



**Y Waun Chapel & Ty Capel Bodfari, Denbigh,
Denbighshire LL16 4BT
Guide Price £200,000**



Clough
AND
Co

Y Waun Chapel & Ty Capel Bodfari, Denbigh, Denbighshire LL16 4BT Guide Price £200,000

A large imposing Chapel standing within spacious grounds with attached Chapel House and garage/general store. The property is located within the small rural village of Waen, Aberwheeler and being situated some 4.5 miles or from the Market Town of Denbigh. The chapel and chapel house both benefit from direct road frontage and includes a wealth of potential.

FOR SALE BY FORMAL TENDER
TENDERS CLOSE 12 NOON 25TH FEBRUARY, 2026

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated within the Village of Waen some 3.5 miles from the A55 North Wales Expressway, 4 miles (approximately) from Denbigh and 12.5 miles, or thereabouts, from Mold.

From our Ruthin office turn right at the roundabout, take the second exit on the A525 towards Denbigh. Continue on this road driving through the villages of Rhewl/Llanrhaeadr. Upon entering Denbigh at the roundabout take the third exit onto the A525 signposted St Asaph. At the roundabout take the fourth exit onto the A541 to Mold, at the junction take the next right onto the B5429 signposted Llandyrnog. Upon reaching the village of Waen the property will be found on the right hand side.

DESCRIPTION

A unique, spacious Chapel of character situated within the village of Waen, Aberwheeler benefiting impressive views of open countryside and beyond and being within close proximity to the Market Town of Denbigh which affords all amenities as well as ample activities for all the family. The interior remains intact with pews and pulpit still in place. There are many excellent examples of chapel conversions within North Wales, Y Waun Chapel offers someone the rare opportunity to acquire a challenging yet rewarding project subject to all necessary planning consents and approvals. The chapel house benefits a red brick under slated roof attached outbuildings providing general store, garage and outside toilet.

We highly recommended internal viewing to fully appreciate the character and floor area on offer.

ACCOMMODATION

The accommodation briefly comprises :-

MAIN CHAPEL

33'1"x 51'2" (10.1x 15.6m)

Fixed pulpit and pews with carpet floor and doors leading to :-



VESTRY

20'8" x 32'9" (6.3m x 10m)

With slated wooden floor, oak panelling, central heating radiators, windows to side and rear aspect, door to :-



PORCH

With quarry tiled floor and door to rear.

KITCHEN

6'10" x 14'5" (2.1m x 4.4m)

Timber wall and base units, laminated worktop, tiled splashback and quarry tiled floor.

SECOND VESTRY

16'6" x 15'1" (5.04m x 4.6m)

Timber floor and base units with laminate worktop, store cupboard housing electric meter box, doors to the chapel house and main chapel.



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CHAPEL HOUSE

FRONT ENTRANCE

PORCH

Vinyl floor/tiled floor leading to :-

LOUNGE

10'6" x 14'11" (3.21 x 4.56m)

With open fireplace, slate hearth, central heating radiator, window to front aspect, inset cupboard with shelving above, carpeted floor, door leading to the chapel and door to stairs leading to first floor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) 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		
England & Wales		EU Directive 2002/91/EC

