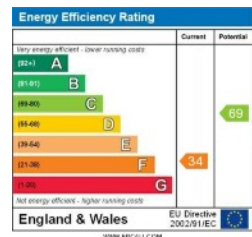


**CAPEL BETHESDA
HIGH STREET
TYWYN
LL36 9AE**

OFFERS INVITED AROUND £325,000



**Unique opportunity to purchase this well presented and refurbished former chapel
With many original features intact
Oak flooring, 2 wood burning stoves and gas central heating.
Mainly all upvc windows
Fully furnished.**

This former chapel has been lovingly and expensively restored by the present owners retaining all its original features but with the benefit of re roofing, restoring the organ which is still in working order, fitting 2 bathrooms, oak flooring, complete wiring & the addition of a professional fire alarm system. There is a small amount of outside space to the front and side and a separate garden located at the rear with parking. The chapel is gas centrally heated with 2 wood burning stoves upvc double glazing on the lower and ground floor levels. It has featured in an article on Wales online walesonline.co.uk/lifestyle/welsh-homes/chapel-conversion-pulpit-organ-pews-17062295. The chapel would benefit from some further work but is completely habitable.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a superb course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises wrought iron gated entrance and steps to:

Oak double doors to;

SPACIOUS ENTRANCE HALL

Original tiled floor, 2 cast iron radiators, stairs to gallery with original pews and arched windows, fire alarm system controls.

SHOWER ROOM

Upvc window to side, tiled floor, part panelled walls, large walk-in shower cubicle, wash basin, w c, radiator towel rail, extractor.

GROUND FLOOR OPEN PLAN LIVING AREA 41' x 33'

Upvc windows to side elevations, wood base units, laminate work top, composite sink, integral fridge, ceramic hob, built in double oven, oak flooring, multi fuel stove heats radiators in gallery creating a convector effect, cast iron radiators reclaimed from the titanic building in Liverpool, ornate ceiling, panelled walls. Stairs to lower level.

HALLWAY

Ceramic tiled floor, upvc half glazed door to side.

BATHROOM 10'9 x 9'

Upvc window to rear, tiled floor, part tiled walls, period wash basin and w c, double jacuzzi bath, extractor, heated towel rail.

OPEN PLAN LIVING ROOM 2 37'3 x 33'

Upvc sash windows to side elevations, oak flooring, wood burning stove with slate hearth, telephone point. Access to inner hallway and half glazed upvc double door to front with steps up to ground floor level.

KITCHEN 11'7 x 9'9

Upvc sash window to side, oak units with wood block work top, quarry tiled floor, 1.5 stainless steel sink and drainer, integral washer-dryer, integral fridge freezer, gas hob, built in oven.

OUTSIDE

Wrought iron gated entrance, mature shrubs, small lawned area,

access to side decked area, 2 outside w c's, gate to rear vehicular lane. Boiler house with Worcester boiler and hot water cylinder.

OUTSIDE REAR

Situated across the vehicular lane a fully enclosed and gated garden area with Dysynni valley views plus parking for 2 vehicles.

ASSESSMENTS

Band C

TENURE

Freehold.

SERVICES

Mains water, gas, electricity and main drainage are connected. Hive central heating system installed.

Agents note: All contents included except for personal items.

VIEWING STRICTLY BY APPOINTMENT

With Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Tel: 01654 710500
Email - info@welshpropertyservices.com

MONEY LAUNDERING REGULATIONS

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

Capel Bethesda

Approximate Gross Internal Area = 325.64 sq m / 3505.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

