

CAPEL RHONDDA, HOPKINSTOWN, PONTYPRIDD, CF37 2PR

GRADE II LISTED FORMER CHAPEL BUILDING AND VESTRY

FREEHOLD CHAPEL BUILDING AND VESTRY FOR SALE

GROSS INTERNAL AREA: 312.64m² (3,365ft²) | £47,500

BUSY ROADSIDE LOCATION | 12 MILES FROM THE CAPITAL CITY OF CARDIFF



GLANMOR CHARTERED
SURVEYORS

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LOCATION

The property is located on Hopkinstown Road, within the residential village of Hopkinstown. Hopkinstown Road is an arterial road that links a number of towns through the Welsh valleys to the A470, a trunk road running from the M4 motorway to Brecon. Rhondda River runs along the opposite side of the road with playing fields beyond.

Hopkinstown is located approximately 1 mile to the west of the town of Pontypridd. Pontypridd is approximately 12 miles to the northwest of Wales capital city of Cardiff and approximately 36 miles to the east of Wales second largest city, Swansea.

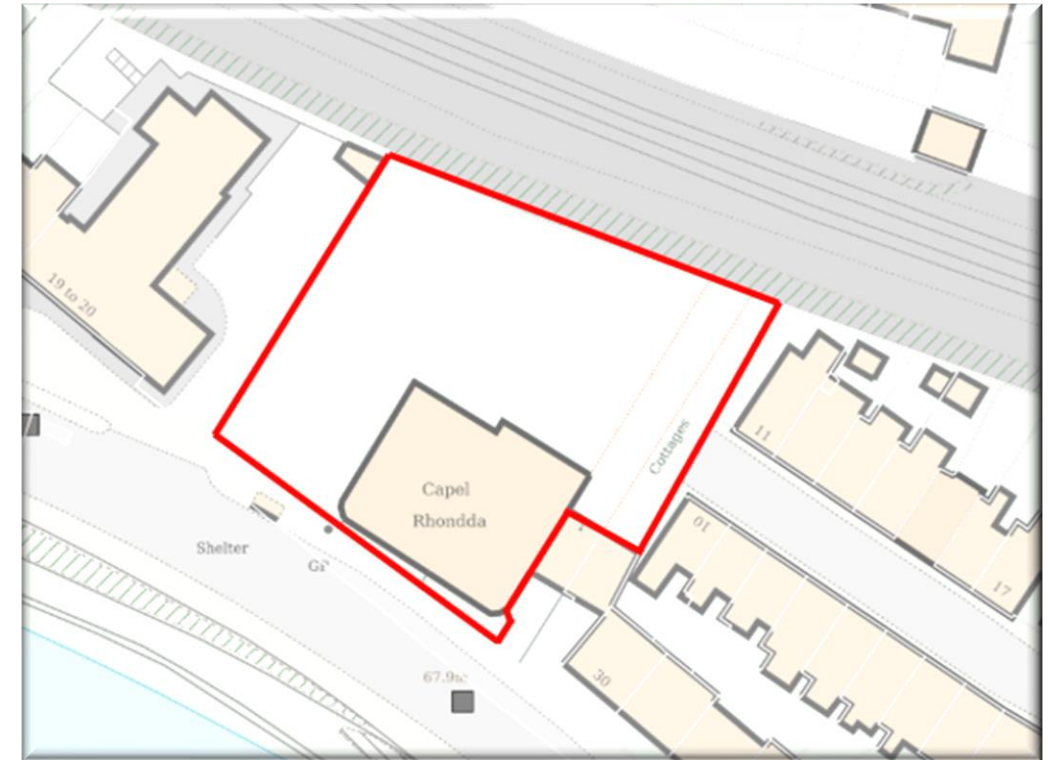
DESCRIPTION

The property comprises a Grade II listed chapel and vestry with graveyard. Both buildings are constructed of solid stone walls finished with facing stonework, under timber pitched roofs clad with slates. The graveyard wraps around the building to left hand side and rear, and graves occupy the majority of the land. The residential properties to the right-hand side are attached to the vestry.

Within the chapel, built in 1852, the accommodation is made up of an entrance lobby which leads into the main congregation area with pews, pulpit and organ in situ. Two staircases which provide access to the upper balcony can be accessed from their own entrance doors or via the congregation room.

The adjoining vestry, added in 1905, can be accessed via its own entrance or through an internal interconnecting door. Internally, the vestry floor is in a state of disrepair ...

APPROXIMATE TITLE PLAN



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... and part of the building is inaccessible due to this. The accommodation within the vestry building comprises a main congregational space, with WC and kitchen facilities which are to the rear within a single storey extension. We understand there is mains electricity, water, gas and sewage to the property although these services have not been tested.

The graveyard is included within the sale and the purchaser will be required to allow access and maintain the area going forward.

The property is Grade II listed and noted for its connection to the hymn 'Cwm Rhondda', written by local composer John Hughes to celebrate the installation of the new pipe organ at the chapel in 1907.

ACCOMMODATION

Area	M.SQ	FT.SQ
Chapel	187.46	2,018
Vestry	125.18	1,348
Total	312.64	3,365

TENURE

The property is available freehold with vacant possession.

ASKING PRICE

We have been instructed to seek offers in the region of **£47,500**

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC requirements

CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

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