

FOR SALE

PLACE OF WORSHIP

Libanus Chapel, Glanrhyd Road, Ystradgynlais,
Swansea, SA9 1AU



- DETACHED CHAPEL BUILDING WITHIN A RELATIVELY LARGE PLOT
- GROSS INTERNAL AREA – 138.94Q.M (1,495.55 SQ. FT.)
- APPROXIMATE SITE AREA OF 0.248 ACRES (0.010 HECTARE) WITH ACCESS OVER BOTH THE SOUTHERN AND NORTHERN BOUNDARIES
- ESTABLISHED RESIDENTIAL CATCHMENT AREA WITH POTENTIAL FOR CONVERSION TO A RANGE OF ALTERNATIVE USES (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF
£60,000

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LOCATION

The property is positioned between Glanrhyd Road and William Street, approximately 1.1 miles south of Ystradgynlais town centre.

Ystradgynlais is a popular small town with a variety of different local retailers, together with a number of Banks, hot food outlets, Estate Agents, bakers, etc. located within the main high street.

The town has a built up population of approximately 8,092, which is also supported by the wider catchment area, comprising a number of popular villages including Abercraf, Cwmtwrch and Pen-Y-Cae.

Despite the subject premises being located within a predominantly residential area, the immediate vicinity also provides good lines of communication via the main B4599 and the A4067 dual carriageway.

DESCRIPTION

The property comprises a detached place of worship, measuring approximately **138.94 sq.m (1,495.55 sq. ft.)** in total, which is situated within a relatively large plot, within the popular town of Ystradgynlais.

Internally, the main chapel comprises the entrance porch located over the southern elevation, which provides access directly onto the nave. A small kitchen and toilet facilities are also available over the single storey extension to the rear, which can be accessed off the nave.

Externally, the subject premises is situated within a relatively large plot extending to approximately **0.248 acres (0.10 hectares)**, predominantly enclosed by retaining stone walls and benefitting from gated access to both the front and rear elevations, with additional vehicular access to the rear.

We note that designated on-site parking facilities are available to the rear of the site, providing vehicular access over William Street to the northern boundary.

The majority of the site comprises lawn gardens, which can be accessed off the main highway to both the front and rear elevations over a narrow concrete footpath, which eventually leads to the main chapel building.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area: **138.94 sq.m (1,495.55 sq. ft.)**

Entrance Porch 2.60m x 1.73m
with doors to.

Nave 11.58m x 9.80m
with door to.

Kitchen 4.90m x 3.40m
with door to rear courtyard, door to.

W.C. Facilities
comprising a single toilet cubicle.

RATES

It is advised that a place of public religious worship is wholly exempt from business rates under Schedule 5 of the Local Government Finance Act 1988 (as amended) if it is registered and certified as a place of worship under the Places of Worship Registration Act 1855.

VAT

We have been advised that VAT is not applicable to this transaction.

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

The proposed sale is also subject to Connexional Restrictive Covenants, details of which are available upon request.

Please be advised that the property is to be offered for sale in accordance with the requirements for disposition under Section 119 of the Charities Act 2011. A period of full marketing will be required and any offers should be made in writing directly to the selling agent.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

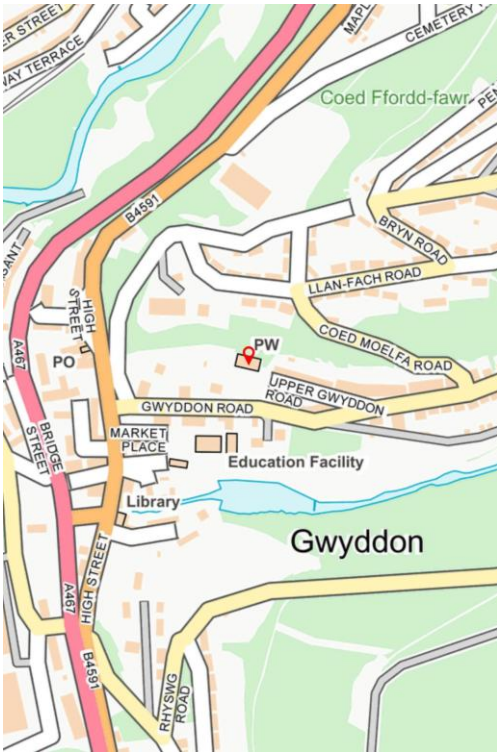
Email: commercial@astleys.net



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