



Gosen Church, Pontardawe, Swansea, SA8 4ET

Detached Former Church with off road parking

Summary

Tenure	For Sale
Available Size	1,108.69 sq ft / 103 sq m
Price	Offers in the region of
Business Rates	N/A
EPC Rating	EPC exempt - Place of worship

Key Points

- Freehold sale
- Off road parking
- Town centre location
- Unlisted

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Summary

Available Size	1,108.69 sq ft
Price	Offers in the region of
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Place of worship

Description

The Property comprises of a small, detached church building which was built in circa. 1921 and comprises of rendered masonry built walls with uPVC double glazed windows under a pitched roof clad with slates. The building was extended to the rear in approximately 2014.

Internally, the Property comprises of an entrance hallway, WC and store room to the front and the main congregational hall beyond. The rear extension comprises of a kitchen/meeting area, two further storerooms and WC facilities. The building is heated by electric panel heaters throughout. There is also a door to the side from the extension leading to the driveway.

Location

Gosen Church is located on Holly Street, Pontardawe a short distance away from the town centre and the A4067, the main Valley road. Pontardawe is a town located in Swansea at the mid-point of the Swansea Valley, approximately 9 miles to the north east of Swansea and approximately 6 miles to the south west of Ystradgynlais. Pontardawe is situated alongside the A4067 which is the main road through the Swansea Valley.

Services

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

Purchaser Covenants

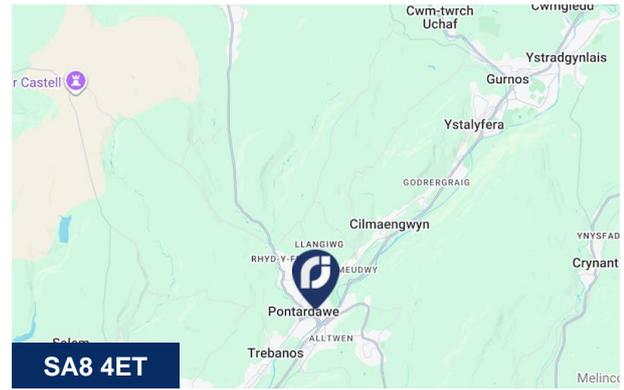
The sale will be subject to Restrictive Covenants, further information can be provided on request.

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.

Charity Statement

As a registered charity (registered charity number: 284789) our client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a chartered surveyor as being in accordance with the Act. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make. In accordance with our client's charitable status, the property may remain on the open market until exchange of contracts: our



Viewing & Further Information



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