



## The Old Church Hall

Talsarnau || LL47 6TB

£169,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# The Old Church Hall

Talsarnau || LL47 6TB

This unique, quirky and spacious property presents an exciting opportunity for those seeking a renovation project with character. Once an old church/school hall, this spacious house is bursting with original features, including vaulted beamed ceilings and open fireplace, which add a touch of history and charm to the space.

Having already undergone some partial renovation, the property offers a blank canvas for you to put your personal stamp on it. With two bedrooms and a bathroom suite included (though not yet installed), the flexible accommodation allows for various living arrangements, making it suitable as a primary residence or a delightful second home. The open-plan living space, complemented by a kitchen area and a rear utility space, provides a welcoming environment for both relaxation and entertaining and the flexibility to reconfigure to suit.

Set in an idyllic location, the property boasts lovely views and easy access to transport links, ensuring convenience for daily commutes or weekend getaways. Outside, you will find ample parking options, including the potential for off-road parking, as well as a large garden to the front and rear, perfect for enjoying the tranquil surroundings.

With no onward chain, this property is ready for you to take the next steps in its transformation. Some new electrics have been installed (though not tested), along with a new staircase, flooring, and some ceilings, providing a solid foundation for your renovation journey. This is a rare opportunity to create a truly bespoke home in a picturesque setting. Don't miss your chance to explore the potential of this quirky converted church hall.

Please note, buyer's may be eligible for the Welsh "Houses into Homes" scheme to provide financial assistance with the further renovation work.

- READY MADE RENOVATION PROJECT - character property with renovation work started
- CONVERTED SCHOOL/CHURCH HALL - large rooms, vaulted ceilings, beams, feature windows and open fireplace
- SUBSTANTIAL GARDENS - to front and rear, backing on to fields
- SUPERB COUNTRY COASTAL LOCATION WITH RURAL VIEWS- yet very accessible to transport links, towns, beaches,
- FLEXIBLE LAYOUT - blank canvas to create layout and accommodation to suit own taste
- CASH ONLY PURCHASE or Developers mortgage- advised to speak with broker.
- SOME RENOVATION WORK UNDERTAKEN - staircase, flooring, ceiling, wiring (non tested)
- OPPORTUNITY TO CREATE A UNIQUE HOME - primary residence or second home/bolt hole/investment
- OPEN FIREPLACE - ideal for roaring fire or wood burning stove
- PARKING - on road parking plus space to easily create off road parking for several cars



### Entrance Porch

With vaulted slated roof, two windows, original tiled floor and door to entrance.

### Open Plan Lounge/Dining Area

Incredible open space with exposed floor boards, new ceiling with exposed beams and new wooden staircase to the first floor.  
To the left is a large area centred around a fire place with open grate and brick insert with dark wood surround. Dual aspect windows look to the front and rear.  
To the right is a natural dining area with dual aspect windows and there is newly installed dividing wall to create a kitchen adjacent.  
The new wooden staircase rises in the middle of the room and the whole space has the flexibility to create accommodation to suit.

### Kitchen Area

Newly created space adjacent to open plan living area with door to rear room and window to side.

### Rear Room

Solid wall construction with mixed roof construction, two doors to gardens and window to side garden.

### First Floor Landing

Spacious landing with roof light window, vaulted beamed ceiling, exposed A frame beams and built in cupboard.

### Bedroom 1

18'0" x 10'2" (5.5 x 3.1)  
With potential to be a beautiful bedroom with exposed A frame beam, vaulted beamed ceiling and unique triple window to the side with stone pillars and arch feature above. Flooded with light through the additional roof light window and window to front with open rural views.

### Bedroom 2

18'0" x 11'5" (5.5 x 3.5)  
A further spacious bedroom with window to front with rural views, vaulted beamed ceiling with additional roof light window.

### Bathroom Area

7'6" x 7'2" (2.3 x 2.2)  
With high vaulted ceiling, roof light window and built in cupboard.

There is a new white bathroom suite, bath, WC and hand basin included in the sale.

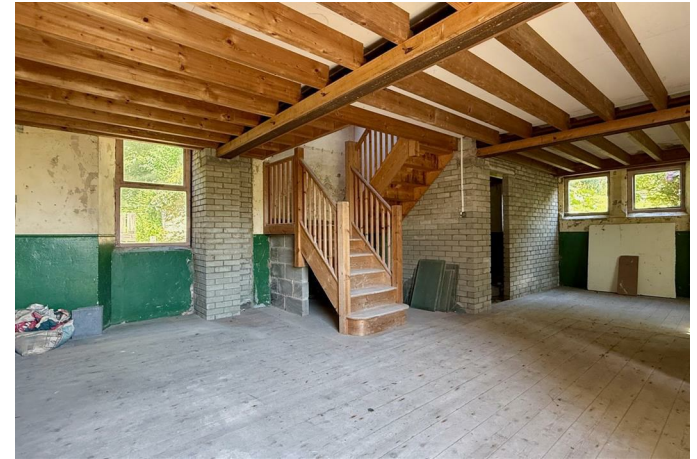
### External Gardens

A particular feature of the property are the gardens. To the front is a very long garden with capacity to provide driveway parking to the bottom (subject to planning). To there rear is a further elevated garden backing on to fields.

