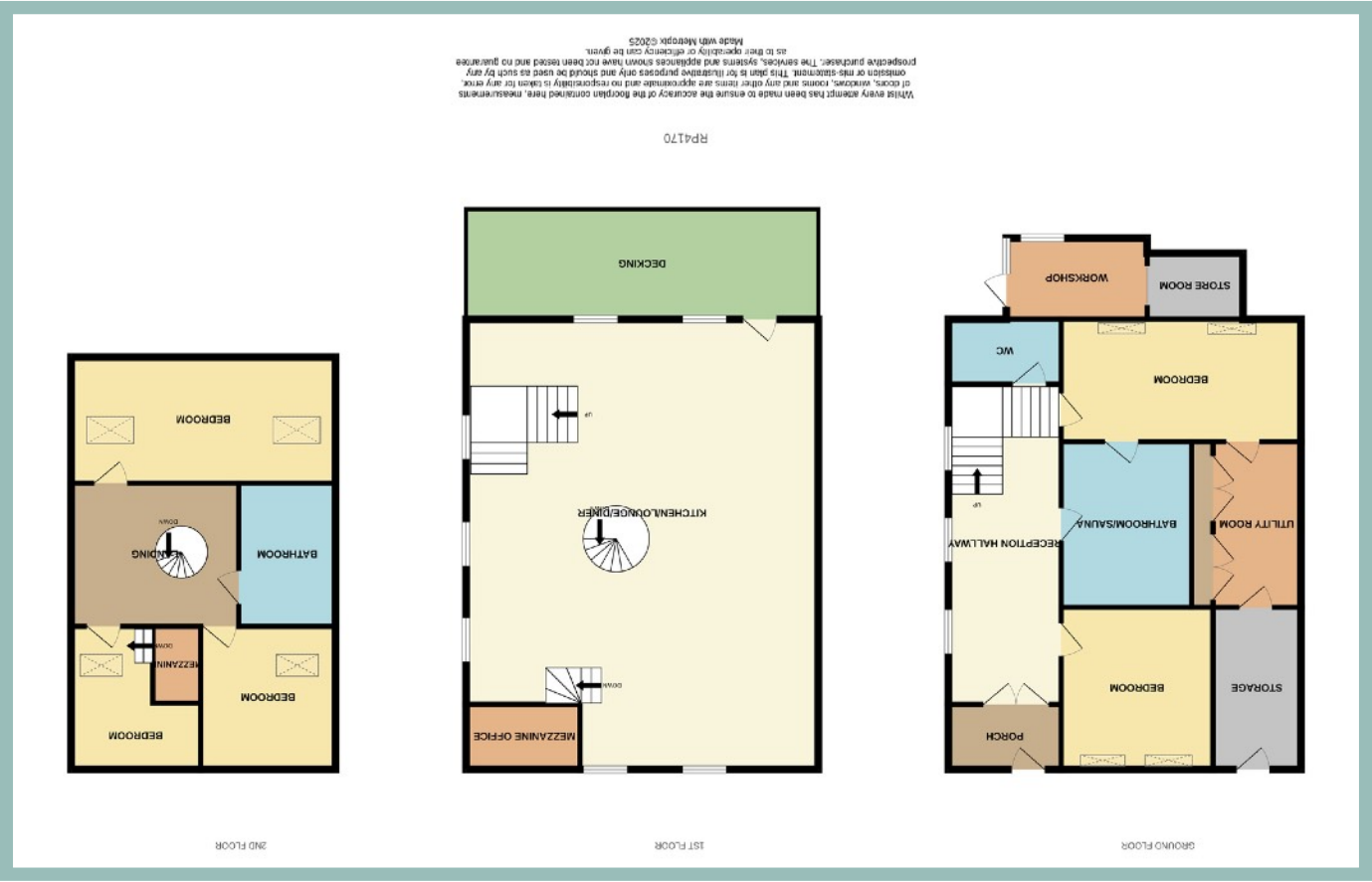


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Salem Chapel
Water Street
Llanfair Talhaiarn
LL22 8SS

Spacious Five Bedroom, Two Bathroom Converted Chapel Situated In The Heart Of Llanfair Talhaiarn Village

Description

A spacious converted chapel which consists of five bedrooms and two bathrooms and is situated in the heart of the popular village of Llanfair TH, with its two pubs, convenience store and picturesque river for those long countryside walks.

The chapel was originally built in 1862 and was converted to a high standard throughout to create a spacious family home around 20 years ago. Sympathetically restored the property Incorporates industrial steel staircases, original exposed stone walls, cast iron radiators, coloured glass brick walls, old church pews have been reconditioned to create ceiling cladding in the main living space, all of which provides the property with a homely yet industrial feel throughout. The property benefits from double glazing with a new oil powered boiler in the last 4 years and viewing is highly recommended to appreciate the spacious layout, sympathetic restoration, and central village location.

The accommodation on the ground floor briefly comprises, front door into an internal porch, double doors provide access to an impressive hallway which benefits from a tiled floor and double height ceiling with feature lighting, there are feature coloured brick walls with access to a large master bedroom with light wells, industrial lighting and wood effect laminate flooring, a door provides access to a spacious utility room which leads through into a good sized store room with a door to access outside, a separate W.C with exposed stone walls, there is a second double bedroom with light wells and exposed stone walls, a modern contemporary Jack and Jill family bathroom with separate shower, bath and sauna.

A steel staircase provides access to the spacious open plan Lounge/Kitchen/diner, which benefits from a country style kitchen, with integrated appliances,

feature island and double range oven, a large lounge with feature windows and 14kw log burner with stone hearth provide a homely feel, steps lead up to a small mezzanine office which overlooks the main living area and reception hallway, a back door provides access to the garden.

