



Bethesda Chapel, Ynysmeudwy Road, Pontardawe, Swansea, SA8 4QD

Detached Former Chapel with vestry and graveyard.

Summary

Tenure	For Sale
Available Size	3,041 sq ft / 282.52 sq m
Price	Offers in the region of £65,000
Service Charge	N/A
Business Rates	N/A
EPC Rating	EPC exempt - Place of worship

Key Points

- Freehold Sale
- Located In the Swansea Valley
- Knotweed Treatment Plan in Place
- Village Location
- Unlisted Property

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Summary

Available Size	3,041 sq ft
Price	Offers in the region of £65,000
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Place of worship

Description

The subject property comprises a substantial detached chapel which we understand was constructed in its current location toward the end of the 19th Century.

The property is of traditional stone construction with the main chapel being on two floors and the rear vestry and kitchen extension occupying a single level cut into the rear of the site. The main chapel has a main congregational area with stair access at the rear to additional gallery seating and the vestry at the rear which can also be accessed externally from the upper level at the rear.

The graveyard for the chapel is located to the rear and southside of the chapel.

Location

The subject property is located at the junction of Ynysmeudwy Road and Bethesda Road in Ynysmeudwy and located just North of Pontardawe in the upper Swansea valley and about 1 mile from the junction of Ynysmeudwy Road and the main A4067.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Hall	1,681	156.17
Ground - Vestry	250	23.23
1st - Vestry	825	76.65
1st - Kitchen	110	10.22
Ground - Boiler Room	175	16.26
Total	3,041	282.53

Tenure

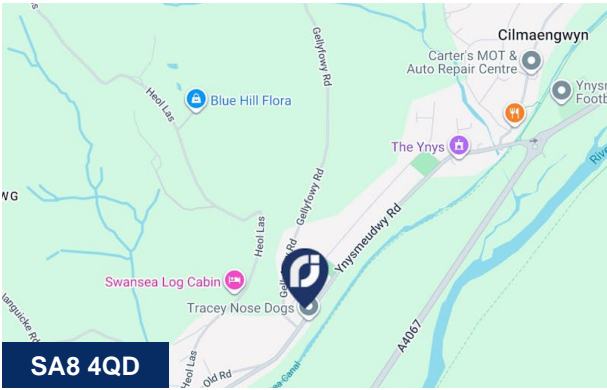
The property is available freehold with vacant possession.

Services

The chapel is connected to mains electricity, gas, water and drainage. We have not undertaken tests to any of the services and assume they are in good and functional order.

Viewings

Strictly by prior appointment with sole agents RJ Chartered Surveyors



Viewing & Further Information

James Smale-Davies
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Planning

The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be possible subject to planning permission. Prospective purchasers must make their own enquiries with the local planning authority if they wish to consider any changes to the use of the building.

Purchaser Covenants

The sale will be subject to our client’s standard terms of sale as set out in the attached appendix entitled "Freehold Sale of Former Bethesda Chapel, Pontardawe - Purchaser's Covenants".