

**SILOAM CHAPEL, CECIL ROAD,
GORSEINON, SWANSEA, SA4 4BY**

FORMER CHAPEL BUILDING

SILOAM

FREEHOLD CHAPEL BUILDING FOR SALE

GROSS INTERNAL AREA: 133.6m² (1,438ft²) | £75,000

LOCATED IN GORSEINON, AS SHORT WALK FROM THE MAIN RETAIL HIGH STREET



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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FORMED CHAPEL BUILDING

LOCATION

The subject property is located within Gorseinon, a small town in Swansea, Wales. Gorseinon is situated approximately 6 miles north-west of Swansea city centre and 7 miles east of Llanelli. Gorseinon has good transport links via the A4240 and B4296 and is approximately 2 miles west of Junction 47 of the M4 Motorway. Local amenities within Gorseinon include supermarkets, independent shops, schools, medical centres and leisure centres.

Siloam Chapel is located on Cecil Road within Gorseinon which is a short walk from the main retail core on the High Street. Cecil Road is mainly residential with a variety of properties, including terraced and semi-detached dwellings. It also hosts several businesses and amenities, such as medical facilities including Ty'r Felin Surgery and automotive services.

DESCRIPTION

Former, purpose-built freehold chapel building which is not listed. The construction comprises solid stone walls which are rendered, under a timber pitched roof clad with concrete tiles. There are uPVC double glazed windows throughout. There is a single storey extension to the rear with a flat roof over.

The building occupies the majority of the site and there is no external space. The accommodation comprises an entrance lobby which gives access to the main hall, an office room to the front of the building and kitchenette area with small storage cupboard and access to the WC, to the rear. There is a further storage room to the rear of the main hall. There are electric panel heaters throughout the property. There is no gas supply.

TITLE – WA212799



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TENURE

The property is available freehold with vacant possession.

VAT

All figures are exclusive of VAT, where applicable.

ASKING PRICE

We have been instructed to seek offers in the region of **£75,000**.

ENERGY PERFORMANCE CERTIFICATE

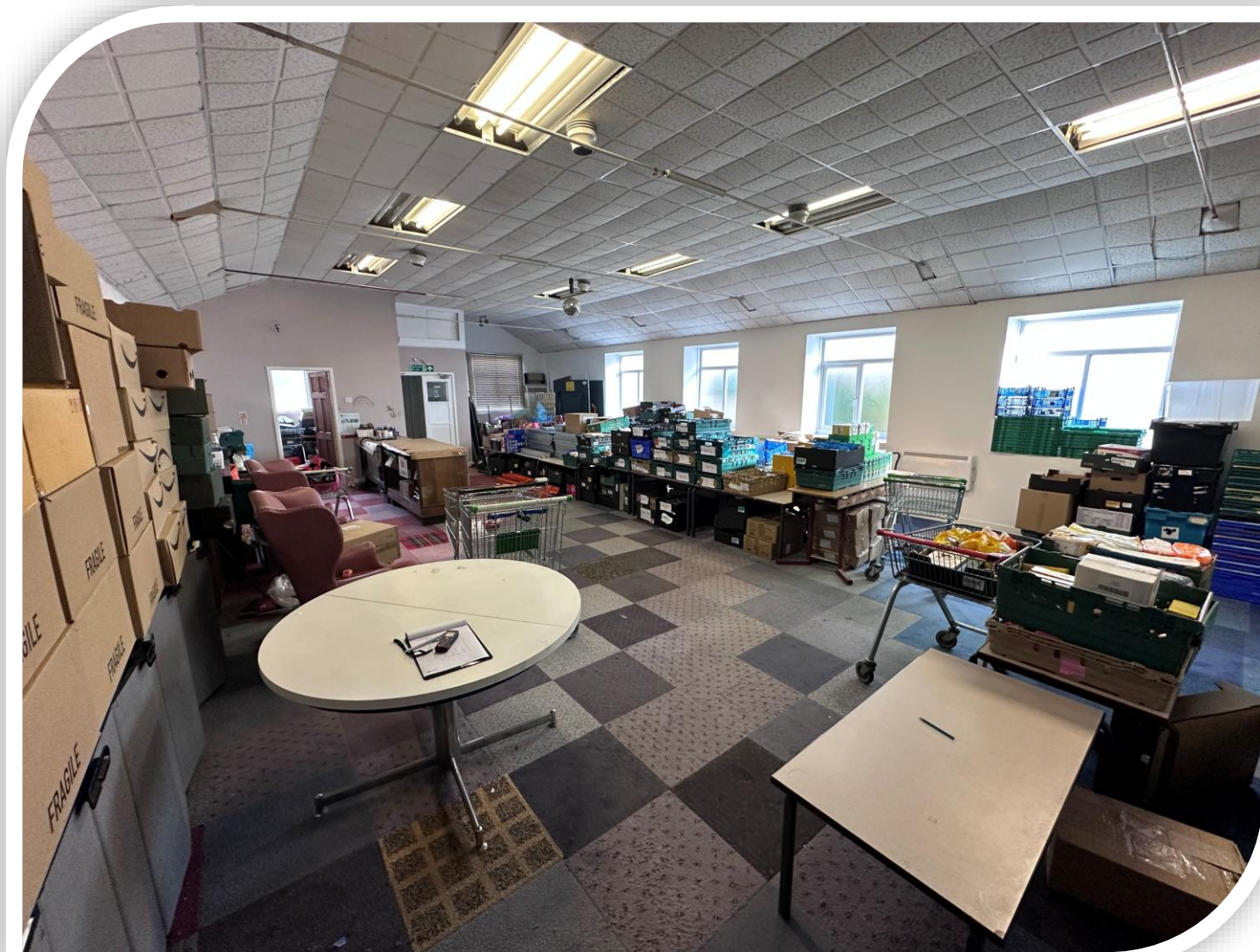
The property is exempt from EPC requirements

