

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** ■ **TWO TOILETS** ■ **FIRST FLOOR BALCONY** ■
- **MAINS SERVICES** ■ **GAS CENTRAL HEATING** ■
- **PROMINENT MAIN ROAD LOCATION** ■

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.

Rear Extension With 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

Tel: 01873 859 331

E-mail: abergavenny@nrwproperty.com



Branches at:

Abergavenny
01873 859331

Caldicot
01291 430331

Chepstow
01291 626775

Cwmbran
01633 868341

Monmouth
01600 712916

Newport
01633 221441