



Capel Siloh

Dyffryn Ardudwy | LL44 2EL

£249,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

Capel Siloh

Dyffryn Ardudwy || LL44 2EL

A characterful chapel conversion which has been partially restored / converted and is seeking a new owner to channel their inner "grand design" and complete the project to create a wonderful residential property full of space light and character which will blend original features with modern luxuries.

Full planning permission has been granted. Thoughtfully designed, the open plan living room/kitchen spans the first floor with the potential for large glass French doors to open out onto a spacious sun terrace facing the coast which will have incredible panoramic views over Cardigan Bay. This area will have a vaulted ceiling, 2 large Velux windows and 4 semi arched chapel ones plus imposing exposed 'A' frame beams. The kitchen area with drainage in place for a large island, has space for the installation of a luxury kitchen. In addition there will be a separate utility.

On the ground floor there will be two en-suite bedrooms with potential for walk in wardrobes, a downstairs WC and a large study/home office with potential for separate WC. Joining the first and second floor is a Spiral staircase. The second floor of this conversion is a mezzanine providing a blank canvas complete with two large storage areas.

With water, electricity, and drainage on site, the new roof is completed and fully insulated with 265ml Kingspan. There is potential to install solar panels to link to the hot water. Underfloor heating is installed on the first floor. All timbers, studs and insulation are exposed and ready for the next stage and two newly installed large rain active electric Velux windows are in situ.

Materials on site are available by separate negotiation.

With much of the hard work already completed we recommend booking a viewing to allow your imagination to run wild and see for yourself how you can add your own personal touches, flair and imagination to this unique project.

- Exciting restoration project, part completed already
- Coastal village location
- Beautiful coastal views to the rear
- Full planning permission granted/ Residential status
- Private parking to the front
- Attractive chapel features
- Open plan living/kitchen
- 2 en-suite bedrooms and large study
- Potential for roof terrace with views
- Council tax exempt until completion



Entrance Hall

To the ground floor with doors off to the bedrooms and study and design for a staircase to lead up to a glass balustraded landing and into the open plan kitchen and living area leading out to the roof top terrace.

Kitchen/Living Room

41'0" x 26'6" (12.50 x 8.08)

A stunning open plan area on the first floor making for an impressive focal point with space for luxury kitchen, dining area and living area opening out to roof top terrace with lovely rural and coastal views.

Kitchen Area

With drainage for a large island and space for a large luxury kitchen and 2 arch windows.

Living Area

With space for dining and potential glass frontage providing stunning views out to the sea and access to the sun terrace via full height French doors, 2 arch windows and 2 large rain active electric Velux windows.

Utility Room

8'10" x 6'6" (2.7 x 2)

Off the kitchen, the separate utility room has plenty of room to house noisy appliances.

Bedroom 1

20'6" x 13'1" (6.25 x 4)

To the ground floor with and en-suite and walk in wardrobe. To the front are the characterful long arch windows which extend up to the first floor.

Bedroom 1 En-Suite

12'5" x 6'10" (3.8 x 2.10)

Accessed from bedroom 1.

Bedroom 2

12'5" x 6'10" (3.80 x 2.1)

With en-suite and potential for storage/built in wardrobe and windows to the side.

En-Suite Bedroom 2

12'5" x 6'10" (3.80 x 2.1)

Accessed from bedroom 2.

Downstairs WC

Accessed via the hallway.

Study/Home Office/Playroom

16'0" x 14'9" (4.90 x 4.50)

Large ground floor room with potential to add further en-suite. This could be a home office, play room or overflow guest accommodation. With window to the side.

Roof Terrace

10'7" x 9'10" (3.25 x 3)

This spacious terrace on the first floor facing the coast and will have lovely views across Cardigan Bay and the perfect place to enjoy the spectacular sunsets.

Second Floor

20'6" x 8'11" (6.25 x 2.73)

A mezzanine floor which is a blank canvas which could be a further study area or leisure area. In addition there are two large storage areas.

Exterior

To the front of the building there is a hard standing with parking space for two vehicles.

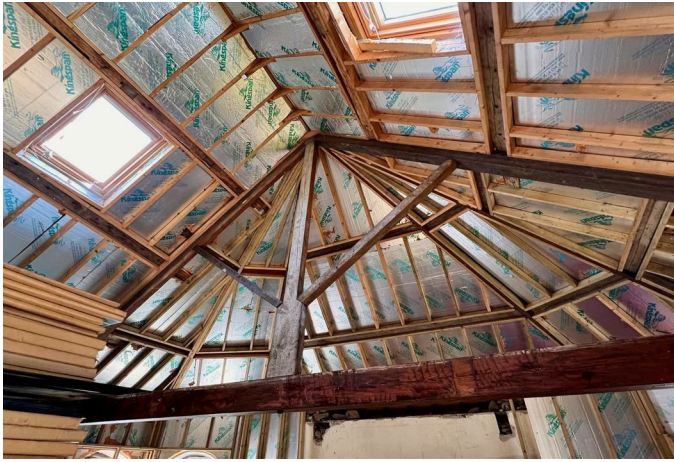
Additional information

A large amount of materials are on site and available by separate negotiation.

