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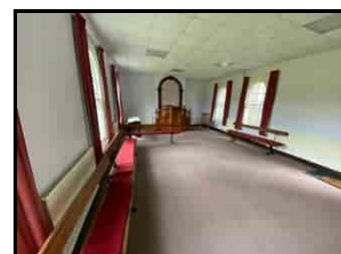
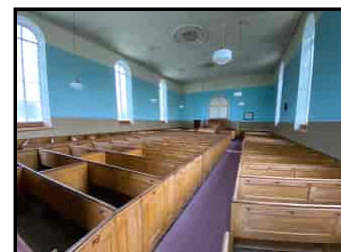


**RICS**



Since 1989

*A redundant Chapel together with a detached vestry and a spacious parking and garden area.  
Located in close proximity to the University Town of Aberystwyth.*



**Gosen Chapel, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4PY.**

**C/2234/AM.... Offers in the Region of**

**£125,000**

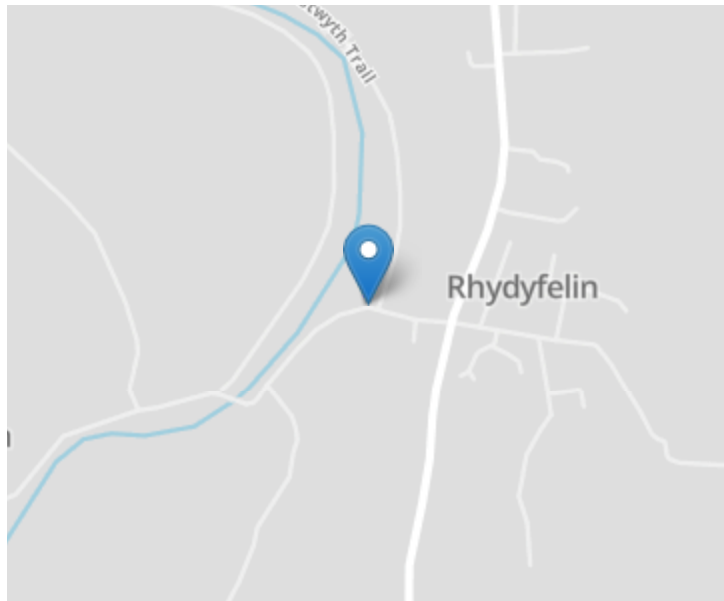
\*\*\*A now redundant Chapel \*\*\* Detached recently refurbished vestry with kitchen \*\*\* Spacious parking area with garden \*\*\* Providing 2 separate buildings with extensive floor areas \*\*\*

\*\*\* A large chapel providing a number of alternative uses subject to planning consent \*\*\*

\*\*\* Located within the quiet and peaceful suburb of Rhydyfelin \*\*\* 1.5 miles from the University and coastal town of Aberystwyth \*\*\*

\*\*\* The property is currently vacant \*\*\* Must see property to be appreciated \*\*\*

**FREEHOLD FOR SALE BY PRIVATE TREATY**



### Location

The property is pleasantly located 1.5 miles from the University and Coastal Town of Aberystwyth, within the scattered rural suburb of Rhydyfelin. Aberystwyth has a wide range of amenities such as supermarkets, public houses and all levels of education.

### General Description

The placing of Gosen Chapel on the market provides the opportunity of acquiring a historical and traditional chapel along with a detached vestry and a spacious area including a garden area and ample parking.

The detached vestry benefits from being recently refurbished with further separate room with a fully functional kitchen.

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



### Chapel

59' 0" x 34' 4" (17.98m x 10.46m) overall floor area. Stone and slate built Chapel. Fitted with pitch pine pews, sedd-fawr with a raised pulpit area. The property benefits from a large open area with large windows to the front and sides of the Chapel.



### Detached Vestry

33' 7" x 17' 2" (10.24m x 5.23m) Constructed of rendered brick under and slated roof. Recently Refurbished. Includes a pulpit, radiators and a suspended ceiling.







### Kitchen

12' 2" x 13' 8" (3.71m x 4.17m) Constructed of Stone elevation under a slated roof. Comprises of ground level units with worktops over. UPVC Half glazed entry door and radiator.



### Lean-To Toilets

Gentlemen's: 7' 5" x 6' 7" (2.26m x 2.01m) with one W.C., Two urinals, wash hand basin.

Ladies: 8' 0" x 6' 0" (2.44m x 1.83m) With two W.C. and wash

hand basin.



### Store Room

13' 0" x 11' 8" (3.96m x 3.56m)

### Boiler Room

Housing the oil fired central heating boiler.



