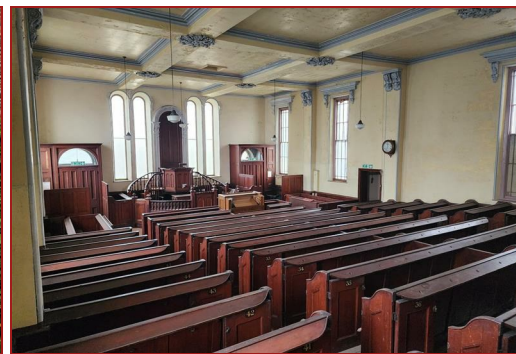




Clough
AND
Co



Y Waun Chapel & Ty Capel Bodfari, Denbigh, Denbighshire LL16 4BT

Guide Price £200,000

A large imposing Chapel standing within spacious grounds with attached Chapel House and garage/general store. The property is located within the small rural village of Waen, Aberwheeler and being situated some 4.5 miles or from the Market Town of Denbigh. The chapel and chapel house both benefit from direct road frontage and includes a wealth of potential.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated within the Village of Waen some 3.5 miles from the A55 North Wales Expressway, 4 miles (approximately) from Denbigh and 12.5 miles, or thereabouts, from Mold.

From our Ruthin office turn right at the roundabout, take the second exit on the A525 towards Denbigh. Continue on this road driving through the villages of Rhewl/Llanrhaeadr. Upon entering Denbigh at the roundabout take the third exit onto the A525 signposted St Asaph. At the roundabout take the fourth exit onto the A541 to Mold, at the junction take the next right onto the B5429 signposted Llandyrnog. Upon reaching the village of Waen the property will be found on the right hand side.

DESCRIPTION

A unique, spacious Chapel of character situated within the village of Waen, Aberwheeler benefiting impressive views of open countryside and beyond and being within close proximity to the Market Town of Denbigh which affords all amenities as well as ample activities for all the family. The interior remains intact with pews and pulpit still in place. There are many excellent examples of chapel conversions within North Wales, Y Waun Chapel offers someone the rare opportunity to acquire a challenging yet rewarding project subject to all necessary planning consents and approvals. The chapel house benefits a red brick under slated roof attached outbuildings providing general store, garage and outside toilet.

We highly recommended internal viewing to fully appreciate the character and floor area on offer.

ACCOMMODATION

The accommodation briefly comprises :-

MAIN CHAPEL

33'1"x 51'2" (10.1x 15.6m)



Fixed pulpit and pews with carpet floor and doors leading to :-

VESTRY

20'8" x 32'9" (6.3m x 10m)



With slated wooden floor, oak panelling, central heating radiators, windows to side and rear aspect, door to :-

PORCH

With quarry tiled floor and door to rear.

KITCHEN

6'10" x 14'5" (2.1m x 4.4m)

Timber wall and base units, laminated worktop, tiled splashback and quarry tiled floor.

SECOND VESTRY

16'6" x 15'1" (5.04m x 4.6m)



Timber floor and base units with laminate worktop, store cupboard housing electric meter box, doors to the chapel house and main chapel.

CHAPEL HOUSE

FRONT ENTRANCE

PORCH

Vinyl floor/tiled floor leading to :-

LOUNGE

10'6" x 14'11" (3.21 x 4.56m)



With open fireplace, slate hearth, central heating radiator, window to front aspect, inset cupboard with shelving above, carpeted floor, door leading to the chapel and door to stairs leading to first floor.

LIVING ROOM

12'2" x 12'6" (3.72m x 3.82m)



Central heating radiator, window to rear aspect and carpeted floor.

KITCHEN

12'5" x 8'9" (3.81m x 2.68m)



Grey modern wall and base units, laminate worktop, tiled splashback, grey sink unit with chrome mixer taps, built under single oven, black ceramic hob, extractor above, central heating radiator and laminate flooring.

REAR PORCH

With concrete floor and access to rear garden.

