



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



Capel Libanus, Bontnewydd, Gwynedd LL54 7UP • Offers in Region of £50,000

It may be a simple Welsh Chapel but it offers immense character and enormous potential!

- Remarkable Welsh Chapel
- Victorian Era - Built In 1867
- Superb Preserved Interior
- Eye-catching Ornate Features
- Additional School To Rear
- Immense Conversion Potential
- Raised Forecourt & Outside Wc's
- Convenient Village Location
- Pleasant Southerly Aspect
- Essential Viewing To Appreciate



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Description

A rare and exceptional opportunity to purchase a perfectly preserved Detached Welsh Chapel situated on the southern edge of the popular village of Bontnewydd, being within easy reach of local amenities and historic Caernarfon Town. The chapel appears to have been built in 1867 (according to the placename on the front elevation) and while it is a straightforward and simple design, it is a perfect example of the dedication and skills of the craftsmen who would have worked on the building originally. The integrity of the interior is perfectly preserved with a remarkable decorative ceiling feature. To the rear of the main chapel is an attached school and prayer room which in itself has a fabulous panelled ceiling and ornate fireplace. Within the main interior there are several radiators which suggests that there is some form of heating, but this should not be relied upon as material information. We are of the opinion that the chapel offers immense potential for a purchaser wishing to undertake a conversion/renovation project - subject to the usual planning/building consents and approvals. Viewing is essential to fully appreciate the potential.



Side Entrance Hall

Prayer Room: 8' 8" x 9' 8" (2.66m x 2.95m)

Outside

To the front is a raised forecourt with heavy gauge iron gates and railings. To the rear there is access to the outside patrons' toilets.

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. Proceed through the village of Bontnewydd, past the pub on your left and shortly after the left hand bend take the next turning on your left where you will find the chapel immediately on your left hand side.

Location

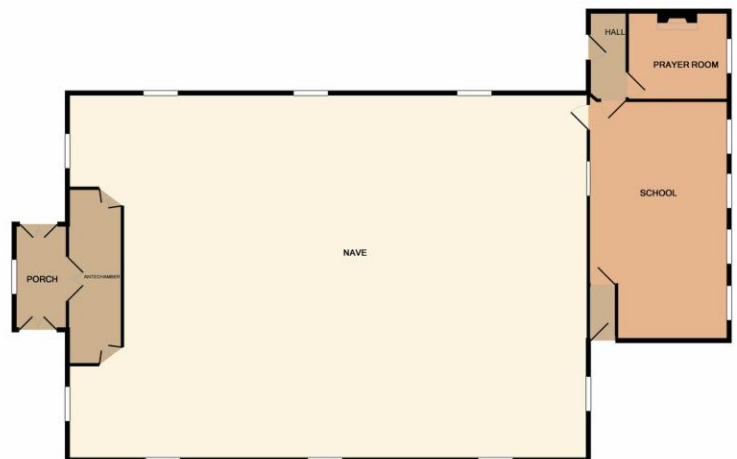
The popular village of Bontnewydd is situated along the main A487 thoroughfare which connects all the main towns, villages and main tourist destinations along the beautiful North Wales coastline. It's highly convenient for the main shopping town of Caernarfon which is located just 2 miles to the north. The village benefits from having a primary school, village store, fish & chip shop and public house. Caernarfon is famous for its 13th Century castle, is the administrative centre for Gwynedd and enjoys a vibrant town centre with a variety of interesting shops situated 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 activities. The area is also conveniently placed for easy access to the Snowdonia National Park with majestic peaks, peaceful lakes and hidden valleys as well as the nearby coastline with its numerous sandy beaches.

Porch: 10' 4" x 5' 2" (3.15m x 1.58m)

Antechamber: 17' 3" x 5' 4" (5.27m x 1.64m max)

Nave: 35' 11" x 50' 11" (10.97m x 15.54m max)

School: 23' 6" x 13' 10" (7.17m x 4.22m max)



TOTAL APPROX. FLOOR AREA 2328 SQ.FT. (216.3 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cymerwyd pob gofal wrth baratoir 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 gynewyddig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

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.