

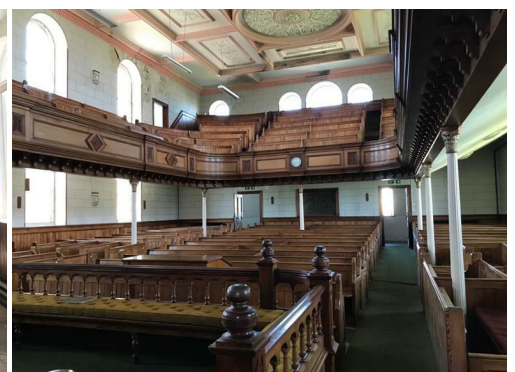
Tom Parry



Capel Ederm Lon Gerddi, Pwllheli, LL53 8YS

£50,000

- Development Potential
- Lawned area to front
- Grade II listed - Former Chapel & Vestry
- Fantastic original features



Tom Parry & Co are delighted to offer for sale this Grade II listed former Chapel located in the popular village of Edern.

The property comprises a substantial detached Chapel and Adjoining Vestry occupying a prominent corner position and fronting onto the main Nefyn to Aberdaron Road. There is great potential for conversion, subject to obtaining the requisite statutory consents. All elements within are listed.

We anticipate this property to be very popular, and early viewing is recommended.

Our Ref: C357

ACCOMMODATION

All measurements are approximate

THE CHAPEL

Entrance Foyer

with two separate staircases to the Gallery, radiator

Chapel

with radiators and door to Vestry

The Gallery

with radiators

THE VESTRY

Side Porch

Entrance Vestibule

Vestry

Kitchen

with single drainer sink unit; fitted base units; tiled floor; door to rear

Reading Room

with former fireplace

Boiler Room

with side door; 'Mistral' oil fired boiler

Toilet

with two cistern WCs and washbasin

EXTERNALLY

Lawn Area to Front

SERVICES

Mains Water, Electricity and Drainage

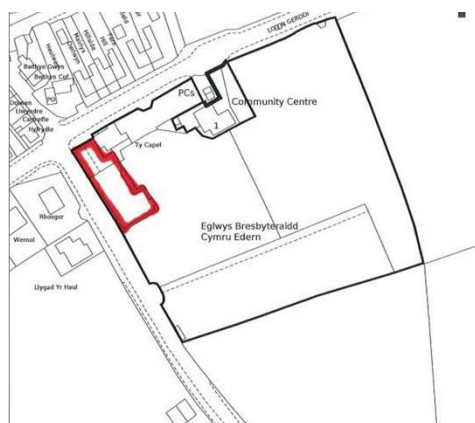
MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Currently Exempt due to use

No planning applications have or will be submitted in respect of this property by the vendors.

Grade II listed - all elements within are also listed.



Floor Plan Awaited

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Tom Parry

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