

## Berachah Chapel New Hill, Goodwick, Pembrokeshire, SA64 ODR

**Price Guide £110,000**

- \* An attractive Detached predominantly stone built Listed Grade II Chapel building.
- \* Residential/Commercial conversion potential (subject to Planning).
- \* 2 Pillared Entrances with wrought iron gates and a rendered boundary wall with iron railings.
- \* Sizeable Concreted Patio/Yard to the side of the Property.
- \* Early inspection strongly advised. Realistic Price Guide.



## SITUATION

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of several Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, Fish & Chip Shop Cafe/Takeaway, a Primary School, Chapels, Supermarket, Repair Garages and a Petrol Filling Station/Store.

The Twin Town of Fishguard is within a mile and a half or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station and a Leisure Centre.

The Pembrokeshire Coastline at The Parrog is within a quarter of a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range and amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, petrol Filling Stations, a Library, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

New Hill is predominantly a residential area which runs from the centre of Goodwick in a north easterly directions towards Harbour Village . Berachah Chapel is situated within a 100 yards or so of the centre of Goodwick and Glendower Square.

## DIRECTIONS

From the offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. At the Bypass Roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 550 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching The Rose & Crown Public House, take the first

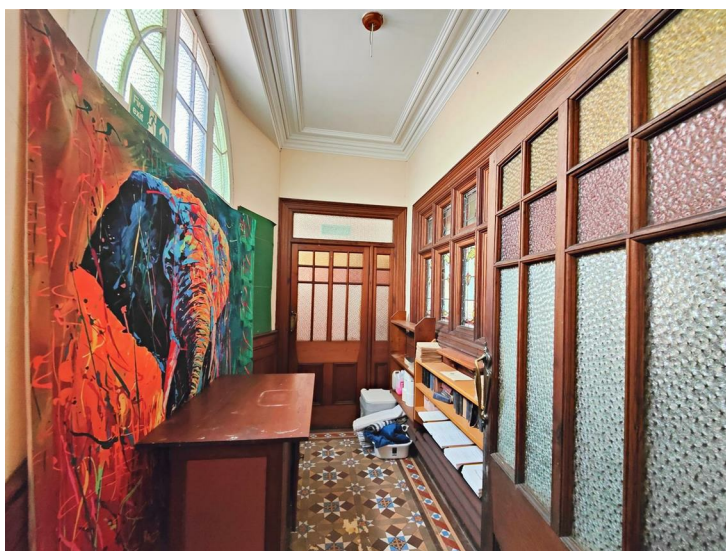
turning left and 50 yards or so further on take the first sharp right turn into New Hill. Proceed up the hill for a 100 yards or so and Berachah Chapel is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

Berachah Chapel comprises a Detached 2 storey building of predominantly solid stone construction with a dressed stone faced front elevation, rendered and coloured elevations and a stone faced rear elevation under a pitched slate roof. There is a single storey Vestry extension to the side of the Property of solid stone and brick construction with a pitched slate roof. Accommodation is as follows:-

## GROUND FLOOR

### Double Entrance Doors to:- Porch



10'8" x 5'8" (3.25m x 1.73m)

With mosaic tile floor, stained glass window to Chapel, wiring for a ceiling light and half glazed doors to Inner Hall 2 and:-

### Inner Hall 1

9'5" x 4'9" (2.87m x 1.45m)

With Mosaic tile floor, 2 power points, staircase to First Floor, 2 windows (one porthole window), coat hooks, attractive cornice and door to Chapel,

### Inner Hall 2

9'52 x 4'9" (2.74m x 1.45m)

With Mosaic tile floor, coat hooks, staircase to First Floor, 2 windows (one porthole window), attractive cornice, 2 power points and door to:-

## Chapel



34'3" x 30'6" (10.44m x 9.30m)

With part carpeted floor and part pine floorboards, 6 windows (2 uPVC double glazed and 4 single glazed sash windows), 8 ceiling lights, electric heating thermostat control, 5 power points, pitch pine pews with electric space heaters, pitch pine pulpit, pine tongue and groove clad ceiling and 5 ceiling lights.

## FIRST FLOOR

### Galleried Loft



30'4" x 12'3" (9.25m x 3.73m)

plus 26'9" x 5'8" (8.15m x 1.73m). With 8 windows (4 uPVC double glazed and 4 single glazed sash windows) and 5 south east facing stained glass windows, 3 power points, electricity meter and fuse boxes.

Adjoining the Chapel Building and approached via a half glazed pitch pine door from the Chapel is a:-

### Single Storey Vestry Building



28'2" x 15'10" (8.59m x 4.83m)

With door to the front Courtyard, painted tongue and groove clad ceiling, 6 windows (2 arched south facing

windows and 4 single glazed sash windows), electricity consumer unit, range of fitted floor cupboards, inset single drainer stainless steel sink unit, Camplux Electric Water Heater, part tile surround, part vinyl floor covering and a mainly carpeted floor, 3 strip lights, 12 power points, 2 Glen wall mounted convector heaters and coat hooks.

## EXTERNALLY

There is a rendered wall and rail forecourt to the Property and to the side is a concreted Patio/Hardstanding area. There is a narrow path surround on the northern western gable end and also on the eastern elevation.

Outside Electric Light.

The boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500.

## SERVICES

Mains Water and Electricity (Smart Meter) are connected to the Property. Mains Drainage is available in the vicinity of the Property and New Hill, but not connected to the Chapel or Vestry. Partial uPVC Double Glazing (6 windows).

## TENURE

Freehold with Vacant Possession upon Completion.

## LISTED BUILDING

Berachah Chapel is a Listed Grade II Building.

## HISTORY

Berachah Chapel was originally built in 1830 and rebuilt in 1906 whilst the Vestry Building was built in 1913.

## REMARKS

Berachah Chapel is an attractive, Detached 2 storey Chapel Building which stands within a 100 yards or so of the centre of Goodwick and it's amenities. The Property has many attractive character features including Pine Floorboards, Pitch Pine Pews and Pulpit, Stained Glass Windows, Pine Tongue and Groove Clad Ceilings, attractive Plasterwork etc etc. Berachah Chapel stands within the Residential Development limits for Goodwick and has Residential/Commercial conversion potential (Subject to any Change of Use and/or Planning Consents). The Property has a wall and rail forecourt fronting onto New Hill and to the side of the Property is a concreted Patio/Hardstanding area. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





Berachah Chapel, New Hill, Goodwick, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.






## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com