A spiral steel staircase provides access to the second floor where there is a spacious landing, a large double bedroom with feature Velux windows, a smaller fourth double bedroom, a fifth double bedroom with Velux window and mezzanine loft area and a modern contemporary family bathroom, with roll top bath and w.c

Outside to the front is walled which could provide off road parking if required, the large back garden has a raised decked area of the kitchen with a workshop underneath, a slate path leads you up the garden where there is an area laid to lawn, with raised planters and a further decked area for seating.

- ✓ SPACIOUS FIVE BEDROOM CONVERTED CHAPEL
- ✓ SITUATED IN THE HEART OF THE VILLAGE
- ✓ QUALITY CONVERSION WITH AN INDUSTRIAL BUT HOMELY FEEL THROUGHOUT
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE WEALTH OF ACCOMMODATION

5 Bedroom
Converted Chapel

Salem Chapel
Water Street
Llanfair Talhaiarn
LI22 8SS

£399,950

Reference Number: RP4170
11/12/25

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

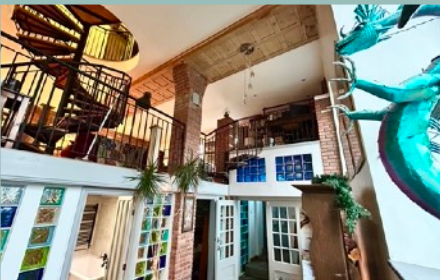
Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email:rhosonseafletcherpoole.com
m
web: www.fletcherpoole.com





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Ground Floor Porch
2.57m x 1.58m (8'5" x 5'2")

Hallway
7.60m x 2.58m (24'11" x 8'6")

Bedroom Three
5.77m x 3.69m (18'11" x 12'1")

Bathroom/Sauna Room
3.60m x 2.95m (11'10" x 9'8")

Bedroom Two
3.57m x 3.27m (11'9" x 10'9")

W.C.
2.87m x 1.73m (9'5" x 5'8")

Utility
3.86m x 2.19m (12'8" x 7'2")

Workshop/Store Room
3.95m x 2.45m (13'0" x 8'1")

First Floor Lounge/Kitchen/Diner
10.93m x 8.75m (35'10" x 28'8")

Mezzanine Office
2.93m x 1.85m (9'8" x 6'1")

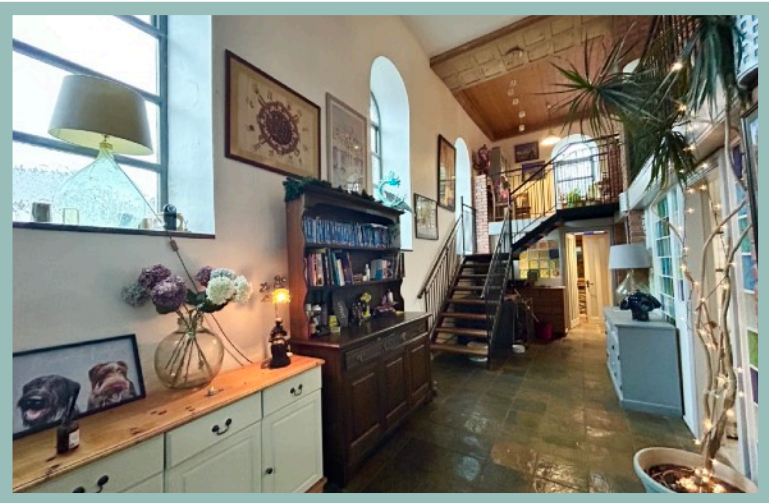
Second Floor Master Bedroom
5.92m x 3.57m (19'5" x 8'5")

Bedroom Four
3.43m x 3.24m (11'3" x 10'8")

Bedroom Five
3.47m x 2.60m (11'5" x 8'7")

Bathroom
3.60m x 1.74m (11'10" x 5'9")

Mezzanine
2.14m x 1.40m (7'0" x 4'7")



Location

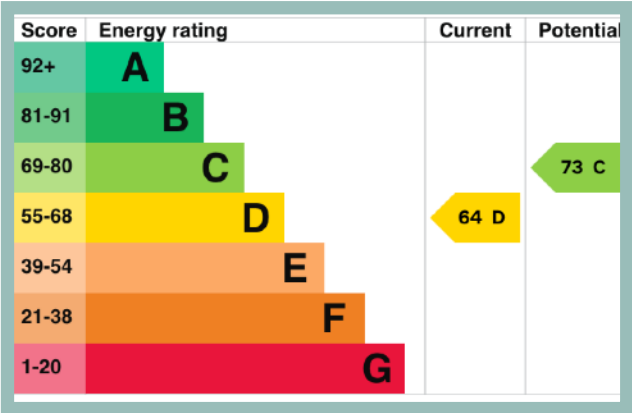
Situated in the picturesque village of Llanfair TH with its local pubs and convenience store. Close by to the town of Abergele with its local shops and amenities. The A55 dual carriageway is near by for easy access to Chester and the motorways beyond.

Directions

From the Rhos On Sea office turn right onto the promenade, turn right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight across at the roundabout and join the A55 in the direction of Chester, leave the A55 at the junction signposted Llanddulas, proceed down the slip road to the mini roundabout, turn right and follow the road in the direction of Abergele, continue along Llanddulas Road, take the second exit at the first roundabout, continue into Abergele, turn right at the traffic lights by the George & Dragon pub onto Llanfair Road, follow this road for 5 miles until you come to the village of Llanfair TH, proceed over the bridge and pass the convenience store where the property can be found on the left hand side.

Council Tax Band: “F” (provided on voa.gov.uk)

Energy Performance Rating Band D



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