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Unique opportunity. Chapel, Vestry and adjoining House. Cardigan Town Centre. West Wales



Tabernacle Chapel, Vestry & 7 Pendre, Cardigan, Ceredigion. SA43 1JL.

Ref R/3035/RD

£395,000

****Exciting redevelopment opportunity**Chapel and adjoining town House**Grade II listed**Cardigan Town Centre**Excellent exposure**Wealth of potential for a range of different uses (stc)** Potential investment opportunity**Attractive and dominating building along the High Street**Well worthy of consideration** Immaculately Presented****

The property is situated along Pendre within Cardigan Town Centre being within an immediate walking distance to local facilities and services including a new area Hospital, primary and secondary education, Sixth Form College, Local and National Retailers, Playing Fields, Local Cafe's, Bars and Restaurants and Cinema/Theatre.

GENERAL

Cardigan is strategically positioned along the A487 road leading running along the Cardigan Bay coastline. The village lies along the southern boundary of the County having good links to Newcastle Emlyn to the east and Pembrokeshire Coast National Park to the south. All within a short drive of the property.

The property is set back from the roadside within a narrow forecourt bound by iron railings and matching gates.

The house (7 Pendre) is a 2-storey mid terrace dwelling which fronts onto the street with pedestrian access only to the front. It sits on the northern side of the chapel with rear pedestrian access provided via an internal route from the main chapel. There is no parking provision.

Tabernacle is a large, dominating building on the street scene with two separate pedestrian access points to the front. To the rear pedestrian access is provided via the vestry which also has access to storage areas and the toilets.

The property sits within a large plot with vestry to the rear which fronts onto Upper Mwdan and car park which are set at a lower level to the main buildings.

7 PENDRE



Entrance Hallway

via hardwood door with stairs to 1st floor, side door into:



Lounge

10' 7" x 9' 10" (3.23m x 3.00m) with window to front, multiple sockets, radiator, tv point, BT connection.



Kitchen

13' 0" x 19' 2" (3.96m x 5.84m) with a range of oak effect base and wall units, tiled flooring, stainless steel sink and drainer with mixer tap, washing machine connection point, gas boiler, radiator, multiple sockets, rear door to side of chapel.



First Floor

Landing

With access to Loft.



Rear Bedroom 1

6' 6" x 12' 6" (1.98m x 3.81m) rear window, radiator, multiple sockets.



Bathroom

6' 9" x 7' 6" (2.06m x 2.29m) with panelled bath with shower over, w/c, single wash hand basin, radiator.



Front Bedroom 2

9' 1" x 14' 5" (2.77m x 4.39m) double bedroom, window to front and side overlooking street, radiator, multiple sockets.



Externally

To Front

The property has road/footpath frontage with pedestrian access only. Rear access is via the vestry or internal access via the chapel.

TABERNACLE CHAPEL

Being a Grade II listed 1832 Calvinistic Methodist chapel, altered in 1864 and re-fronted in 1902, this front was later simplified in a 1986 restoration.

Provides -



Main Reception Hallway

With two separate entrances with internal doors leading to -

An Inner Lobby

Providing first floor access and entrance into the main chapel.

Side Meeting Room

12' 9" x 7' 6" (3.89m x 2.29m) Which is situated to the side of the entrance hall.



The Main Chapel Area

45' 0" x 46' 0" (13.72m x 14.02m) split across two floors with feature 1902 curvaceous pulpit with turned balusters and curving step each side. Large 1904 organ filling recess behind the pulpit with decorative flat-baluster low screens behind the pulpit. We are advised that the total seating capacity is 50





TABERNACLE VESTRY





Main Vestry

25' 8" x 40' 4" (7.82m x 12.29m) with dual aspect windows, curved ceiling, multiple sockets, radiators, fire place surround, side pedestrian door with fan light over, side door to -

W.C.

Disabled w.c. single wash hand basin.

Kitchen

13' 5" x 14' 0" (4.09m x 4.27m) range of modern units,

double stainless sink and drainer with mixer tap, rear windows, tiled splash back, access to Loft.



Meeting Room 1

12' 2" x 11' 2" (3.71m x 3.40m) rear windows, multiple sockets.



Meeting Room 2

13' 3" x 13' 11" (4.04m x 4.24m) rear windows, retractable timber panelled walls, picture rail.



W.C.



Male and Female w.c.

First Floor Main Room

28' 6" x 40' 0" (8.69m x 12.19m) benefiting from pedestrian access to the side of the property.

Garage

with 10' roller shutter door to front leading into garage facility.

EXTERNALLY

To the Front

Forecourt bound by decorative railings and quarry tile flooring with 2 separate gated entrances.



