

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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REDUCED



Ebenezer Chapel & Chapel House Chapel Street, Trelawnyd, Flintshire LL18 6DP

Offers Around £130,000

An opportunity to acquire a former Chapel and its adjacent Chapel House located in the picturesque village of Trelawnyd. An exciting investment and development opportunity subject to all necessary consents, Its current Use Class of D1 allows use as a Public Place of Worship and for a number of potential uses which could include: Residential dwelling, Day Nursery, Creche etc.

The accommodation briefly affords to The Chapel: Entrance Hall, timber twin doors to The Chapel with parquet flooring.

Chapel House briefly comprises of: 2 Reception Rooms, Inner Hall, Kitchen and Shower Room. To the First Floor: 4 Rooms and to the exterior is accessway to a rear area that is concreted and has an oil storage tank. Car Port and range of outbuildings.

Interested parties are advised to read Supplementary Planning Guidance 24 "Retention of Local Facilities" issued by Flintshire CC noting that this property has been marketed since 28th January 2021.



Entrance Door

Entrance Hall

4'5 x 25'4 (1.35m x 7.72m)

Timber panelling, bench seat and leaded light window.

Twin timber doors to

Chapel

32' x 24' (9.75m x 7.32m)

Timber fixed pews, parquet flooring and timber pulpit area with bench seats and steps up to raised pulpit. Arch shaped windows and radiators.



MAINS WATER

CHAPEL HOUSE

Double glazed door to

Lounge

12'10 x 12'6 (3.91m x 3.81m)

Radiator and fireplace. Double glazed window.



Sitting Room

16' x 8'9 (4.88m x 2.67m)

Radiator, Inglenook fireplace and two double glazed windows.

Inner Hall

Kitchen

8'4 x 7'5 (2.54m x 2.26m)

Base and wall mounted unit with formica topped work surfaces. Stainless steel sink unit with mixer tap, radiator, power points, tiled floor and uPVC double glazed window with matching door to exterior.

Lobby off Inner Hall. Door to



Shower Room

With three piece white suite including shower cubicle, pedestal wash hand basin and close couple WC. Double glazed window.

FIRST FLOOR LANDING

Radiator.

Rear Right Hand Room

9' x 9'6 (2.74m x 2.90m)

Carpet, radiator and double glazed window. Door to



Front Right Hand Room

13'6 x 8'9 (4.11m x 2.67m)

Radiator and double glazed window.

Front Left Hand Room

12'3 x 12'5 (3.73m x 3.78m)

Radiator and double glazed window.

Rear Left Hand Box Room

8'5 x 5'6 (2.57m x 1.68m)

Double glazed window.

Stairs off Landing to Roof Area.

Exterior

Accessway to rear area that is concreted and has an oil storage tank. Car Port and range of outbuildings.

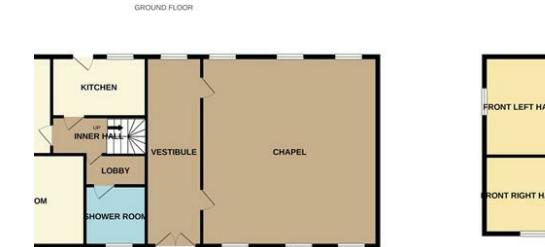
MAINS WATER, ELECTRIC AND DRAINAGE

Directions

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents. 5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 20th January 2021
8. The property is located in a Conservation Area.
9. COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.
10. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken by any agent, lessor or lessor-owner. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and is not drawn to the same scale as the property plan as to the operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	
		39	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			



Regulated by RICS
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