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**COUNCIL TAX BAND**

Flat 1 Tax band – D  
Flat 2 Tax band – D  
Flat 3 Tax band - B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Denbighshire County Council

**DATE:** 25th June 2021



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The Old Wesleyan Chapel, Waterfall Road, Dyserth,  
Denbighshire , LL18 6ET

**£360,000**

- INVESTMENT OPPORTUNITY
- HIGH QUALITY FINISH
- THREE APARTMENTS
- SPACIOUS ACCOMMODATION

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## DESCRIPTION

The Old Wesleyan Chapel is located in the picturesque village of Dyserth which is situated between the main A55 coast road and the sea with Chester being approximately thirty five miles. Built of solid stone dating back to pre 1895, the Chapel was sympathetically converted into three self contained flats by the current owner in 1989 and each offer spacious accommodation, two are currently occupied with tenants. All properties are individually serviced and rated with the appropriate planning permissions for three separate units. The flats currently return over a 6% yield in rental returns and have LPG central heating on new condensing boilers, log burners and separate electricity and mains water supplies. The property is accessed through double gates leading off Waterfall Road onto an attractive block paved pathway.

Both Flats 1 and 2 are accessed through the main double doors at the front of the Chapel which leads into a:-

## COMMUNAL ENTRANCE/LOBBY

With a quarry tiled floor and pitched pine meter cupboard, two original opaque glazed side windows.

## FLAT 1 - FIRST FLOOR FLAT

### LOUNGE

20' x 16' (6.1m x 4.88m) maximum. Accessed via a flight of stairs from the lobby. the lounge opens out into a spacious hallway with ornate decorative ceiling roses, original beams and a pitch pine bannister made from the original chapel pulpit, two large windows overlooking the front elevation, a Velux window, two double panelled radiators and a 'Villager' cast iron wood burning stove.

### KITCHEN/DINER

22' x 12' (6.71m x 3.66m) Having a comprehensive range of 'Cherry' wooden panelled doors and drawer fronts with cream granite effect worktops, part tiled walls, double 'Villroy and Bosch' sink with mixer tap, drainer and waste disposal unit, plumbing installed for dishwasher, a four ring 'Zanussi' electric halogen hob with extractor unit and is complemented by a 'Stoves' electric oven with eye level grill/half oven. There is a window to the front elevation, 'Velux' roof window and a double panelled radiator.

### UTILITY ROOM

7' x 7' (2.13m x 2.13m) With plumbing installed for automatic washing machine, 'Ideal' LPG condensing boiler, a ceiling mounted pulley rack drier, useful shelving for storage and a 'Velux' window.

### STUDY

9' 8" (2.74m x 0.2m) Having a radiator and a 'Velux' window.

### INNER HALL

Having a cloakroom/store cupboard and decorative ceiling rose.

### BEDROOM ONE

18' x 16' 6" (5.49m x 5.03m) With two double built-in wardrobes and one single cupboard with shelving, a feature beam and stone plinth, a 'Velux' window and a double panelled radiator.

### ENSUITE

13' x 7' (3.96m x 2.13m) With a large walk-in shower, pedestal wash hand basin, low flush w.c., towel rail and fully tiled walls.

### BEDROOM TWO

16' x 12' (4.88m x 3.66m) Having a 'Velux' window and radiator.

### BATHROOM

12' x 11' (3.66m x 3.35m) Having a Victorian free standing bath with hand held shower, walk in shower cubicle, pedestal wash hand basin, low flush w.c., slate grey tiled floor, complementary wall tiles, 'Velux' window, chrome towel rail and laundry cupboard with shelving.

## FLAT 2 - GROUND FLOOR

### LOUNGE/DINER

24' x 16' 6" (7.32m x 5.03m) Accessed via the main lobby is this spacious room with three double glazed windows providing views over the village of Dyserth and the coast beyond, a 'Villager' multi fuel burner, two double panelled radiators,

### INNER HALL/STUDY AREA

With an under stair storage cupboard.

### KITCHEN/DINER

18' x 13' (5.49m x 3.96m) Having a comprehensive range of recently refurbished base cupboards and drawers with marble effect worktops, wall mounted units, electric hob with extractor canopy over, built-in double oven, part tiled walls, power points, one and a quarter bowl sink with waste disposal unit, radiator and space for dining table.

### UTILITY ROOM

8' x 6' (2.44m x 1.83m) Having a single drainer sink with cupboard beneath, worktop surface, part tiled walls, wall mounted 'Ideal' LPG condensing boiler, ceiling mounted pulley drier, plumbing installed for automatic washing machine and dishwasher, built-in cupboard with shelving, external door to the side elevation.

### BEDROOM ONE

16' x 12' (4.88m x 3.66m) With a radiator, double glazed window and power point.

### ENSUITE

Having a shower cubicle with electric shower, wash hand basin set into vanity unit, low flush w.c. and towel rail.

### BEDROOM TWO

16' x 12' (4.88m x 3.66m) Having a double glazed window with views over Dyserth and a panelled radiator.

### BEDROOM THREE

13' x 11' (3.96m x 3.35m) Having a double glazed window with views over Dyserth and radiator.

### BATHROOM

12' x 11' (3.66m x 3.35m) Having a white suite comprising panelled bath, walk-in shower cubicle, wash hand basin set into vanity unit with storage beneath, low flush w.c. and built-in storage cupboard with shelving.

## FLAT THREE - SCHOOL ROOM FLAT

Accessed at the rear of the building.

### LOBBY

With storage cupboard and cloaks hangers.

### LOUNGE

Having three double glazed windows enjoying an aspect over the rear and side elevation, pitch pine panelling to dado height, original antique fire surround and grate with an additional 'Villager' multi fuel burner and two radiators.

### KITCHEN

With a range of grey fronted shaker style units including full height larder cupboard, electric hob with a stainless steel convector hood, electric oven, part tiled walls, radiator, window to the rear elevation, quarry tiled floor and a LPG 'Ideal' condensing boiler.



### BEDROOM

Having a built-in wardrobe, pitch pine panelling to dado height to two walls and radiator.

### SHOWER ROOM

Having a tiled shower cubicle, low flush w.c., pedestal wash hand basin and part tiled walls.

### OUTSIDE

The property is approached over a block paved pathway with the neighbouring cottage having pedestrian access to their front entrance. To the side of the property is a lawn garden with established borders and a timber decked seating area with a Garden Store which Flats 1 & 2 can share. The School Room Flat benefits from an enclosed private courtyard with rockery enjoying the views over Dyserth to the rear of the building.

### AGENT NOTES

Rental incomes from the 3 apartments:

Flat 1 £640 pcm  
Flat 2 £680 pcm  
Flat 3 £450 pcm

Total £1770 pcm  
£21,240 per annum  
6% ROI

### SERVICES

Mains electric, water and drainage are believed available or connected to the property with heating by way of LPG and multi fuel burners. All services and appliances are not tested by the Selling Agent.

### DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout continue across and proceed through the village of Meliden and at the traffic lights turn left onto Waterfall Road and the property will be found on the left hand side a short distance after the Waterfalls.

