

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers
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NEW



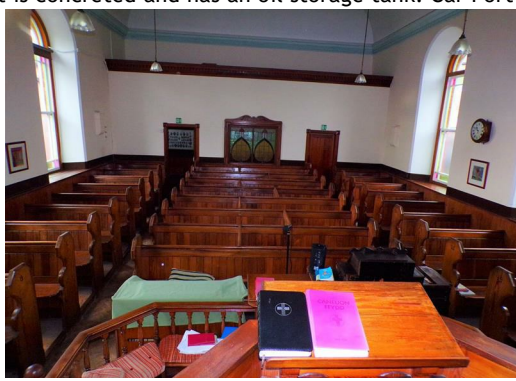
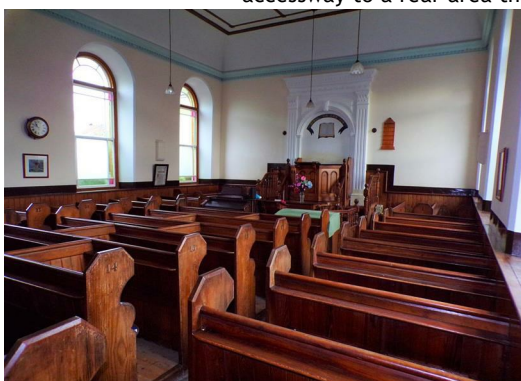
Ebenezer Chapel & Chapel House Chapel Street, Trelawnyd, Flintshire LL18 6DP Offers Around £175,000

OFFERED ON AN INFORMAL TENDER BASIS

An opportunity to acquire a former Chapel and its adjacent Chapel House located in the picturesque village of Trelawnyd. An exciting investment and development opportunity subject to all necessary consents, Its current planning of a Place of Worship allows it to be utilised for a number of potential uses which could include: Residential dwelling, Day Nursery, Creche etc.

The accommodation briefly affords to The Chapel: Entrance Hall, timber twin doors to The Chapel with parquet flooring.

Chapel House briefly comprises of: 2 Reception Rooms, Inner Hall, Kitchen and Shower Room. To the First Floor: 4 Rooms and to the exterior is accessway to a rear area that is concreted and has an oil storage tank. Car Port and range of outbuildings.



Entrance Door

Entrance Hall 4'5 x 25'4 (1.35m x 7.72m)

Timber panelling, bench seat and leaded light window.

Twin timber doors to

Chapel 32' x 24' (9.75m x 7.32m)

Timber fixed pews, parquet flooring and timber pulpit area with bench seats and steps up to raised pulpit. Arch shaped windows and radiators.

MAINS WATER

CHAPEL HOUSE

Double glazed door to

Lounge 12'10 x 12'6 (3.91m x 3.81m)

Radiator and fireplace. Double glazed window.

Sitting Room 16' x 8'9 (4.88m x 2.67m)

Radiator, Inglenook fireplace and two double glazed windows.

Inner Hall

Kitchen 8'4 x 7'5 (2.54m x 2.26m)

Base and wall mounted unit with formica topped work surfaces. Stainless steel sink unit with mixer tap, radiator, power points, tiled floor and uPVC double glazed window with matching door to exterior.

Lobby off Inner Hall. Door to

Shower Room

With three piece white suite including shower cubicle, pedestal wash hand basin and close couple WC. Double glazed window.

FIRST FLOOR LANDING

Radiator.

Rear Right Hand Room 9' x 9'6 (2.74m x 2.90m)

Carpet, radiator and double glazed window. Door to

Front Right Hand Room 13'6 x 8'9 (4.11m x 2.67m)

Radiator and double glazed window.

Front Left Hand Room 12'3 x 12'5 (3.73m x 3.78m)

Radiator and double glazed window.

Rear Left Hand Box Room 8'5 x 5'6 (2.57m x 1.68m)

Double glazed window.

Stairs off Landing to Roof Area.

Exterior

Accessway to rear area that is concreted and has an oil storage tank. Car Port and range of outbuildings.

MAINS WATER, ELECTRIC AND DRAINAGE

Directions

INFORMAL TENDER BASIS

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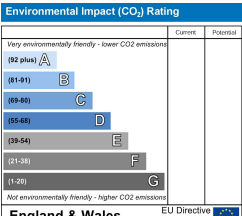
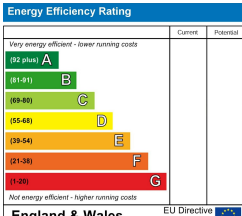
1. Written offers are requested to be sent to the Agents Rhyl Office by 12 noon on Wednesday 17th March 2021.
2. All offers should be sent to the Selling Agents Office in a sealed envelope clearly marked EBENEZER CHAPEL & CHAPEL HOUSE, CHAPEL STREET, TRELAUNYD
3. Such written offers should clarify the price offered, source of finance and status of the offeror.
4. On receipt of all offers our client will consider same and make a decision.
5. The client reserves the right to sell the property prior to the Informal Tender basis if an acceptable offer is received.
6. Our client is not bound to accept the highest or any offer under this Informal Tender basis.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents. 5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 20th January r 2021
8. The property is located in a Conservation Area

8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0



Regulated by RICS
David K. Jones BSc(Hons) FRICS Registered Valuer
Nicholas Redfearn

