

An historic country Chapel with good level site including substantial Chapel House and Vestry in own grounds, lovely views, Nr, Tregaron, West Wales



Capel Llwynpiod & Ty Capel, Llangeitho, Tregaron, Ceredigion. SY25 6TY.

£145,000

R/4275/AM - GUIDE PRICE - O.N.O.

A substantial and rural country Chapel dating back to the 19th centuryA well maintained building

*** Including stone and slate 2 storied Chapel House offering 2/3 bedroomed accommodation including present Vestry

Attractive grounds, tarmacadam drive. A rare offering providing residential and commercial appeal and an ideal project

*** 2 miles from the village of Llangeitho. 4 miles from the market town of Tregaron, 15 miles from Aberystwyth and the coast.



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

Delightful elevated location with far reaching views in countryside position, set off the B4578 Stags Head to Tyncelyn Road, at grid reference 643609. 2 miles from the village of Llangeitho. 4 miles from the market town of Tregaron. 15 miles from Aberystwyth and the coast.

General Remarks

The placing of Capel LLwynpiod and Ty Capel provides prospective purchasers with the rare opportunity of acquiring a substantial freehold property in a delightful rural position offering immense alternative use potential. The Chapel House requires some minor up-dating works but benefits from oil fired heating and double glazing and has a meeting hall at first floor level that can be easily incorporated to provide additional accommodation as with stores, toilet at the ground floor rear.

In addition the Chapel which is very substantial is open plan and includes a good sized religious meeting hall but equally has alternative commercial use potential subject to the necessary planning consents being obtained.

The property is freehold and is to be sold with full vacant possession, as usual subject to Standard Religious Covenants.

The property itself is built of stone and slate with a later brick extension under slate to the front entry.



The Chapel

Porch/Hall

24' 6" x 5' 9" (7.47m x 1.75m) with front double doors and terrazzo tiled floor areas.

Meeting Hall/Auditorium

38' 0" x 33' 0" (11.58m x 10.06m) Fitted meeting Hall/Auditorium with fitted pitch pine pews and raised pulpit and Sedd Fawr to fore.



Vestry





Ty Capel (Chapel House)

Description

Detached 2 storied building with attractive dressed stone elevations with slated roof, UPVC double glazing and oil fired centrally heated. Approximately 1,300 sq. ft. overall. This provides the following spacious accommodation which it is suggested might incorporate the first floor Vestry and rear accommodation to provide additional accommodation subject to the appropriate consents being obtained. The accommodation provides more particularly as follows:-

Front Entry Hall

With UPVC entry door.



Lounge

10' 2" x 20' 0" (3.10m x 6.10m) with brick fireplace, radiator, and built-in cupboard.



Reception room 2

10' 6" x 9' 6" (3.20m x 2.90m) with radiator and fireplace

Kitchen

10' 2" x 10' 1" (3.10m x 3.07m) with floor and wall cupboards, electric cooker point, radiator, single drainer sink unit, tiled floor.



Lean-to Rear Porch

11' 7" x 3' 8" (3.53m x 1.12m) with rear entry door to courtyard and plumbing for automatic washing machine.

First Floor

Approached by timber staircase from hall to Bedroom front.

Front Bedroom



10' 9" x 9' 5" (3.28m x 2.87m) with radiator.

Rear Bedroom 2

10' 1" x 9' 1" (3.07m x 2.77m) with radiator.



Bathroom

3 piece suite comprising of panelled bath, pedestal wash hand basin, low level flush w.c., mixer tap and electric shower over bath with curtain and rail.



Garage/Store room

13' 6" x 11' 2" (4.11m x 3.40m) To the rear of the residence attached is a ground floor garage/store room with old fireplace.

Toilet Block

12' 2" x 9' 6" (3.71m x 2.90m) Providing 2 urinals and 2 separate w.c's with lobby and wash hand basin.



Rear Yard



recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

Mains water supply, private drainage, mains electricity, telephone and broadband availability.

Additional Information

The property stands within its own grounds with a gated tarmacadamed driveway with parking and turning areas and a courtyard, plus lawns and enjoys delightful country views in the Upper Aeron Valley. In all a rare project and development opportunity with immense potential for the discerning purchaser.

Tenure

For sale with full vacant possession Title Number CYM303115.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band - C - EPC Rating E

Viewing

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

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'.

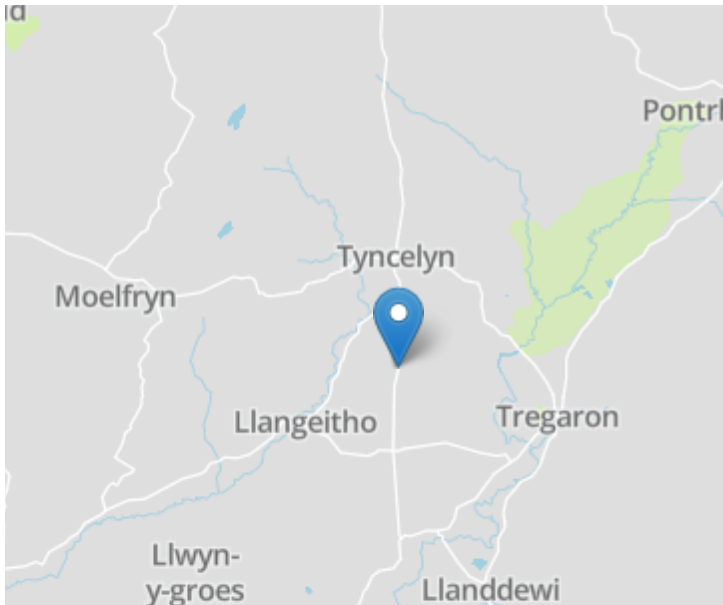
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MONEY LAUNDERING REGULATIONS

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

Directions

From Lampeter take the A485 towards Tregaron through Llanybi and once reaching Llanio turn left onto the B4578 for Llangeitho and Tyncelyn. Once reachign Tyncelyn cross-roads by the service station proceed straight across, continuing North on the B4578. Continue for approximately 1 mile, the Chapel is seen above the road on the right hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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



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