

FOR SALE

PLACE OF WORSHIP

Pontardulais Presbyterian Chapel, St Teilo Street,
Pontardulais, Swansea, SA4 8LH



- FORMER CHAPEL BUILDING WITHIN A LARGE SITE AREA OF 0.249 ACRES (0.101 HECTARE)
- GROSS INTERNAL AREA – 205.10 SQ.M (2,207.69 SQ. FT.) INCLUDING MEZZANINE/ BALCONY
- ENCLOSED COMPOUND AND PARKING AREA TO REAR, ACCESSED OFF MAIN ROAD TO FRONT
- ESTABLISHED RESIDENTIAL CATCHMENT AREA OF PONTARDULAIS TOWN CENTRE
- FLEXIBLE ACCOMMODATION SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF
£125,000

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LOCATION

The property is situated on St. Teilo Street within the established settlement of Pontardulais, Swansea, occupying a predominantly residential position with surrounding uses comprising a mixture of residential dwellings, community buildings and localised commercial occupiers.

Pontardulais itself is a well-established suburban/community location situated approximately 10 miles north-west of Swansea city centre.

The property occupies an established position from the main road, accessed via a gated driveway, whilst still benefiting from reasonable prominence and accessibility within the local area.

Road communications within the area are considered reasonable, with convenient access available to the wider Swansea region via the A48 and Junction 48 of the M4 motorway located a short distance to the south. Pontardulais town centre and associated local amenities are situated within convenient proximity of the property.

DESCRIPTION

The property comprises a detached place of worship, situated along a prominent main road position, within a relatively large site, which is located within the popular settlement of Pontardulais.

The building itself comprises a traditional former chapel, measuring approximately **205.10 sq.m (2,207.69 sq. ft.)** in total, which is arranged over ground floor with gallery seating at first floor/mezzanine level. Internally, the original chapel building provides the main worship hall/nave with fixed pew seating, raised pulpit/stage area over the majority of its floor area.

The main nave is also supported by ancillary accommodation to the rear, together with access to the upper gallery areas positioned to either side and rear, to approximately 25% of its floor area. The ancillary accommodation is arranged over two single storey additions to the rear, comprising additional kitchen facilities, the minister's room and supporting w.c. facilities.

Externally, the subject premises is located within a relatively large site, extending to approximately **0.249 acres (0.101 hectare)** in total.

To the rear of the property is an enclosed external yard/parking area of generally level topography, providing informal parking, circulation and ancillary external space. The area is predominantly surfaced in compacted stone and gravel together with sections of hardstanding and tarmac.

Additional outbuildings are also located externally to the rear of the original chapel building, comprising a small storage unit together with an adjoining external toilet cubicle.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Gross Internal Area: 161.80 sq.m (1,741.64 sq. ft.)

Entrance Porch: 3.25m x 1.26m
accessed off the main elevation to the front, with doors to.

Worship Hall/ Nave: 11.83m x 13.40m
with internal stairwells to mezzanine/ viewing balcony, doors to.

Kitchen: 2.72m x 3.71m
door to side elevation with access to rear courtyard

Minister's Room: 5.01m (max) x 3.51m
with doors to.

W.C. Facilities
comprising a single toilet cubicle.

Rear Porch: 1.37m x 0.81m
with access over left side elevation, eventually leading to the front.

FIRST FLOOR/ MEZZANINE

Gross Internal Area: 43.30 sq.m (466.13 sq. ft.)

Viewing Gallery (west): 3.08m x 7.03m
accessed internally off the main nave.

Viewing Gallery (east): 3.08m x 7.03m
accessed internally off the main nave.

OUTSIDE

The property benefits from ancillary yard and parking areas positioned to the rear of the main building, providing informal vehicular parking, circulation and servicing space.

The external areas are predominantly surfaced in compacted stone/gravel and hardstanding materials and include additional overgrown sections of land together with detached ancillary outbuildings comprising the following.

Storage Unit: 4.34m x 2.39m

External W.C. Facilities
comprising a single toilet cubicle, adjoining the rear of the original chapel building.

RATES

It is advised that a place of public religious worship is wholly exempt from business rates under Schedule 5 of the Local Government Finance Act 1988 (as amended) if it is registered and certified as a place of worship under the Places of Worship Registration Act 1855.

VAT

We have been advised that VAT is not applicable to this transaction.

