



**Tan Y Capel, Glyndyfrdwy, Corwen,
Denbighshire, LL21 9HH
Guide Price £65,000 to £75,000**

**Bowen Son
and Watson**

with Kent Jones

For sale by online auction 25th March 2021 - An opportunity to purchase a substantial traditional Welsh Chapel, which enjoys superb outlooks in the picturesque Dee Valley. The Chapel has had the benefit of a new roof and there is a secured planning permission for residential development into an individual and characterful dwelling.



Tan Y Capel, Glyndyfrdwy, Corwen, Denbighshire, LL21 9HH

- For sale by online auction 25th March 2021
- A substantial traditional Welsh Chapel
- Secured planning permission
- Opportunity to convert into a residential dwelling
- Views overlooking onto the Dee Valley

General

The property comprises an upper entrance to the congregational hall, which has a high ceiling and banks of windows down either side. There are signs of leakage from the old roof but we are informed that the property has subsequently been re-roofed. There are no current signs of leakage. To the lower floor there is the original schoolroom and a self-contained flat. Proposed parking is allocated on the position of the current toilet block.

The accommodation with approximate dimensions comprises.

Entrance

14' 2" x 4' 9" (4.32m x 1.46m)

Approached through original double doors having feature arched window over. Arched side windows. Tessellated tiled floor. Exposed glazed brickwork with lead-lighted windows to Congregational Hall.



Congregational Hall

44' 10" x 34' 2" (13.66m x 10.42m)
142 square meters (1500 square feet). Timber flooring. Two banks of five full-height side windows. Full-height arched Windows to rear. Timbered tongue and groove finish to dado height. 5.70 height ceiling. Raised platform with pulpit having pediment and pillar feature behind. Pitch pine pews. wall lighting. Pews will be removed and are not included in the sale.

Lower Floor

Schoolroom

32' 1" x 18' 11" (9.78m x 5.77m)
Approached through a solid external door. Pitch pine pews fixed to walls. Timber floor. Three sash windows. 3.85m ceiling. Pews will be removed and are not included in the sale.

Self-contained Flat

Entrance Hall

11' 10" x 3' 10" (3.60m x 1.18m)
Approached through a panelled door. Glazing above. Period cupboard. Tiled floor.

Kitchenette

7' 11" x 6' 2" (2.41m x 1.88m)
Fitted stainless steel single-drainer sink unit set into double base storage cupboard. Cooker space. Stone flagged floor. Fridge space. Fitted shelving. Sash window.

Bathroom

7' 11" x 6' 2" (2.42m x 1.88m)
Fitted with three-piece white suite comprising enamelled panelled bath, close-coupled WC and corner wall-mounted wash basin. Stone Flagged floor. Opaque Sash window.



Living Room

14' 0" x 11' 11" (4.26m x 3.63m)

Open fireplace Return sash Windows. Tiled floor.

No. 2 Bedroom

11' 2" x 10' 11" (3.41m x 3.34m)

Sash window. timber floor. View.

Inner Hall

9' 5" x 3' 5" (2.88m x 1.05m)

No. 1 Bedroom

13' 7" x 11' 9" (4.13m x 3.57m)

Sash window.

Outside

The property can be approached from the front via a pedestrian access. There is an area of land allocated to the side as indicated upon the attached plan. Please refer to the title plans for full indication of boundary. The area given to the current toilet blocks is the area allocated for creating new parking.

Directions

Leave Llangollen on the A5 in the direction of Corwen (to the west) and continue along the Dee Valley for approximately five miles to the village of Glyndyfrdwy. Upon entering the village, the property will be observed on the right-hand side. There is an access lane to the rear of the property, which should be the approach for viewings and to take this bear right just off the A5 before reaching the property.

Method of Sale

The property will be offered for sale by online auction with bidding commencing at 12.00 noon on Thursday 25th March 2021. The submission of bids will then be possible for a 24 hour period with the auction closing at 12.00 noon on Friday 26th March 2021.

If at the close of bidding the property has met its reserve price then exchange of contracts is deemed to have taken place. A security deposit set at £5,000 is then paid by the successful purchaser. Completion is set for 20 working days thereafter or earlier by agreement - see contract for details.

Guide Price

Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



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Bowen Son and Watson with Kent Jones - Llangollen Office

Tel: 01978 860346

34 Castle Street Llangollen Denbighshire LL20 8RT

llangollen@bowensonandwatson.co.uk

www.bowensonandwatson.co.uk

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