



English Congregational Church, Iscennen Road, Ammanford, SA18 3BG

Offers in the region of £98,000

NO ONWARD CHAIN.... An opportunity to purchase a former church and church hall which currently has planning for religious use, however, is situated on a good size plot (approx 15.5 m x 40m) in a popular location, within walking distance of Ammanford town centre. Planning consent would be required for conversion or re-development.

Entrance

Double doors to

Vestibule

with doors either side.

Main Reception Area

42'7" x 27'1" (12.98 x 8.26)



with part parquet floor, 10 radiators, 5 windows to each side and 4 windows to front.

Rear Room

7'9" x 26'11" (2.37 x 8.21)



with freestanding gas boiler providing central heating, hatch to roof space, 3 uPVC double glazed windows to rear and uPVC door to side.

Former Hall

Kitchen

8'9" x 10'10" (2.69 x 3.32)



with base and wall units, stainless steel single drainer sink unit with mixer taps, hatch to roof space, uPVC double glazed window to rear and uPVC door to side.

Main Hall

39'3" x 10'10" (11.97 x 3.31)



with power and light connected, 3 uPVC double glazed windows to one side and 2 wooden windows to the other side, wooden door to front.

Outside

Lawned grounds to front, small yard area to rear and outside WC.

Services

Mains gas, electricity, water and drainage.

Council Tax

Exempt as former Place of Worship.

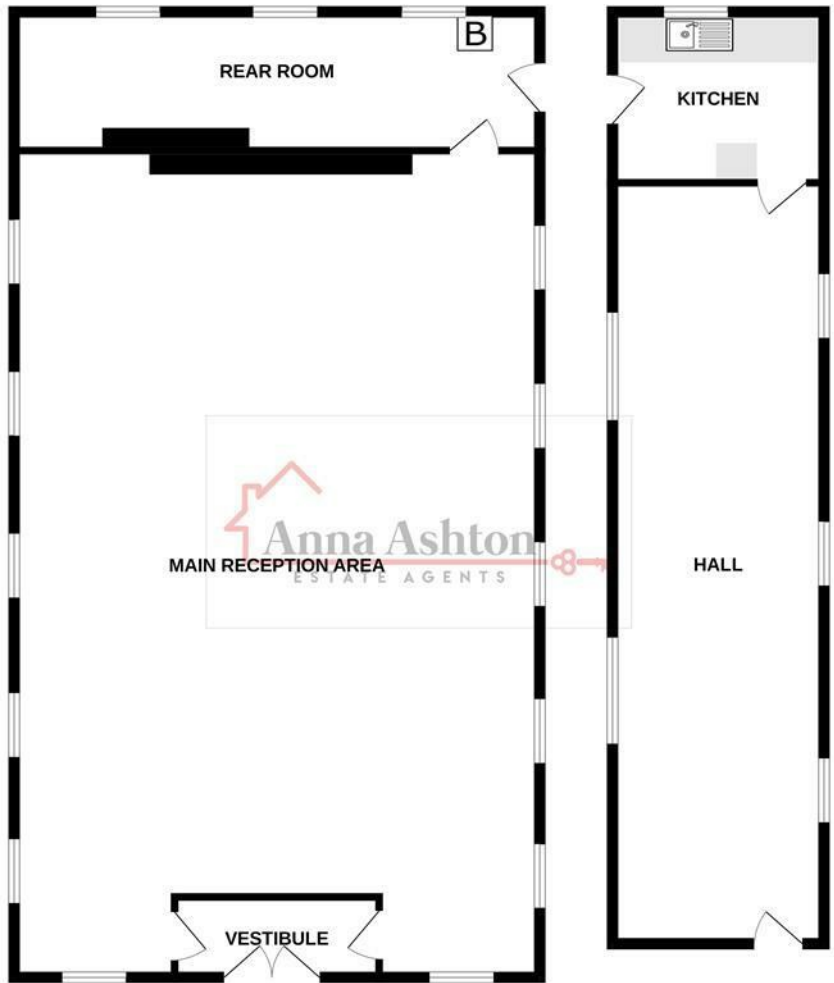
Directions

Leave Ammanford on College Street then turn first left into Iscennen Road. Just after passing the entrance to the park the property can be found on the right hand side, identified by our For Sale board,

NOTE

Some photographs are taken with a wide angle lens.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.