



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales



Llanybri Carmarthen Carmarthenshire.

Offers In Region Of **£75,000**



- Most Attractive Delightfully Positioned Former Church
- Pleasant And Most Convenient Spot & Lovely Views
- Edge Of Rural Village Close To Llansteffan & Beach
- Ideal For Alternative Uses - Subject To Consent
- Extensive Lawned Grounds & Lychgate
- Attractive Original Features Inc Stained Windows
- Beautiful Arched Timber Ceilings & Vestry Room
- No Car Parking On Site & Potential To Create Entrance (STC)
- Peaceful Country Spot Adjoining Quiet Lane
- Unlisted - Excellent Potential On Offer

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

A delightfully positioned former church set in large grounds with superb far-reaching views to the side towards Llansteffan estuary and the surrounding unspoilt countryside. The church fronts onto a quiet country lane on the edge of the village of Llanybri and is located some 2 miles from the popular estuary village of Llansteffan with a lovely beach, coastal walks and castle and 10 miles from the town of Carmarthen. The church is unlisted and has good redevelopment potential for alternative uses (STC).

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Llanybri, Carmarthen, Carmarthenshire.

Property Description

The property is a substantial period built former place of worship with excellent potential for change of use and ripe for redevelopment (subject to the necessary planning consents required). The property consists of the former church, lych gate, access way (coloured yellow) and the section of the graveyard without any marked graves all shown edged red on the plan. The graveyard shown coloured green will be retained by our client. As part of the sale our client will reserve a pedestrian and vehicular right of way over the access way.

The property is of solid stone construction with a pitched slate roof with bell tower. Attractive features include single glazed stained-glass windows and beautiful arched tongue and groove timber ceilings.

Externally there are extensive lawned areas to both sides and to the rear of the building commanding super far-reaching views. There is no car-parking on site but there is potential to create a vehicular entrance into the grounds included with the sale (subject to the necessary consent required).

Entrance Porch (13' 06" x 8' 01") or (4.11m x 2.46m)

Double timber entrance doors, slate flooring, stained glass window, access through to curved stone steps leading up to bell tower, double doors to:

Church/Nave/Chancel (85' 0" x 23' 0") or (25.91m x 7.01m)

Attractive single glazed stained glass windows, beautiful arched vaulted tongue and groove timber ceilings, quarry tiled flooring, door to:

Vestry Room (13' 09" x 7' 09") or (4.19m x 2.36m)

Enclosed original fireplace, rear exterior door, basement beneath housing the oil fired boiler (not tested).

Boundary

We have been informed by the client that it is the purchaser's responsibility to erect and maintain a fence on the boundary between the land included with the sale and the retained graveyard. Please see the Purchaser's Covenants document available from the selling agents for further details.

Charity Statement

As a registered charity (registered charity number: 1142813) our client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a chartered surveyor as being in accordance with the Act. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make. In accordance with our client's charitable status, the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

Llanybri, Carmarthen, Carmarthenshire.

Right Of Way

Our client will reserve a pedestrian and vehicular right of way under the lych gate and over the access way into the retained graveyard. Please see the Purchaser's Covenants document available from the selling agents for further details.

Energy Performance Certificate

The property is exempt from a energy performance certificate.

Planning.

The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be possible subject to planning permission. Prospective purchasers must make their own enquiries with the local planning authority if they wish to consider any changes to the use of the building.

Purchasers Covenants

The property will be sold subject to our client's standard covenants, further details of which are available from the selling agents.

Services

We are informed by our client the property previously had an electricity supply which has been disconnected. Prospective purchasers must make their own detailed enquires with the relevant utility companies to reconnect the electricity and to establish the location of any other required services in relation to their intended use

Broadband and Mobile phone

Mobile phone signal in the area is limited. Please contact your network provider for further information.

Services

No services connected.

Tenure

Freehold

Directions

From Carmarthen proceed West on the main A40 dual carriageway towards St Clears and carry on for approx 5 miles until you arrive at a junction signposted Llanybri/Llangynog. Turn left down the lane and proceed on for approx. 6 miles passing through the village of Llangynog until arriving at Llanybri. On leaving the village take a right turning at small junction and continue along a short distance and the property can be found further along on the right.

