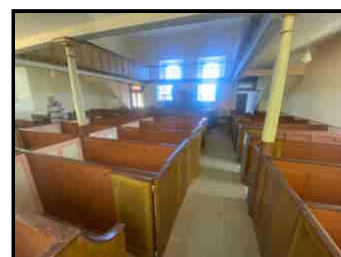


A substantial period Grade II listed Chapel and attached Vestry, in centre of North Pembrokeshire village, West Wales



Capel Newydd, Newchapel, Boncath, Pembrokeshire. SA37 0EH.

£95,000

C/2273/AM

Guide Price:

***A substantial period Grade II listed Chapel and attached Vestry in centre of North Pembrokeshire village, *** Sizeable grounds to front and rear *** Vestry with kitchenette *** Chapel pitch pine box pews and Balcony ***

Newchapel is a village community, 1 mile from the larger village of Boncath, 5 miles from Newcastle Emlyn and 6 miles from Cardigan, just 2.5 miles from the Teifi valley tourist centre of Cenarth. The property set off the B4332 between Boncath and Cenarth.

Freehold for sale by Private Treaty



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
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Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL



An historic village Grade II listed chapel, together with attached Vestry set on a sizeable plot in a popular village community in North Pembrokeshire. The premises comprising of a significant building with pulpit, fitted seating and balcony therein, with Vestry and Meeting Room adjacent with rear lean-to kitchen. The property built substantially in 1849 with earlier parts. The property is generally sound, but does require general refurbishment and is a blank canvas for the discerning buyer considering alternative use for which the building is deserving .

The property comprises of a rural hamlet premises with two storied Chapel building in a central position, with semi detached arrangement. Constructed of solid masonry construction, rendered on external elevations with slate pitched roof and brick built Vestry adjacent.

The Chapel accommodation comprises an attractive building with internal fitments and arranged as follows:-

CHAPEL

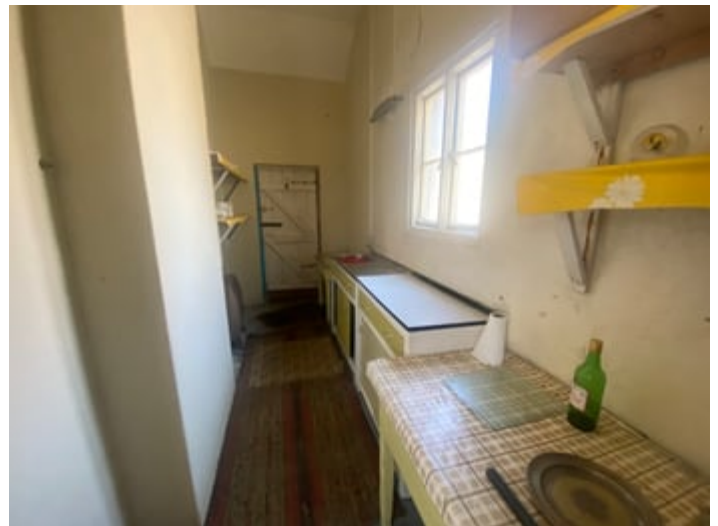
35' 3" x 32' 7" (10.74m x 9.93m) with Sedd Fawr and raised pulpit area to the fore with 35% approx coverage balcony at first floor level with two staircases serving at either side. The interior has aisles which are fitted with pitch pine box type pews.

VESTRY/MEETING ROOM



23' 6" x 16' 5" (7.16m x 5.00m) with parquet block floor. Fitted lectern to corner in pitch pine. Enclosed fireplace.

REAR LEAN-TO KITCHEN



16' 5" x 5' 5" (5.00m x 1.65m) with single drainer sink unit, and door to exterior.

EXTERNALLY

FORECOURT GARDEN

There is an extensive forecourt garden with walled enclosure and rear garden area, with shared access via side drive along with other users.

