



Capel Bryn Mawr

Betws Y Coed LL24 0BN
£250,000

A substantial Chapel and Vestry premises in prime location within popular Snowdonia National Park tourist village.

Excellent re-development opportunity , subject to consent.

A prominent landmark property within the village - Capel Bryn Mawr is a beautiful dressed stone property commanding a real presence and now offered for sale for alternative uses - subject to consent required. The property retains it's original character features throughout.

Guide price - £250,000



Tel: 01492 642551
<https://www.iwanmwilliams.co.uk>

Location

Betws y Coed is situated within the Snowdonia National Park, surrounded by woodlands and forest in an area of Outstanding Natural Beauty and where the tributaries of the River Conwy Falls are nearby.

Accommodation

The Accommodation Affords
(Approximate Measurements only)

Integral Arch Entrance Porch:

Doorway either side and staircases on either side leading into main service area and also to first floor circular gallery.

Main Chapel:

36'1" x 49'2" (11 x 15)

An impressive former chapel with pulpit area; sash windows to either side.

Rear School Room:

111'6" x 98'5" (34 x 30)

Including Kitchen sink with fitted base and wall units and single drainer sink; separate W.C low level suite. The rear school room is used as meeting and community play school room.

Services:

Mains water, electricity, and drainage are available. We understand that mains gas is also available nearby.

Outside:

The property is surrounded by grassed garden area.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions

Proceed through the village of Betws y Coed out towards Capel Curig and the property will be viewed on the left hand side after the Pont y Pair bridge commanding an elevated position.

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS**: a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS**: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



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

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner or the Employee of the Agents have any authority as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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