### Additional Information

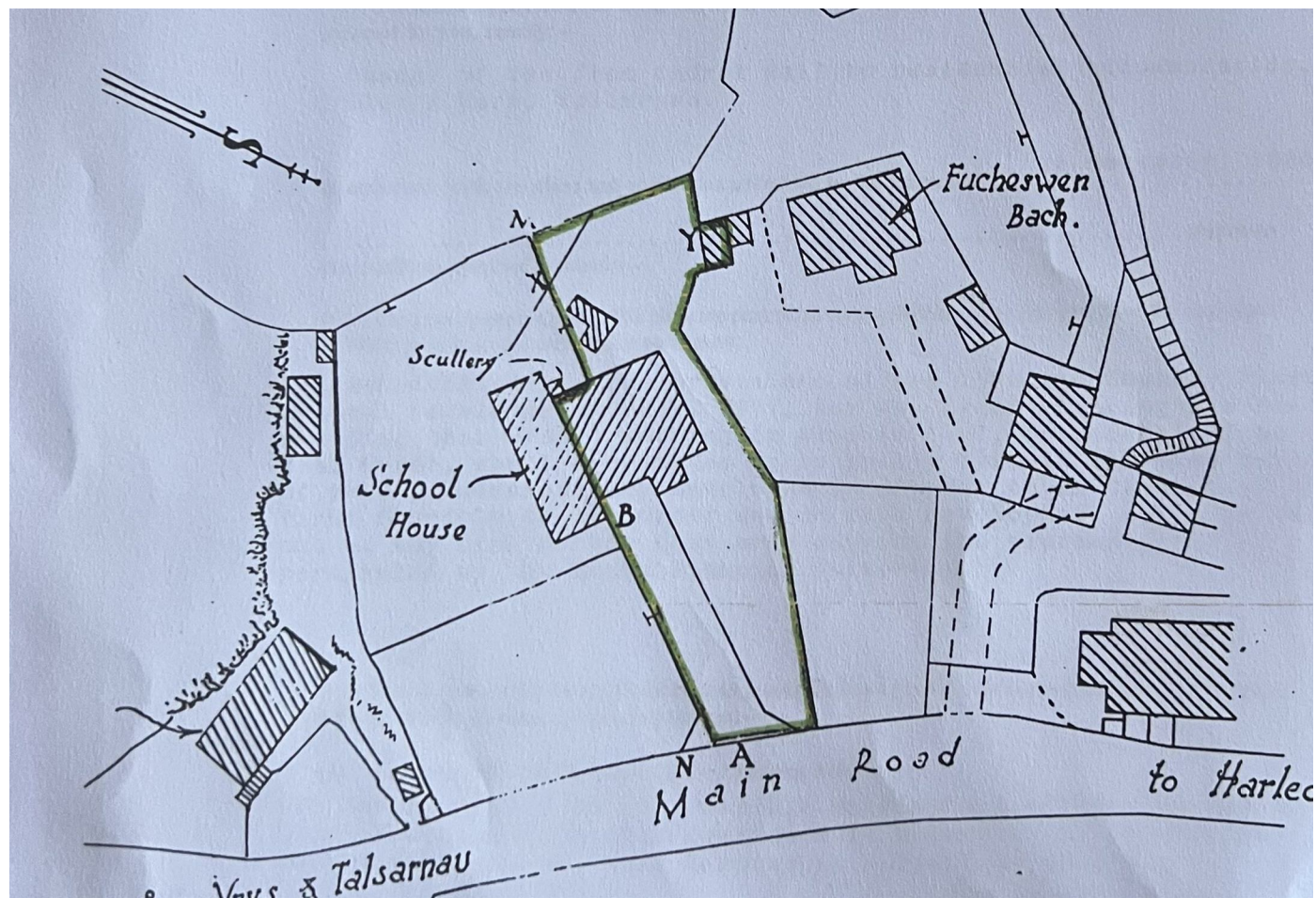
We believe the property is freehold and connected to mains electricity and water. Drainage is believed to be to septic tank in the properties own grounds but buyer's are advised to verify the arrangements for themselves.