CONTACT

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

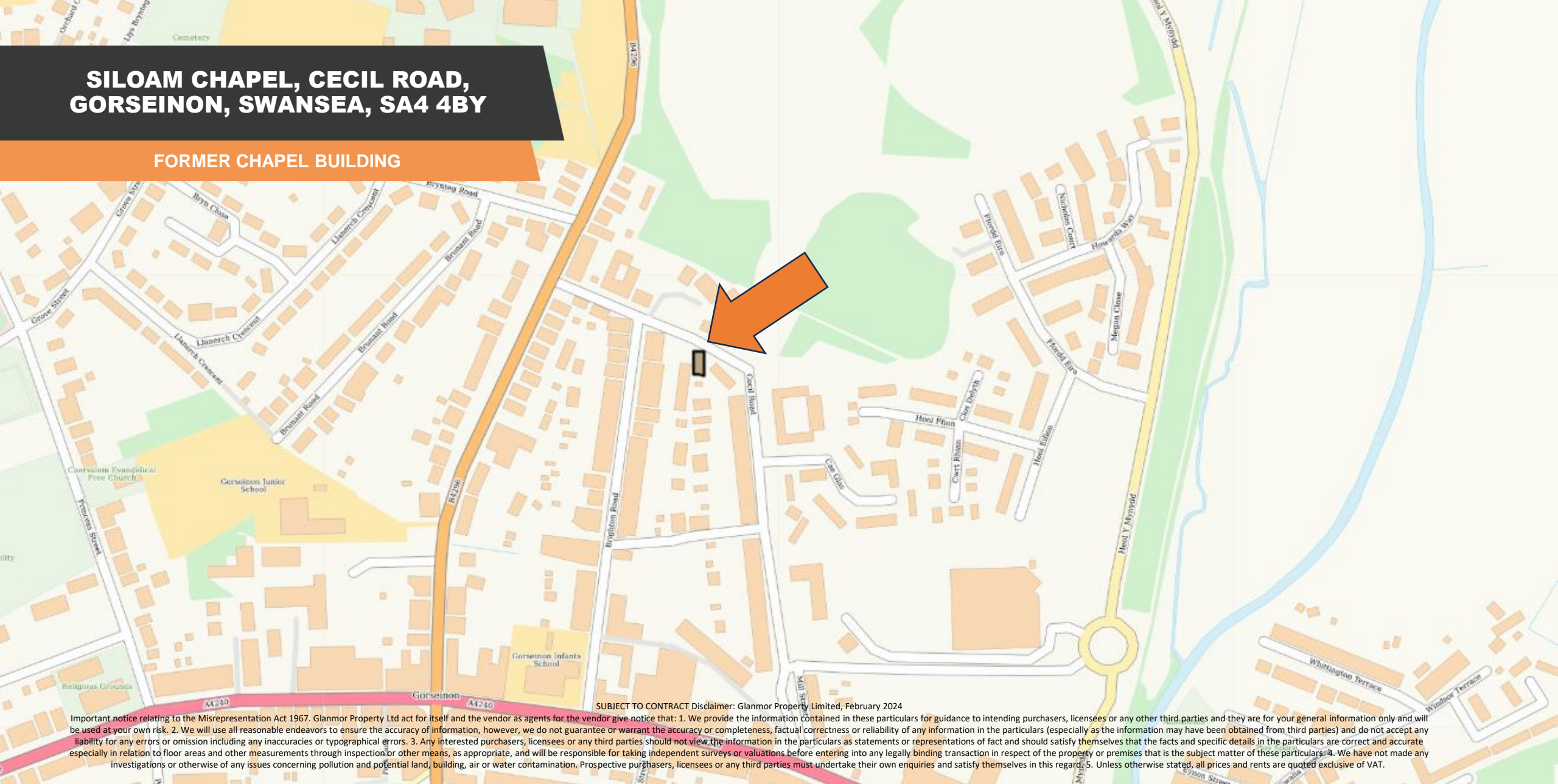
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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

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