



Ebenezer Chapel

Trefriw

£99,950

A substantial former Welsh Chapel in elevated village setting with outstanding views.

Planning agreement for conversion into four units. An excellent re-development opportunity located in the heart of the Conwy Valley in a popular tourist destination close to Snowdonia Adventure Parc and Zip World Attractions. Substantial premises with the benefit of planning agreement for conversion into 4 individual self contained units with integral garaging and extensive panoramic views.



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LOCATION

Prominent location close to the village centre on the approach to Crafnant Valley. Convenient walking distance of all local shops, restaurants and other amenities. Trefriw is a popular village renowned for its Roman Spa and Woollen Mills.

ACCOMMODATION

Description: This is an exciting opportunity to acquire a redundant former Welsh Chapel with fine architectural features. The current owners have negotiated planning agreement with the Snowdonia National Park for conversion into 4 self contained individual residential units with parking and garaging. However, alternative planning proposals could be considered - subject to further discussions with the planning authorities. The existing agreement has not been signed off, therefore prospective buyers may wish to amend the proposed use and either convert into one single dwelling or look towards increasing the number of residential units. The existing building is arranged over 3 floors - Lower ground floor - Vestry and kitchen area, ground floor service and rear meeting room, circular first floor gallery area.

Accommodation



Ground Floor - Large Portico Entrance:
Stairs to either side leading off to first floor
gallery area.

Service Area: 51'3" x 34'8" (15.62 x 10.56)
Windows to either side, door to rear leading
to:

Meeting Room: 14'10" x 23'6" (4.51 x 7.17)
External rear access.

Steps from Rear of Existing Pulpit:
Leads down to lower ground floor vestry.
There is also external access to the lower
ground floor area.

Vestry: 51'2" x 34'5" (15.6 x 10.5) Windows
to either side.

First Floor

Impressive Galleried Seating Area:
Seating arranged over the service area.

PLANNING: Existing owners have plans and
documentation available for proposed
purchasers, including investigative reports,
design and access statements etc. The
existing planning agreement allows for 4 units
but these are subject to section 106
agreements which would include discounted
sums for units 1 & 3, commuted agreed sum
for unit 2 and unit 4 to be affordable.
However, subject to the end use, these can
be re-configured. Full details will be available
to prospective buyers.

Services: Mains water, electricity are
available to the property, gas at road side,
mains drainage available nearby.

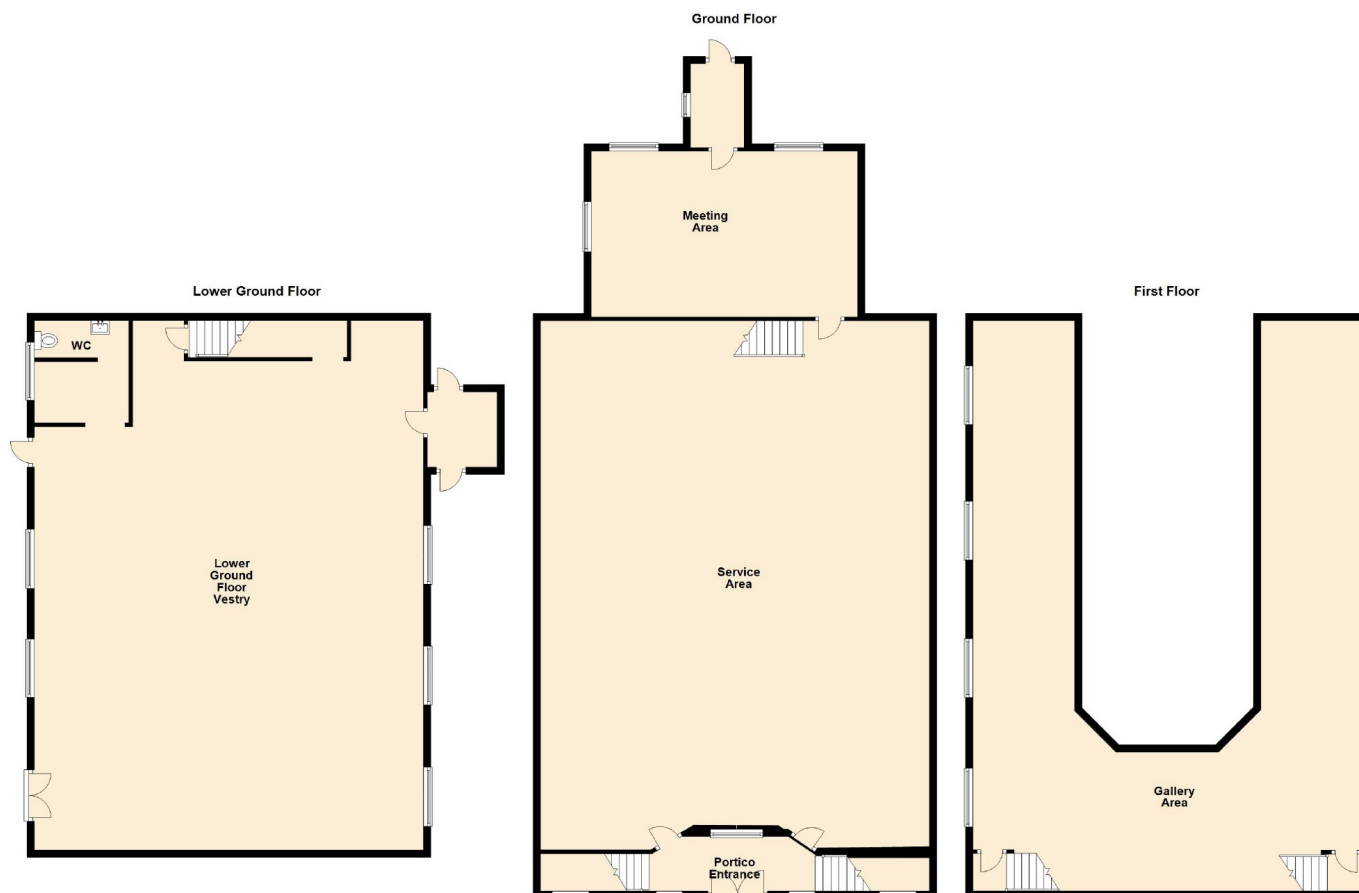
Viewing: By appointment through the agents
Iwan M Williams, 5 Denbigh Street, Llanrwst,
tel 01492 642551, email
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Proof of ID: In order to comply with anti-
money laundering regulations, Iwan M
Williams Estate Agents require all buyers to
provide us with proof of identity and proof of
current residential address. The following
documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID,
such as current passport or UK driving
licence. EVIDENCE OF ADDRESS: a bank,
building society statement, utility bill, credit
card bill or any other form of ID, issued within
the previous three months, providing evidence
of residency as the correspondence address.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | | 73 |
| | | 1 | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | 51 |
| | | 7 | |
| England & Wales | | EU Directive 2002/91/EC | |



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These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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