

**FOR SALE**  
PLACE OF WORSHIP

**Ebenezer Chapel, Garnswilt Road, Pontarddulais,  
Swansea, SA4 8QG**



- **FORMER PLACE OF WORSHIP WITHIN SITE AREA OF 0.28 ACRE (0.11 HA)**
- **GROSS INTERNAL AREA - 150.94 SQ.M. (1,624.71 SQ. FT.)**
- **POPULAR EDGE OF TOWN LOCATION**
- **OPPORTUNITY FOR CONVERSION TO ALTERNATIVE USE (SUBJECT TO PLANNING) ALTHOUGH RESIDENTIAL CONVERSION HAS PREVIOUSLY BEEN REJECTED**
- **SUBJECT TO CONNEXIONAL RESTRICTIVE COVENANTS**

**OFFERS IN THE REGION OF**  
**£110,000**

# Ebenezer Chapel, Garnswllt Road, Pontarddulais, Swansea, SA4 8QG

## LOCATION

The property is located fronting Garnswllt Road, approximately 2.5 miles north of Pontarddulais town centre.

Pontarddulais is a community and town in Swansea, located approximately 10 miles northwest of the city centre. The Pontarddulais ward is part of the City and County of Swansea, which also adjoins the village of Hendy in Carmarthenshire.

The town has a built up population of approximately 9,073, which is also supported by the wider catchment area, comprising a number of popular villages including Pontlliw, Garnswllt and Fforest.

The immediate vicinity also provides good lines of communication via the main A48, B4297 and the M4 Motorway (J48), which is less than 4 miles away in a southerly direction.

## DESCRIPTION

The property comprises a detached place of worship situated within a substantial size plot, located along the outskirts of Pontarddulais town centre.

Internally, the chapel comprises the entrance porch located over the western elevation, which provides access directly onto the main naïve and vestry area. The subject premises also extends further to the rear in the form of an annex building, which appears to accommodate an additional community hall, comprising a small kitchen and former congregation room. The community hall also benefits from a boiler room and external w.c. facilities.

We further advise that the subject premises has the potential to be converted to an alternative use (subject to the necessary statutory consents) but we do note that planning permission for the conversion to a single residential dwelling has been rejected by the Local Authority Planning Department and the Appeal was also dismissed.

Suitable alternative D1 Uses (Non-Residential Institutions) include places of worship, clinics/health centres, crèches/day nurseries, consulting rooms, museums, public halls, libraries and art galleries/exhibition halls.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

**Site Area: 0.28 Acre (0.11 Hectare)**

### Main Chapel

**Gross Internal Area: 87.96 sq.m (946.86 sq. ft.)**

Entrance Porch  
with door to. 1.83m x 1.65m

Naïve 6.44m x 10.06m

Vestry 4.79m x 4.21m

### Community Hall

**Gross Internal Area: 62.98 sq.m (678.00 sq. ft.)**

Meeting Room 7.64m x 5.56m  
with main door to front elevation, door to.

Kitchen 2.45m x 3.20m  
fitted with a range of wall and base units incorporating sink drainer, door to rear courtyard.

Boiler Room 3.34m x 2.29m  
housing oil fired boiler, accessed externally off the rear courtyard.

Store Room 2 2.20m x 2.29m  
accessed externally off the rear courtyard.

## 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.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
Tel: 01792 479 850  
Email: [commercial@astleys.net](mailto:commercial@astleys.net)



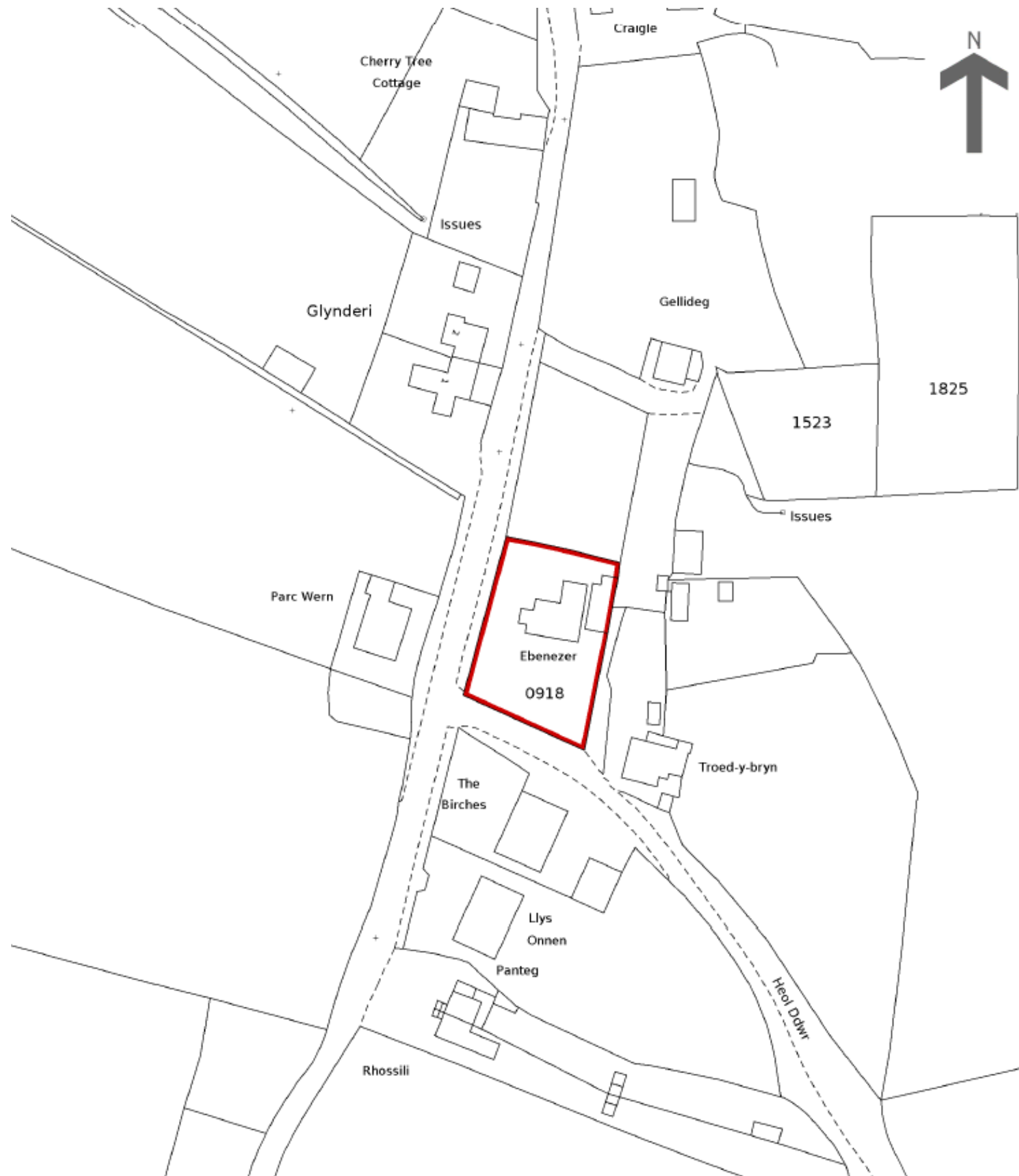
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