### Externally

The property benefits from having a gated drive with ample parking along with a walled garden which can be used for further parking should it be desired.



### **Agent's Note**

The premises is a "virtual Freehold" being a Lease of 999 years from 1st January 1824. Thus '800 years' remaining.

Land Registry Title Number: CYM333968

### **What3words**

what3words will point you to where the properties lies on the map - mission.abroad.crops

### **Services**

Mains Water. Mains Electricity. Mains Drainage. Oil Fired Central Heating. telephone subject to Telecom Regulations but not connected. Broadband availability.

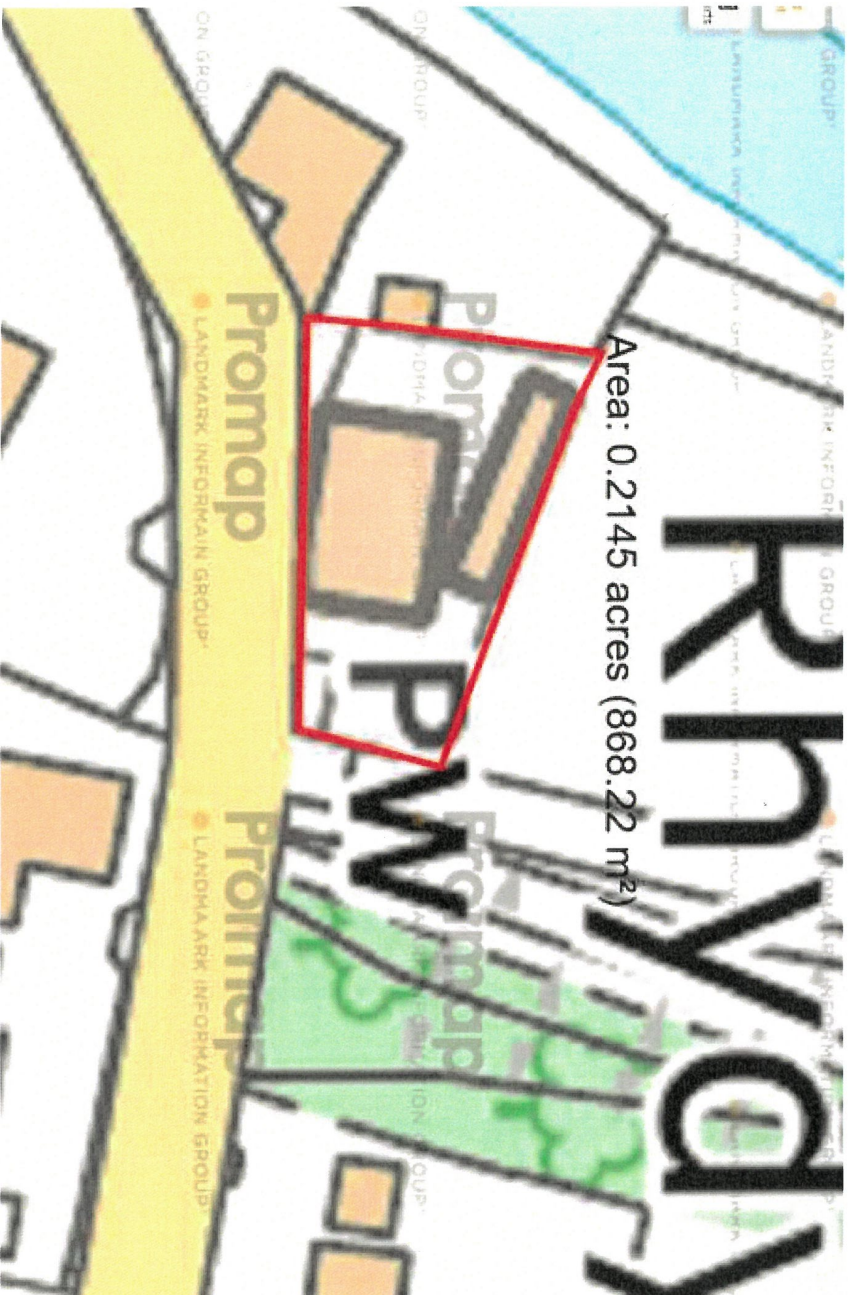
### **Directions**

From Aberystwyth take the A487 South towards Rhydyfelin. Continue on this road for approximately 0.7 miles and turn right. Continue for 300 metres and the property will be seen on your right hand side.

**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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 Website, Facebook and Instagram Pages



*For Identification Purposes Only*