

# FOR SALE

CHAPEL/ D1

THE METHODIST CHURCH, CAMBRIAN STREET,  
LLANELLI, SA15 2LE



- DETACHED FORMER PLACE OF WORSHIP
- GIA – 94.28 SQ.M (1,014.82 SQ. FT.)
- PROMINENT CORNER POSITION
- EDGE OF TOWN CENTRE

OFFERS IN THE REGION OF

**£45,000**

# THE METHODIST CHURCH, CAMBRIAN STREET, LLANELLI, SA15 2LE

## LOCATION

The property is situated along the corner of Cambrian Street and Bryn Road, along the edge of Llanelli town centre.

The subject premises provides good lines of communication via the main B4304, which is the main coastal road to the south of the town. Llanelli town centre is approximately 1 mile away in a northerly direction.

The property is generally surrounded by residential dwellings, with ease of access to the popular amenities, including the Millennium Coastal Path and Machynys Peninsula Golf & Country Club.

## DESCRIPTION

The property comprises a detached, single storey, place of worship situated along a prominent main road position, along the edge of Llanelli town centre.

Internally, the property comprises an entrance porch, providing access directly onto the main naïve. The single storey addition to the rear of the original building accommodates additional kitchen and w.c. facilities.

The building occupies the majority of the site with the exception of a small walkway and enclosed yard area to the rear of the property, which appears to be used as a means of escape. The entire site (including the main building) equates to approximately 0.05 acre (0.02 hectares).

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

**Gross Internal Area: 94.28 sq.m (1,014.82 sq. ft.)**

Entrance Foyer: 1.41m x 1.20m  
*with door to.*

Nave: 6.61m x 10.16m  
*with door to.*

Kitchen: 4.97m x 5.12m  
*fitted with wall and base units incorporating sink drainer, with wall mounted gas fired combi boiler, door to rear enclosed yard.*

Disabled W.C. Facilities

## RATES

Based on its existing use as a place of worship, the subject premises is not eligible for rating assessment.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk)

## VAT

We have been advised that VAT is not applicable to this proposed transaction.

## Terms & Tenure

The subject premises is available Freehold with vacant possession.

Please be advised that the property is to be offered for sale in accordance with the requirements for disposition under Section 119 of the Charities Act 2011. A period of full marketing will be required and any offers should be made in writing directly to the selling agent.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
**Tel: 01792 479 850**  
**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**





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