Dyffryn Ardudwy

Capel Siloh is located in the charming village of





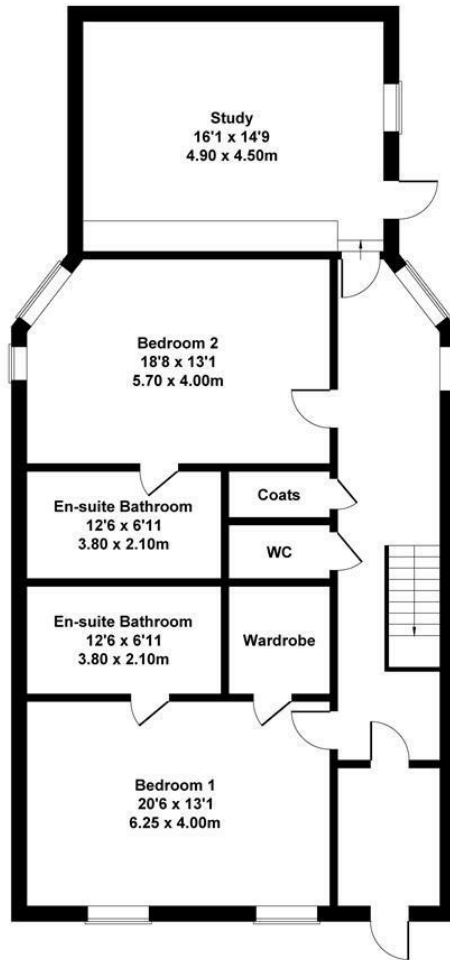
Dyffryn Ardudwy which lies between Harlech and Barmouth in Gwynedd, North Wales. Dyffryn sits on the narrow coastal strip between the glorious sandy beaches of Cardigan Bay to the west and the foothills of Snowdonia to the east. It is fabulous walking country with rolling hills, golden sands and wooded valleys to be explored. The landscape is full of history, the village attracts visitors seeking relaxing beaches, walking and ancient settlements and historical artefacts This village offers good local shops, cafes, pubs and an art gallery. The surrounding area has an exciting array of wildlife and birds including soaring buzzards.

The bustling town of Harlech is just 4 miles away, dominated by its majestic 13th century castle which is a World Heritage Site. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including restaurants and shops. The nearby resort of Barmouth offers an amazing Panorama Walk with breathtaking views and also a harbour from which you can enjoy a ferry to Fairbourne for a ride on the miniature railway or a boat trip out to sea to try mackerel fishing.

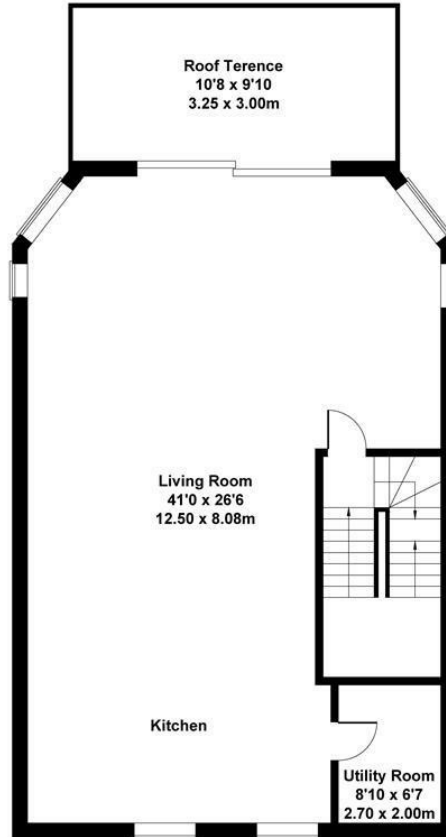


Planned Layout Capel Siloh

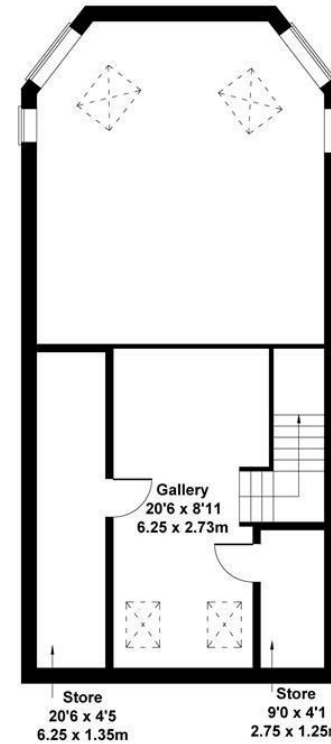
Approximate Gross Internal Area
3208 sq ft - 298 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs	(92-95) A		
(82-91) B			
(69-81) 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	Future
Very environmentally friendly - lower CO ₂ emissions	(82-95) A		
(69-81) B			
(55-68) C			
(39-54) D			
(21-38) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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