



Capel Bethania

Llanddeusant, Holyhead, Anglesey, LL65 4AE



Guide Price: £65,000 - £85,000

- Striking Chapel & Semi-Detached House
- Potential for Re-Development
- Includes Most Original Pews Etc
- Semi-Rural Scattered Community
- Attached Garage/Outbuilding
- 2 Bedroom Semi-Detached House
- Excellent Views, Main Chapel - 8.8m x 8.6m
- No Ongoing Chain



Directions

From Valley follow A5025 to the village of Llanfachreath, in village centre turn right (P.O) and follow country lane to T Junction (chapel - Tyn Y Maen) Turn left to village of Llanddeusant. Continue through the village and the chapel can be seen on the right next to the turning for Elim.

Accommodation**Main Chapel**

Vestibule 9' 10" x 7' 7" (3.m x 2.3m)

Chapel 28' 10" x 28' 3" (8.8m x 8.6m)

Ty Chapel/Chapel House**Ground Floor**

External door to:

Hall

Staircase to first floor.

Lounge 13' 5" x 16' 1" (4.1m x 4.9m) red to: 8' 10" x 7' 10" (2.7m x 2.4m)

Kitchen 8' 10" x 8' 6" (2.7m x 2.6m)

First Floor Landing 9' 10" x 5' 11" (3.0m x 1.8m)

Bedroom 1 11' 10" x 8' 10" (3.6m x 2.7m)

Bedroom 2 11' 10" x 6' 7" (3.6m x 2.0m)

Bathroom 5' 7" x 5' 7" (1.7m x 1.7m)

Attached Single Garage & Store**Exterior**

Small stoned hard standing area leads to house and garage. An area of yard to the front of the chapel enclosed by railings. Right of way to side leads to rear small sloped area of land well defined by new fencing and gate. The rear cemetery land has its own access and is to be retained.

Tenure

We understand to be Freehold but confirmation should be obtained via your solicitor prior to purchase.

Services

Mains water, electricity and drainage.

Method of Sale

By Public Auction: Thursday 11th May 2017 at 2pm

Venue: Bull Bay Golf Club, Bull Bay, Amlwch, Anglesey. LL68 9RY

Guide Price - £80,000 - £100,000

To be sold subject to general conditions of sale, undisclosed reserve and unless withdrawn prior.

Legal Pack

A legal pack will be available to VIEW in the Agent's office or request a copy via your solicitor. (To be available on line in due course)

Solicitor

Mr Gwyn Eurig Davies - Tudor Owen Roberts Glynn & Co
157 High Street, Bangor LL57 1NU Tel: 01248723106

Bidders Administration Fee

A fee of £300 plus VAT (Total - £360) becomes payable by the buyer to Môn Properties if the property sells pre-auction, at auction or post auction.

Please Note – ALL interested bidders MUST refer to our Auction Catalogue and Conditions of Sale.

Guide Prices

The Guide Prices quoted are the ranges which we believe the Lot may achieve, although it is intended that the auction process will encourage activity so that the actual sale prices may be higher or lower depending upon demand and popularity of the Lot at the actual auction. Guide prices are published in good faith and may change at any time during the marketing campaign, bidders should regularly check the correct guide price prior to auction.

Pre Auction Offers

Any pre-auction offers must be submitted to us in writing and will only be considered if the Lot has been viewed and legal documentation inspected. Pre-auction bids will only be considered on the basis of an imminent exchange of auction contracts upon acceptance of the seller, with the buyer providing a full 10% deposit AND administration fee of £300 plus VAT (£360). Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange. It is understood that the only pre-auction offers that are above the top guide price figure will be considered by the seller.

