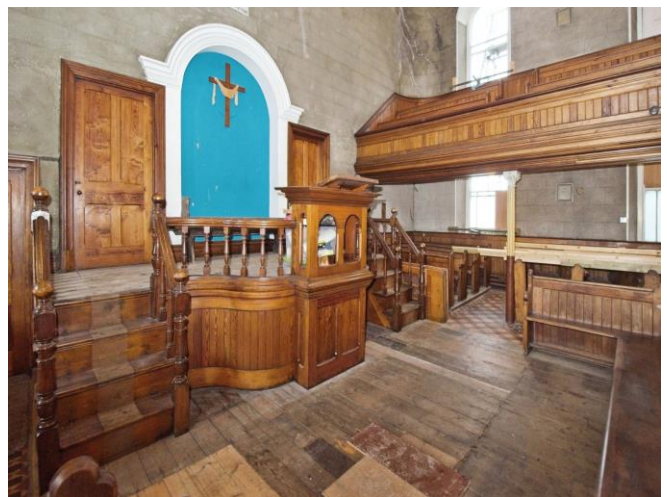




# Aion Chapel, Ynyswen Road, Treorchy £210,000

- Council Tax Band B
- Rare & Exciting Opportunity
- Converted School House - Two Bedrooms
- Grade 2 Listed Chapel
- Good Location Close to Local Amenities & Regular Transport Links
- Excellent Potential
- EPC Rating: Awaited



 2  1  3





## About the property

Discover a unique chapel residence in the heart of Treorchy. This historic gem boasts a partial conversion to the school house, preserving the untouched original chapel while offering a modern living space.

## Accommodation

### Chapel Entrance

Chapel entrance to the front of the building, stairs accessing the upper gallery where the original pews stand. Stained glass windows surround.

### Chapel - Ground Floor

Listed pews to the front of the church, access into the school house.

### Chapel - First Floor

Gallery area with pews, stained glass windows, stairs leading down to main chapel and chapel entrance.

### School House Entrance

Enter via wooden front door into entrance porch, ceiling light.

### Lounge/Kitchen/Diner

19' 8" max x 35' 4" max ( 5.99m max x 10.77m max )  
Enter into the living/kitchen/dining area, original high ceilings, original windows, ceiling lights. Kitchen is fully equipped with integrated appliances such as oven, microwave, dishwasher, fridge/freezer, feature lighting underneath kitchen cabinets, pull-out cupboards ideal for storage, pull-out bin drawer,





feature island with breakfast table. Dining area situated underneath mezzanine with ceiling light.

### **Shower Room**

8' 2" max x 7' 9" max ( 2.49m max x 2.36m max )  
Modern three-piece suite comprising w/c, walk-in shower cubicle with traditional rainfall shower, wash basin.

### **Bedroom 2**

10' 8" max x 10' 5" max ( 3.25m max x 3.17m max )  
Window to the side, ceiling light.

### **Mezzanine**

Housing the master bedroom, the mezzanine has wooden stairs leading to bedroom 1 where there is feature lighting and access into walk-in dressing area. There is also planning permission for a home office to the side of the mezzanine.

### **Lower Ground Floor - Room 1**

19' 7" max x 20' 4" max ( 5.97m max x 6.20m max )  
Countertop with stainless steel sink, ceiling light.

### **Lower Ground Floor - Room 2**

19' 7" max x 20' 6" max ( 5.97m max x 6.25m max )

### **Lower Ground Floor - W/C**

w/c, ceiling light.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let