To the Rear



Accessed from side footpath between chapel & House providing access to rear Storage Area and Boiler Room.

Services

We understand the property is serviced by mains water, electricity and drainage. Gas central heating.

Directions

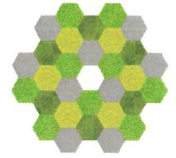
Travelling along Cardigan High Street into Pendre the property is positioned amongst a range of local and national retailers on the left hand side as you head towards the top end of Pendre next to Yum Yums Sweet Shop.

Energy Efficiency Rating

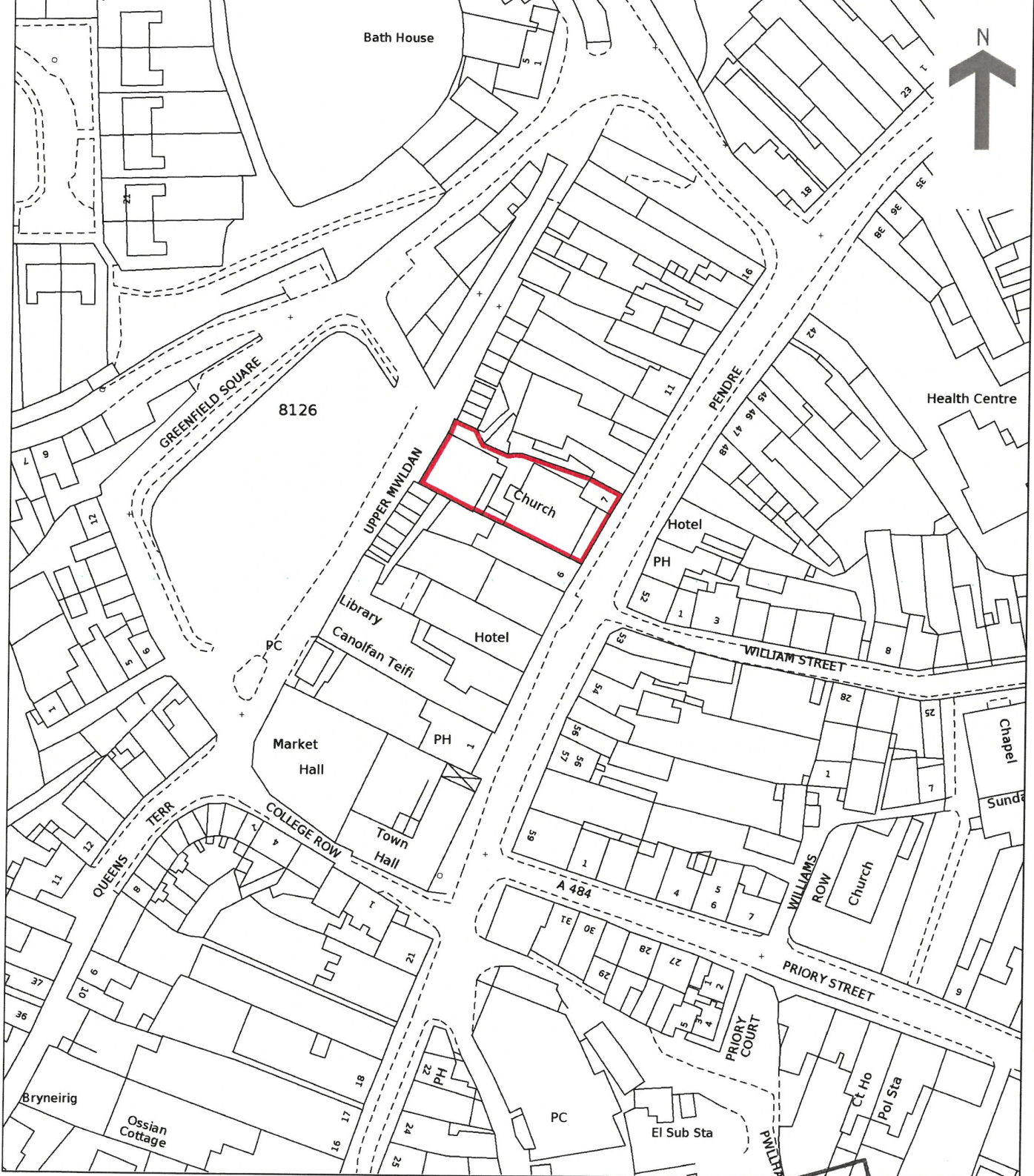
| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

HM Land Registry
Official copy of
title plan

Title number **CYM357049**
Ordnance Survey map reference **SN1746SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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