REAR ELEVATION



FRONT AREA



CHAPEL SEATING & BALCONY



PULPIT

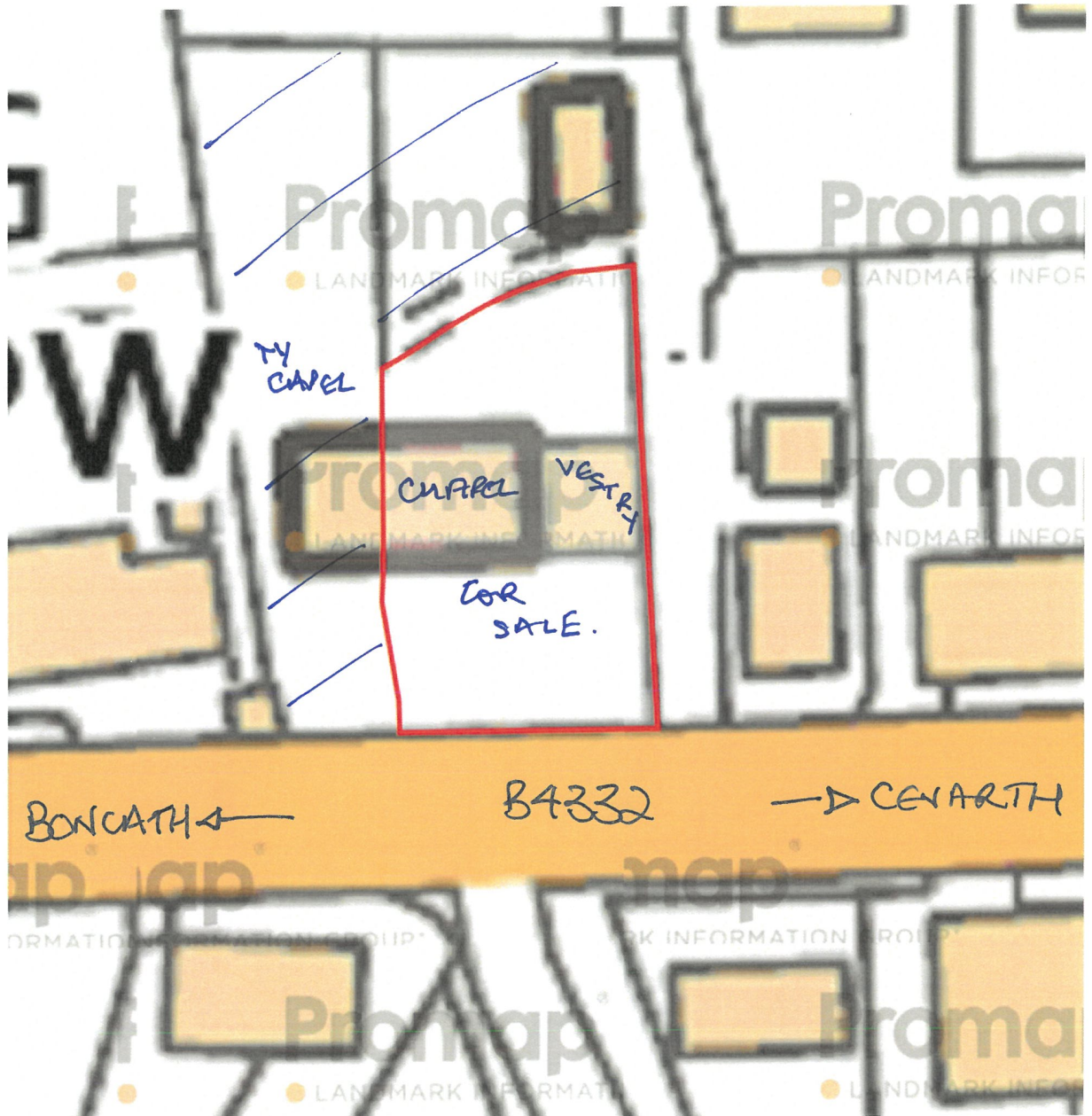


VIEWS



Services

We are informed that the property has a mains water supply available, mains electricity. Mains drainage is available.



For Identification Purposes Only

MATERIAL INFORMATION

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

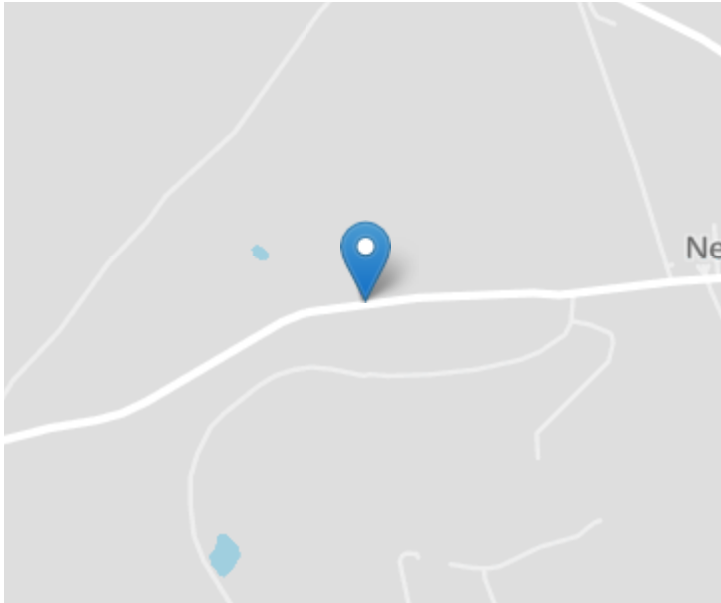
Any risk of coastal erosion? No

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

From Cenarth take the B4332 towards Boncath and Crymych. After entering the village of Newchapel, the property will be seen above the road on the right hand side 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

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To keep up to date please visit our Facebook and Instagram Pages

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

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