosion?** No

**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

The property is located in Heol y Foel and is easily accessed via taking the Cefneithin Road from Cross Hands and the property is located on the left-side 200m from Smith's Arms.

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)

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