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

The proposed sale is also subject to Connexional Restrictive Covenants, details of which are available upon request.

Please be advised that the property is to be offered for sale in accordance with the requirements for disposition under Section 119 of the Charities Act 2011. A period of full marketing will be required, and any offers should be made in writing directly to the selling agent.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

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Main Nave/ Viewing Gallery



Main Nave



Rear Yard/ Compound



Kitchen Facilities



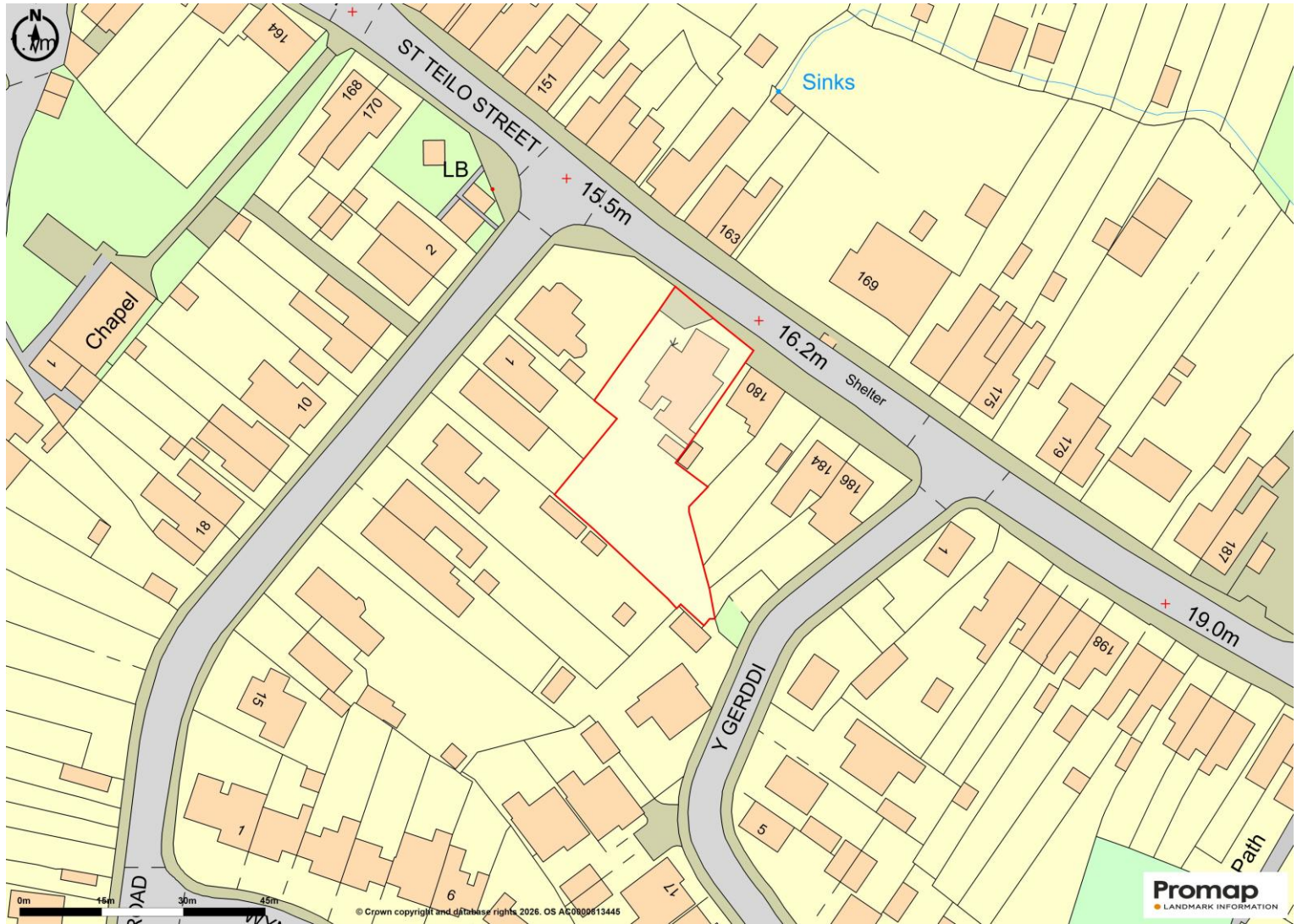
Minister's Room



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Street View

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