Please note, buyer's may be eligible for the Welsh "Houses into Homes" scheme to provide financial assistance with the further renovation work.





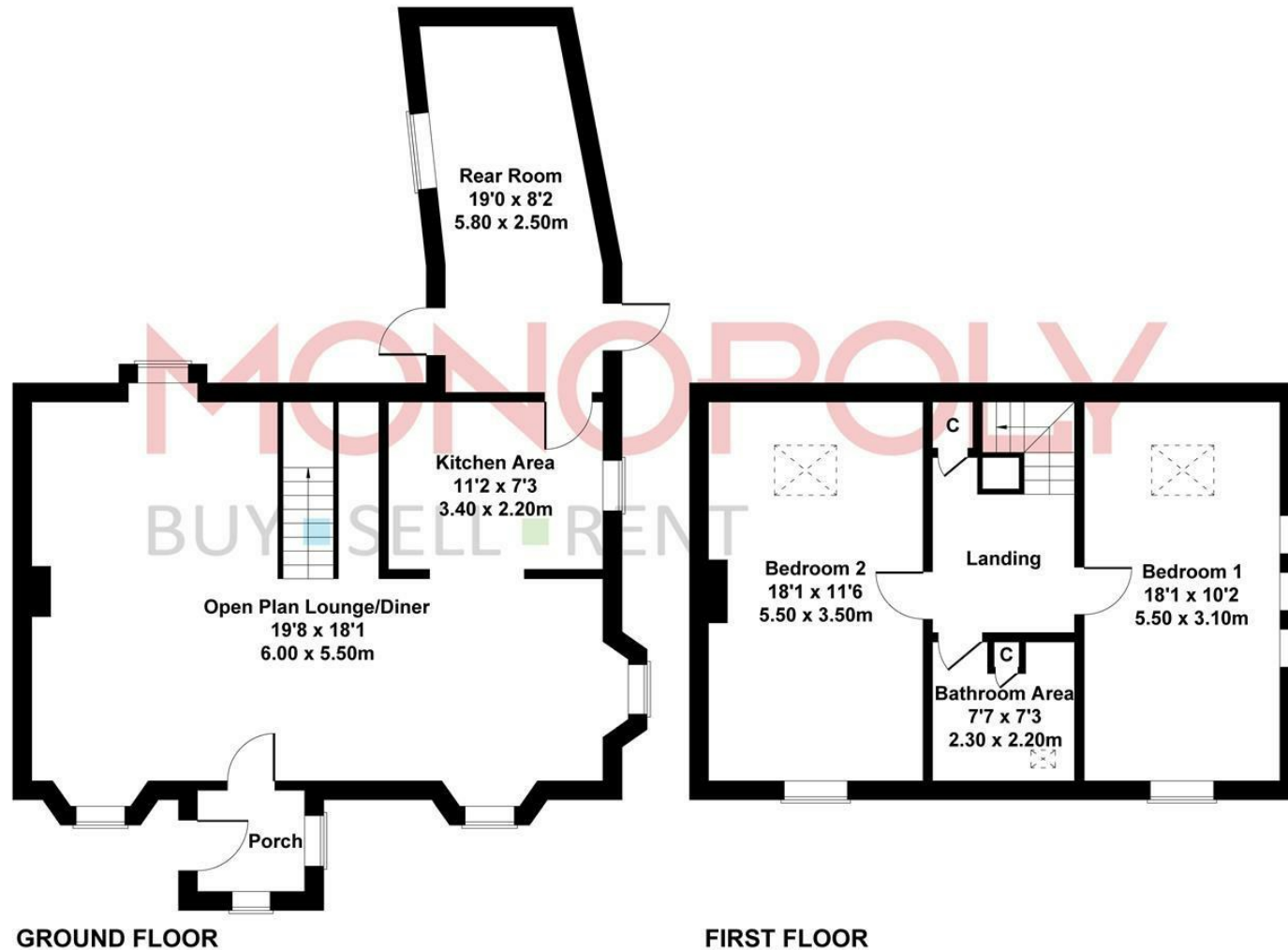






# Old Church Hall

Approximate Gross Internal Area  
1367 sq ft - 127 sq m

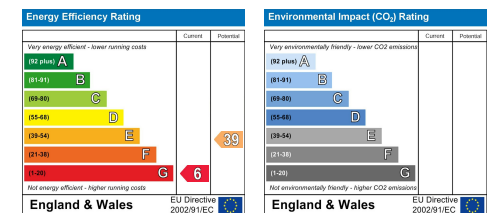


Not to scale for illustrative purposes only

## 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.







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS  
01341 475000 | [gwynedd@monopolybuysellrent.co.uk](mailto:gwynedd@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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