

Regulated by:



**RICS**



Since 1989

*A substantial Period Chapel set in the peaceful North Ceredigion Village of Talybont. West Wales*



**Capel Nazareth, Talybont, Aberystwyth, Ceredigion. SY24 5DY.**

**REF: C/2274/AM**

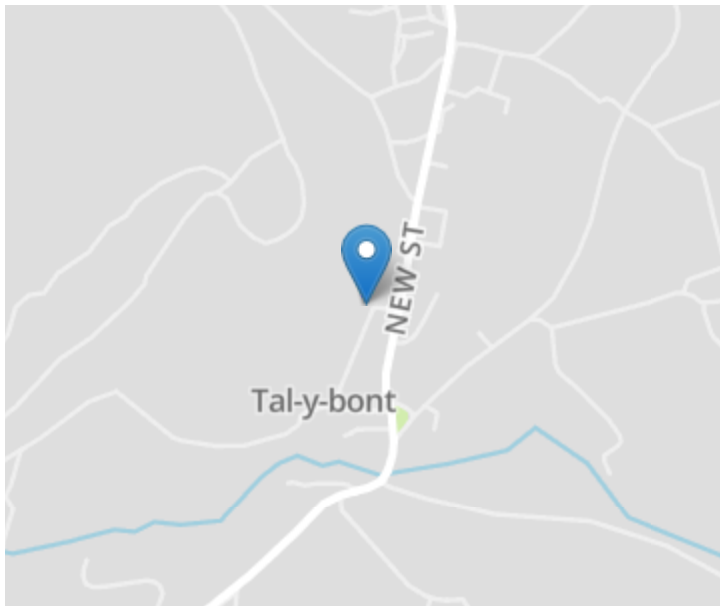
**£125,000**

\*\*\* A significant and very attractive former chapel \*\*\* Victorian Style dating back to 1868 \*\*\* Full of character \*\*\* Stone rendered construction under a slated roof \*\*\*

\*\*\* The property comprises of the chapel auditorium, Vestry, Store rooms and an off set W.C. \*\*\*

\*\*\* Located in a peaceful village in the North Ceredigion countryside \*\*\* Set off the A487 \*\*\* 8.3 miles North from the University and coastal Town of Aberystwyth \*\*\* 4.7 miles East from the well known tourist destination of Borth Beach \*\*\*

\*\*\* Blank canvas re-use opportunity subject to consent being obtained \*\*\* FREEHOLD FOR SALE BY PRIVATE TREATY \*\*\*



### General Description

A perfect opportunity of acquiring a now redundant Place of Worship in a peaceful village in North Ceredigion with easy commuting to the University and Coastal town of Aberystwyth with a wide amenities such as supermarkets, restaurants and places of Worship. The property also lies within easy reach to the well known coastal tourist location of Borth.

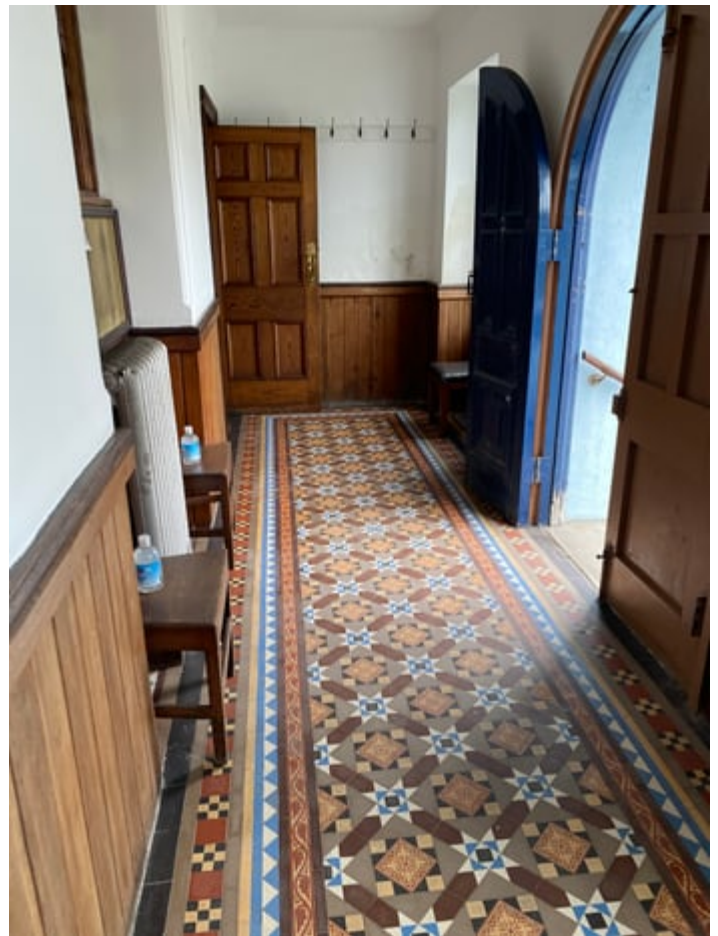
The chapel does benefit by having single storied auditorium with a 2 stored area to the rear with the Vestry and storerooms above.

Further details as regards Planning Consents and alternative use should be directed to the Local Planning Authority, Ceredigion County Council Tel: 01545 570881

The property compromises of the following:-

#### Chapel Entrance Hall

Large double entrance door leading to entrance hall and double access to the chapel auditorium. Tiled flooring.



#### Chapel Auditorium

41' 0" x 35' 10" (12.50m x 10.92m) With fitted pitch pine pews. Attractive barrel shaped ceiling with a organ balcony with piped organ.







### Vestry

35' 7" x 10' 1" (10.85m x 3.07m) With Parquet floor and a side entry door. Spiral staircase leading to:



### Storerooms

35' 10" x 10' 1" (10.92m x 3.07m) Divided into 2 store rooms at first level.

### EXTERNALLY

The property has a gated entrance with stone pillars leading to a tarmacadamed forecourt. A garden area to the side and rear of the property with mature hedges.

To the rear is an offset outbuilding with a W.C.

A detached garage.



### Agents Note

Please note that there is a Right Of Way from the gated entrance to the of the chapel to the entrance of the graveyard and a Right of way for the chapel house with a designated parking space. Please see plan

### 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.

### What3words

what3words will point you to where the properties lies on the map - keeps.husband.sneezing

### Directions

From Aberystwyth take the A487 North and continue on this

road for 7.1 miles. Continue into the village of Talybont, take a left hand turning onto Chapel Street (opposite Premier Stores) and the property will be located directly in front as identified by the agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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'.

To keep up to date please visit our Facebook and Instagram

Keys:

- Right Of Way for Chapel House
- Right Of Way to the graveyard for public use.
- Pedestrian access only from footpath to stone steps