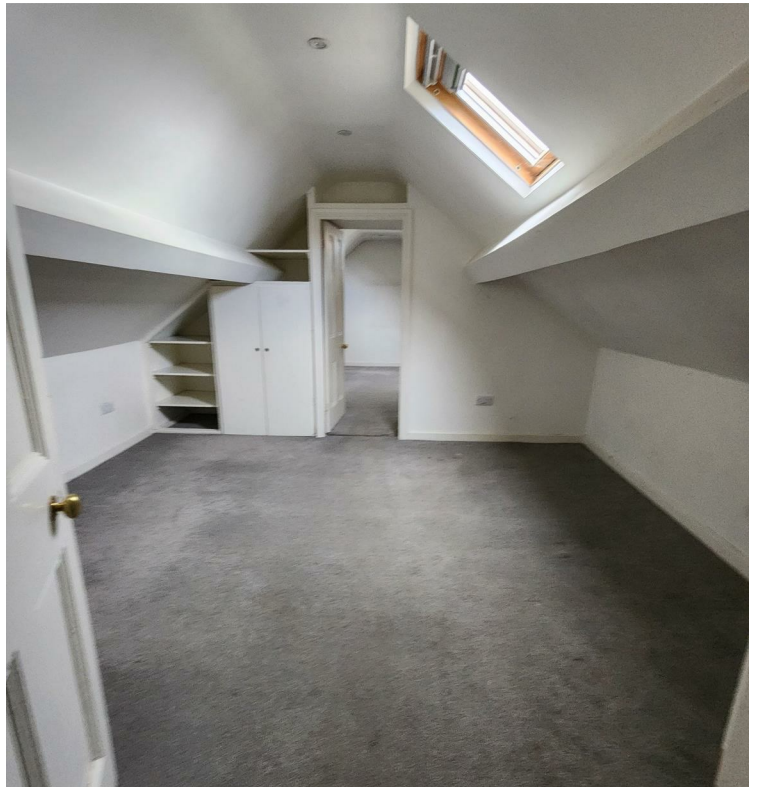
FIRST FLOOR

LANDING

With loft access

BEDROOM ONE

13'1" x 11'7" (4m x 3.54m)



Skylight, built-in cupboards and shelving, carpeted floor and door leading to :-

BEDROOM TWO

13'1" x 11'8" (4m x 3.57m)

Skylight and built-in cupboards, shelving and carpeted floor.

BEDROOM THREE

10'7" x 11'11" (3.23m x 3.65m)



Built-in wardrobes, central heating radiator and carpeted floor.

SPACIOUS LANDING AREA

8'2" x 7'11" (2.49m x 2.43m)



With central heating radiator, shelving and loft hatch.

BEDROOM FOUR

9'3" x 15'1" (2.83m x 4.60m)



Wall shelving, window to rear aspect central heating radiator and carpeted floor.

BATHROOM

9'0" x 6'10" (2.75m x 2.09m)



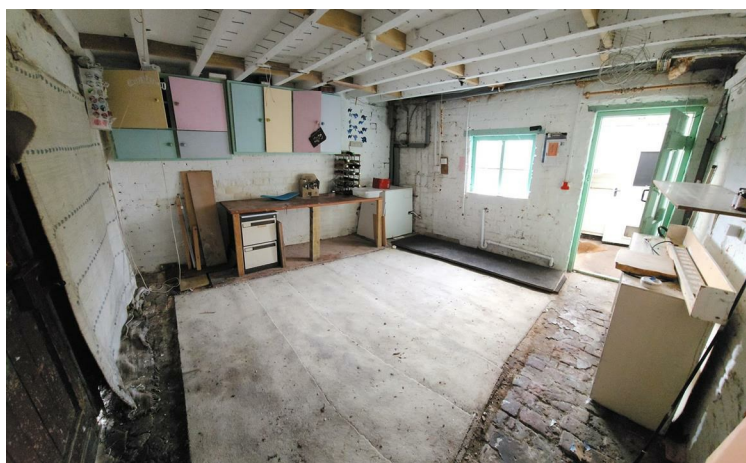
White suite comprising panelled bath with wooden bath panel and electric shower over, wc, pedestal wash hand basin, tiled wall and door to airing cupboard.

OUTSIDE



Attached to the chapel house is an outbuilding providing general store, garage and outside toilet. To the rear of the property is a spacious patio area with hedge, timber fencing, pebble and lawned area. The front garden includes lawned area, shrubs and hedges. The chapel includes an attached boiler room, pebbled area to the rear and garden railings

ADDITIONAL PHOTOGRAPH



SERVICES

We are given to understand that Mains Electricity, Mains Water, Mains Drainage serve the dwelling. Both the chapel and chapel house benefit oil fired central heating. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

Ground Floor



First Floor

