



**Capel Moriah High Street, Bedlinog Treharris CF46 6TR**

welcome to

## Capel Moriah High Street, Bedlinog Treharris

- A Substantial Former Chapel In The Heart Of Bedlinog
- Exceptional Countryside Views Over Rolling Hills
- Breath-Taking Lower Reception Area, Full Of Original Features Including Pulpit And Organ Pipes
- An Impressive Upper Reception Area With Open Plan Kitchen
- Three Bedrooms Over Two Floors

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£395,000**

We're excited to offer this unique opportunity to acquire one of the area's most individual properties, with peerless accommodation and tasteful features throughout. A Substantial Former Chapel, Situated In The Peaceful Village Of Bedlinog With Breath-Taking Views And A Wealth Of Original Character.



**view this property online** [allenandharris.co.uk/Property/TBG110514](http://allenandharris.co.uk/Property/TBG110514)



**Property Ref:**

TBG110514 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### Entrance Hall

### Reception Room One

48' 8" widest x 32' 7" widest ( 14.83m widest x 9.93m widest )

### Reception Room Two

48' 8" widest x 32' 9" widest ( 14.83m widest x 9.98m widest )

### Kitchen

### Bedroom One (ground Floor)

17' 9" widest x 13' 11" widest ( 5.41m widest x 4.24m widest )

### Study (ground Floor)

### Bedroom Two (first Floor)

18' 11" widest x 8' 9" widest ( 5.77m widest x 2.67m widest )

### Bedroom Three (first Floor)

18' 8" widest x 8' 10" widest ( 5.69m widest x 2.69m widest )

### Bathroom

### Ground Floor Wet Room

### W/C

### Utility Room

### Rear/Side Gardens

### Driveway



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