



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

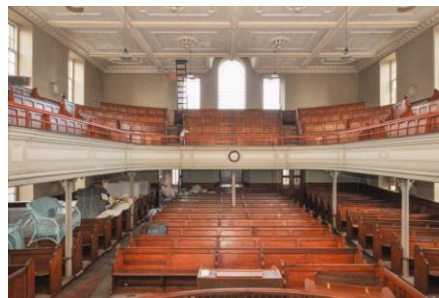
FOR SALE
AR WERTH



Capel Siloam, Bontnewydd, Caernarfon, Gwynedd LL55 2UG • £150,000

What a building – the conversion potential means you'll have one of the most unique residences!

- Substantial Chapel & Attached Vestry
- Grade II Listed With Immense Character
- Remarkable Architectural Features & Detail
- Huge Residential Conversion Potential
- Optional Extra To Purchase Ty Capel
- Drawings/Plans Available To View
- An Exciting & Unique Opportunity
- Popular & Central Village Location
- Internal Viewing Essential To Appreciate
- Convenient Location For Amenities



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Capel Siloam, Bontnewydd, Caernarfon, Gwynedd, North Wales LL55 2UG

Description: A unique opportunity to purchase a large Victorian Grade II Listed Chapel and attached Vestry, situated in a prominent roadside position within the popular village of Bontnewydd. The conversion potential here is quite significant and un-submitted plans have been drawn and can be viewed at our Caernarfon Office. The Chapel appears to date from 1840 and is particularly noted for its architecture both inside and out. The two turrets on the front elevation are highlights whilst the ornate interior demonstrates the original craftsmanship and attention to detail. This offers immense potential for a purchaser wishing to undertake a renovation/conversion project, subject to the usual planning and building consents – the plans will go some way to demonstrate just what is feasible – there certainly won't be a home quite like it for sure! Off road parking has been taken into consideration within the drawings and being located in the centre of the village ensures that local amenities and bus services are near to hand with Caernarfon conveniently located just 2 miles distant. Viewing is essential to fully appreciate the potential.



Location: The village of Bontnewydd is situated along the main A487 thoroughfare, connecting all the main towns, villages and tourist destinations along the beautiful North Wales coastline. It's particularly convenient for the main town of Caernarfon to the north. The village benefits from having a primary school, 2 village stores, post office, fast food outlet and public house. Caernarfon is famous for its 13th century castle but is also the administrative centre for Gwynedd and enjoys a vibrant town centre with a variety of interesting shops within the castle walls. The town boasts a number of schools and has a great waterside dock area - the Menai Strait being particularly beautiful with water-sports and leisure facilities near to hand. The area is also conveniently placed for easy access to the Snowdonia National Park with majestic peaks, lakes and hidden valleys.

Vestibule:	6' 7" x 41' 9" (2.01m x 12.73m)
Chapel:	47' 10" x 41' 9" (14.59m x 12.73m)
Vestry:	24' 5" x 41' 7" (7.46m x 12.70m)
Reception Hall:	12' 1" x 11' 6" (3.69m x 3.52m)
Kitchen:	8' 11" x 11' 7" (2.74m x 3.54m max)

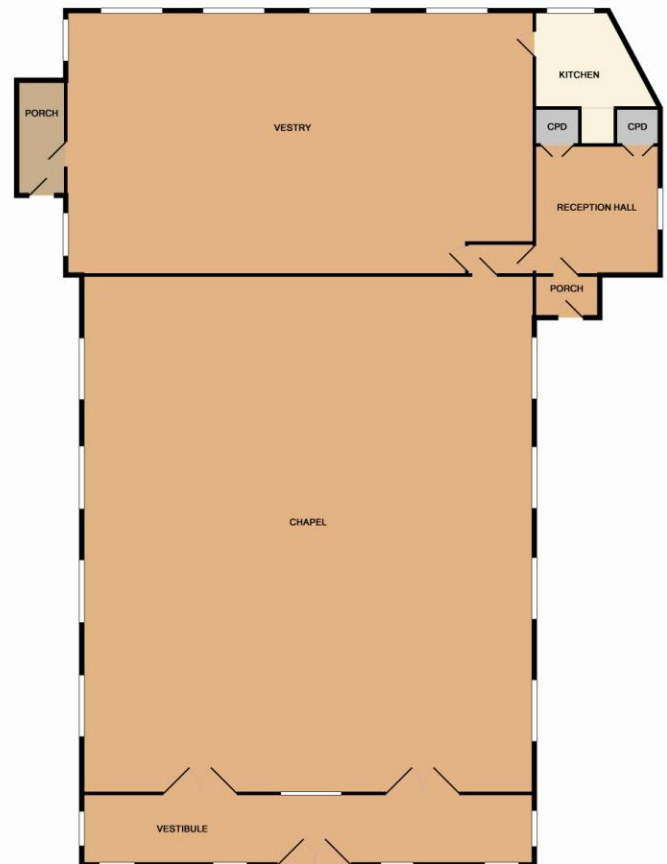
Outside: To the front is a paved forecourt. Gates and a pathway to the side will allow for shared access to both the chapel and the adjoining chapel house.

Tenure: We have been informed that the tenure is Freehold.

Heating: The agent has tested no services, appliances or central heating system (if any).

Services: We are informed by the seller that this property benefits from Mains Water, Electricity and Drainage.

Directions: From Caernarfon, follow the A487 in the direction of Porthmadog. On reaching the roundabout in the village of Bontnewydd, proceed straight over past the pedestrian crossing where you will find the chapel located a little further on your left hand side.



**Total Approx Floor Area
– 3633ft² (337.5m²)**

Agent's Notes: Planning is being submitted and a decision will be made next year after bat report.

Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfi contract na rhan o gcontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.