

# EGERTON ESTATES



## **Capel Libanus , Amlwch, LL68 0RA** **Offers In The Region Of £275,000**

For the buyer looking for something different and distinctive with several possibilities.

The sale of Capel Libanus in the historic village of Llanfechell offers a recently converted detached Chapel, dating back to 1832, retaining many original features, in particular the alter and 'high seat' within the kitchen and an outstanding ornate and original exposed ceiling. The recent (2022/23) conversion has been cleverly designed to utilise the substantial floor area to give a large kitchen, two 'open living rooms on the mezzanine level', three double bedrooms and two shower rooms. The majority of the windows have been replaced with double glazed units, and a modern central heating system provided.

The chapel is situated within the village conservation area, overlooking the village Church to the front., and is within walking distance of the village pub, shop and community café. It is within 2 miles of the sea and the seaside village of Cemaes on the North coast of Anglesey. Well worthy of internal inspection to appreciate the design, and the many original features of this historic former chapel, now given a new lease of life!

### **Vestibule Hall 18'9" x 5'2" (5.74 x 1.58)**

Being the original Chapel entrance hall with tall hardwood entrance doors, pitch pine ceiling and part wall pitch pine cladding, extensive coat hanging space.

### **Inner Hall**

Open to the living area on the ground floor with staircase to the first floor. Original fitted seating pews. Two halfmoon tall windows and two circular windows. Understairs store cupboard.

### **Kitchen 33'7" x 14'6" (10.26 x 4.43)**

With the original pulpit retained as is the 'Set Fawr' which gives ample seating area and with decorative 'Romanesque' moulding to the wall above the altar. The newly fitted kitchen units are found to two sides in a matt black finish with matching worktop surfaces fixed onto the original half height pitch pine wall cladding. Integrated appliances include an induction hob with oven under, dishwasher, sink unit with 'bottle wash' style monobloc tap, integrated tall fridge and freezer. A particular feature of this room is the full height ceiling to display the magnificent moulded ceiling with pattern design. Three radiators, eight low hung pendant lights, Utility cupboard with water tank, and plumbing for a washing machine.

### **Main Bathroom 11'8" x 6'2" (3.56 x 1.90)**

Having a modern suite in white comprising a large walk-in shower enclosure with twin head thermostatic shower control and glazed shower screen. Wash basin in a vanity cupboard, w.c, towel radiator.

### **Bedroom One 14'2" x 11'9" (4.32 x 3.59)**

With part timber panelled wall, radiator.

### **Bedroom Two 14'2" x 9'9" (4.32 x 2.98)**

with part timber wall, Radiator.

### **Bathroom Two 8'0" x 7'10" (2.45 x 2.40)**

With a modern suite in white comprising a walk in shower enclosure with twin head thermostatic shower control, and glazed shower screen. Wash basin in a vanity cupboard, w.c, towel radiator. Additional under stair store cupboard.

### **Bedroom Three 11'7" x 9'10" (3.55 x 3.00)**

With part timber wall panelling, radiator.

### **First Floor**

There are two staircases to the first floor. One to the front and one to the rear. It is designed in a mezzanine design, giving two main living areas and having the outstanding feature of the exposed original chapel ceiling with moulded decorative plaster and timber design.

### **Living Area 21'3" x 11'10" (6.50 x 3.61)**

With two wide fitted pitch pine pews.

### **Dining Area 21'3" x 14'3" (6.50 x 4.35)**

Again with two wide pitch pine fitted pews.

### **Outside**

There is a recessed area to the front of the chapel to give an open parking area. Double opening wrought iron gates with wall railings to either side lead to a gravelled forecourt, with an additional gravelled area to the side.

### **Tenure**

The property is understood to be Freehold, and will be confirmed by the vendor's conveyancer.

### **Services**

Mains water, drainage and electricity. Newly fitted electric 'wet' central heating system with radiators provided,

### **Energy Performance Certificate**

Currently exempt from EPC.

### **Council Tax**

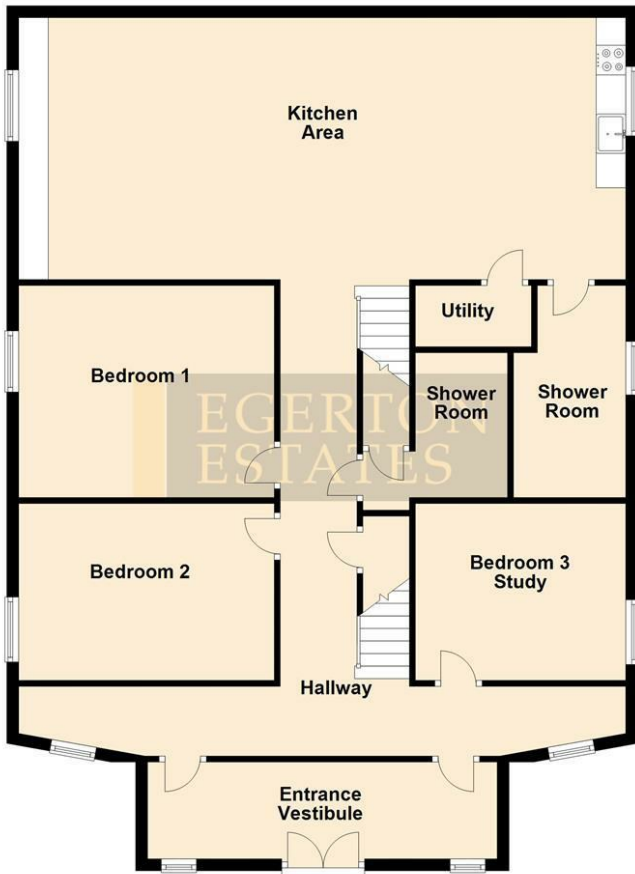
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# Floor Plan

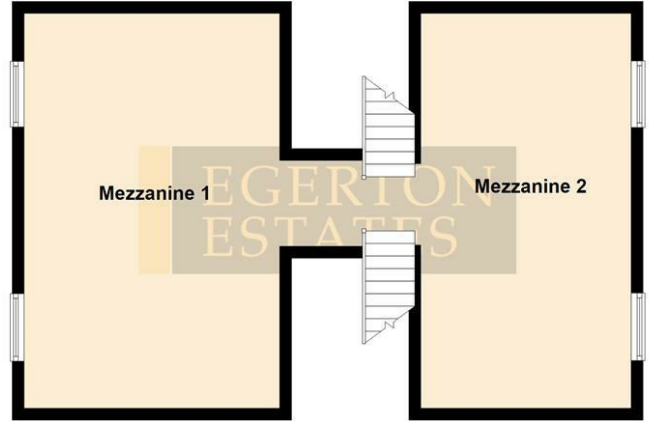
## Ground Floor

Approx. 137.6 sq. metres (1480.9 sq. feet)



## First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 193.6 sq. metres (2084.3 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  |                         |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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