



Tom Parry

Capel Cefn Ddwysarn Cefn Ddwysarn, Bala, LL23 7HE

Price guide £30,000

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The property is a single cell disused Chapel building, built of stone walls with rendered elevations under a pitched slated roof, and stands back from the main A494 trunk road in the centre of the hamlet of Cefn Ddwysarn, being approximately 3 and 8 miles distance respectively from the market towns of Bala and Corwen. It has a fixed pulpit and pitch pine pews, with timber flooring and all the windows are double glazed. It offers development potential, but prospective purchasers must satisfy themselves with the planning authority as to what is permissible and must abide with the usual covenants of the Presbyterian Church in Wales i.e not to use the property for the sale of alcohol, drugs, betting, gaming etc.

The ACCOMMODATION comprises:-

Entrance Lobby

opening to the:

Main Chapel

12.16m x 8.33m

with fixed pitch pine pulpit and pews and timber flooring.

Services:

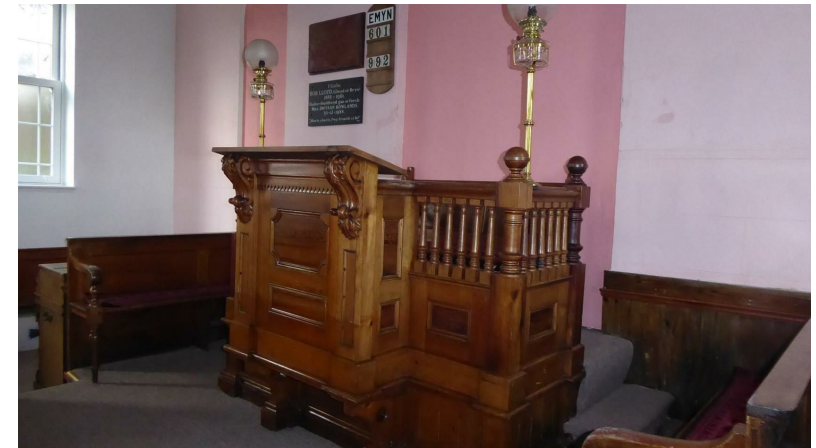
The property is connected to mains electricity and is heated by electric storage and under pew tubular heaters.

Tenure:

Freehold with vacant possession on completion.

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

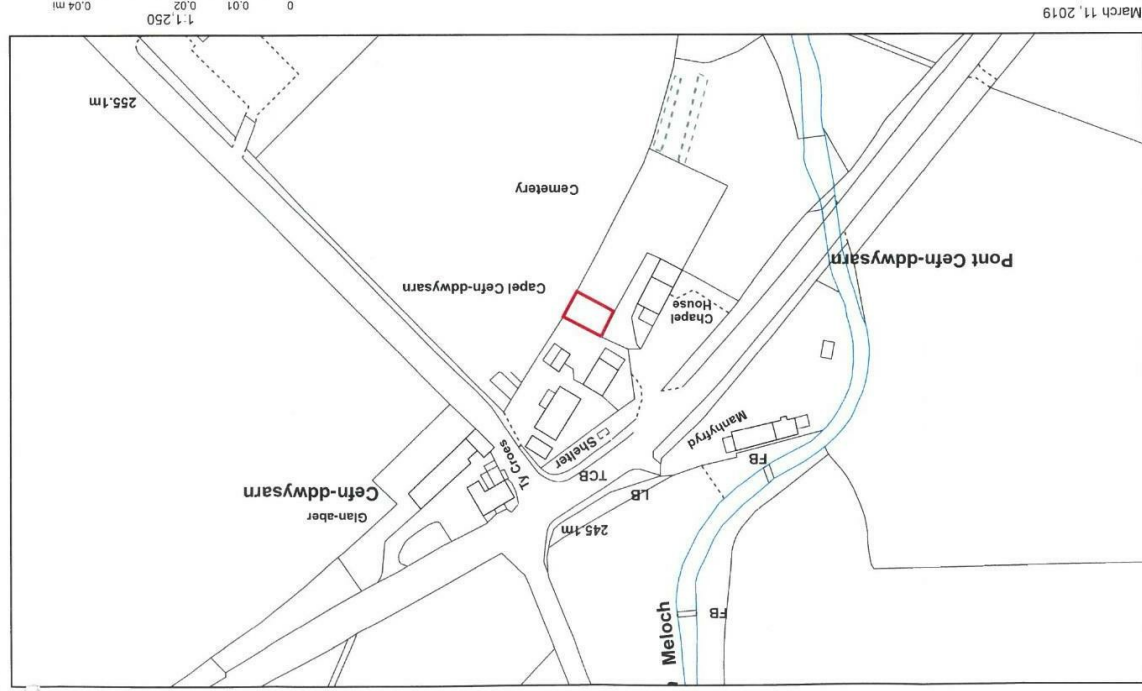






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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