Local Independent Professional Newland Rennie

## **The Citadel**

### 97 Snatchwood Road, Abersychan, Pontypool, NP4 7BS

# **OIRO £39,950**



A SUBSTANTIAL CHAPEL BUILDING MOST RECENTLY USED AS A PRIVATE CLUBHOUSE

870 SQ. FT. HALL OR CLUB ROOM WITH STAGING
KITCHEN IN TWO TOILETS IN FIRST FLOOR BALCONY
MAINS SERVICES IN GAS CENTRAL HEATING
INPROMINENT MAIN ROAD LOCATION



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### **SITUATION & LOCATION**

The Citadel is situated on Snatchwood Road in Abersychan opposite other commercial property and within walking distance of a public car park.

#### DESCRIPTION

The Citadel is a detached chapel building of traditional construction with rendered elevations beneath a slate roof, flanked on either side by open grassed areas currently owned and maintained by the Local Authority.

#### The accommodation comprises:

#### **Ground Floor**

**Covered Semi Enclosed Outside Porch Area** Giving access to

#### **Entrance Lobby**

15' 0" (4.57m) x 8' 0" (2.44m) with a tiled floor and staircase off, radiator.

#### Main Hall/Club Room

36' 0" (10.97m) x 24' 2" (7.37m) with a raised stage running the full width of the hall at one end, suspended ceiling, small woodburner stove for room heating purposes only, and radiator.

#### Extension With Rear Lobby Entrance/Passage Leading to

#### **Two Toilets**

Each with wc, washbasin, and thermoplastic tiled floor.

#### Kitchen

13' 9" (4.19m) x 7' 3" (2.21m) with double drainer stainless steel sink unit, a range of floor mounted kitchen cupboards, gas fired combi boiler and radiator.

### **First Floor**

#### Former Balcony or Gallery

Now enclosed but retaining the terraced sitting area. Radiator.

#### Outside

There is an open side passage and a limited largely overgrown curtilage at the rear of the building.

#### User

The building is still classified as a chapel for planning and taxation purposes although its most recent use has been as a private club.

#### **Services**

Mains gas, water, electricity and drainage are understood to be connected to the property.

#### Tenure

We are informed the property is Freehold intending purchasers should make their own enquiries via their solicitors.

#### **Rateable Value**

We understand that as a chapel the building has not been assessed for business rates.

#### Viewing

It is a condition of the issue of these sales particulars that all viewings and negotiations are to be carried out by the agents Newland Rennie Wilkins, 24 Lion Street, Abergavenny, NP7 65NT

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All measurements are approximate only. Reference to external/internal floor areas are approximate only and should not be used for Building Insurance purposes. Please note we have not tested the equipment, appliances and services in this property – interested parties are advised to commission the appropriate surveys before making any offer to purchase. Sketch and floor plans are for illustrative purposes only – not to scale. All walls, doors, windows, fittings, their sizes and locations are approximate only and cannot be regarded as being a representation by the seller or his agent Newland Rennie. Reference to North is magnetic and approximate only. N019