

**TABOR BAPTIST CHAPEL, HEOL
TABOR, CWMAVON, SA12 9PS**

DETACHED CHAPEL BUILDING

FREEHOLD CHAPEL BUILDING FOR SALE

GROSS INTERNAL AREA: 30.189m² (324.95ft²) | SITE AREA: APPROX. 0.103 ACRES | CLOSE TO M4 MOTORWAY | £32,500

VILLAGE LOCATION ON THE EDGE OF PORT TALBOT | POTENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING

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LOCATION

Tabor Baptist Chapel is located in Cwmavon, a village on the edge of Port Talbot within Neath Port Talbot, Wales. Cwmavon is situated to the north of Port Talbot and approximately 14 miles east of Swansea and 6 miles to the south of Neath. The subject property is accessed via Heol Tabor which consists of a mix of semi-detached houses and some detached houses. Neath Port Talbot Hospital is just over two miles away, and the nearest rail links at Baglan and Port Talbot Parkway are also roughly 3 miles from the Subject property, while Junction 40 of the M4 motorway is approximately 3 miles to the south.

DESCRIPTION

The property is a freehold chapel building which was once part of the original larger chapel building which has now been demolished. The building is not listed. The chapel construction comprises solid stone walls which have been rendered to all elevations. There is a timber pitched roof clad with a profile metal sheet. There are single glazed timber windows throughout the building. The rear windows are in-situ but have been blocked up externally.

The accommodation comprises one open plan hall area with raised stage at one end and a small kitchenette at the other. There are no WC facilities at present. There is no heating system in the building. The building sits to the north-west of the site with the remainder of the land heavily overgrown and not accessible. The property is located at the end of Heol Tabor which is made up of residential dwellings. There is open land and woodlands surrounding the majority of the site. The subject land is approximately 0.103 acres.



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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 **£32,500**.

ENERGY PERFORMANCE CERTIFICATE

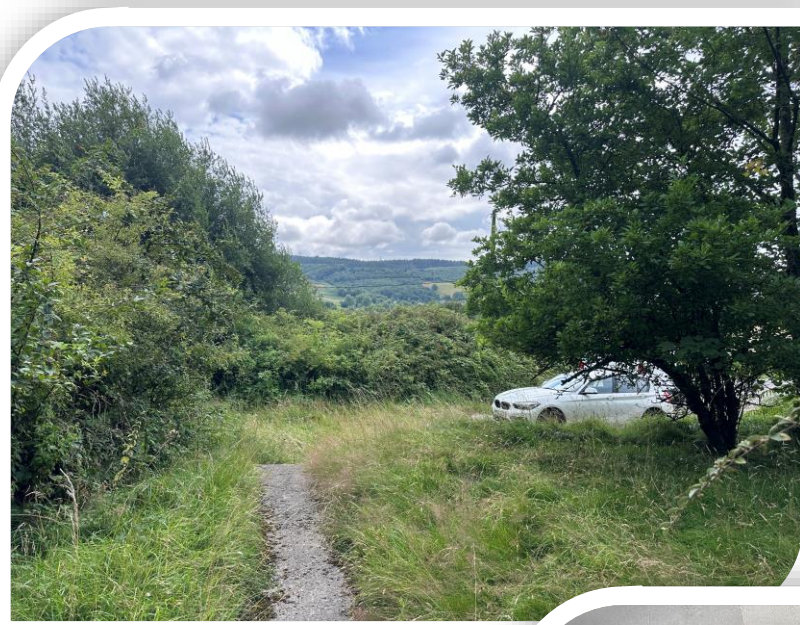
The property is exempt from EPC requirements

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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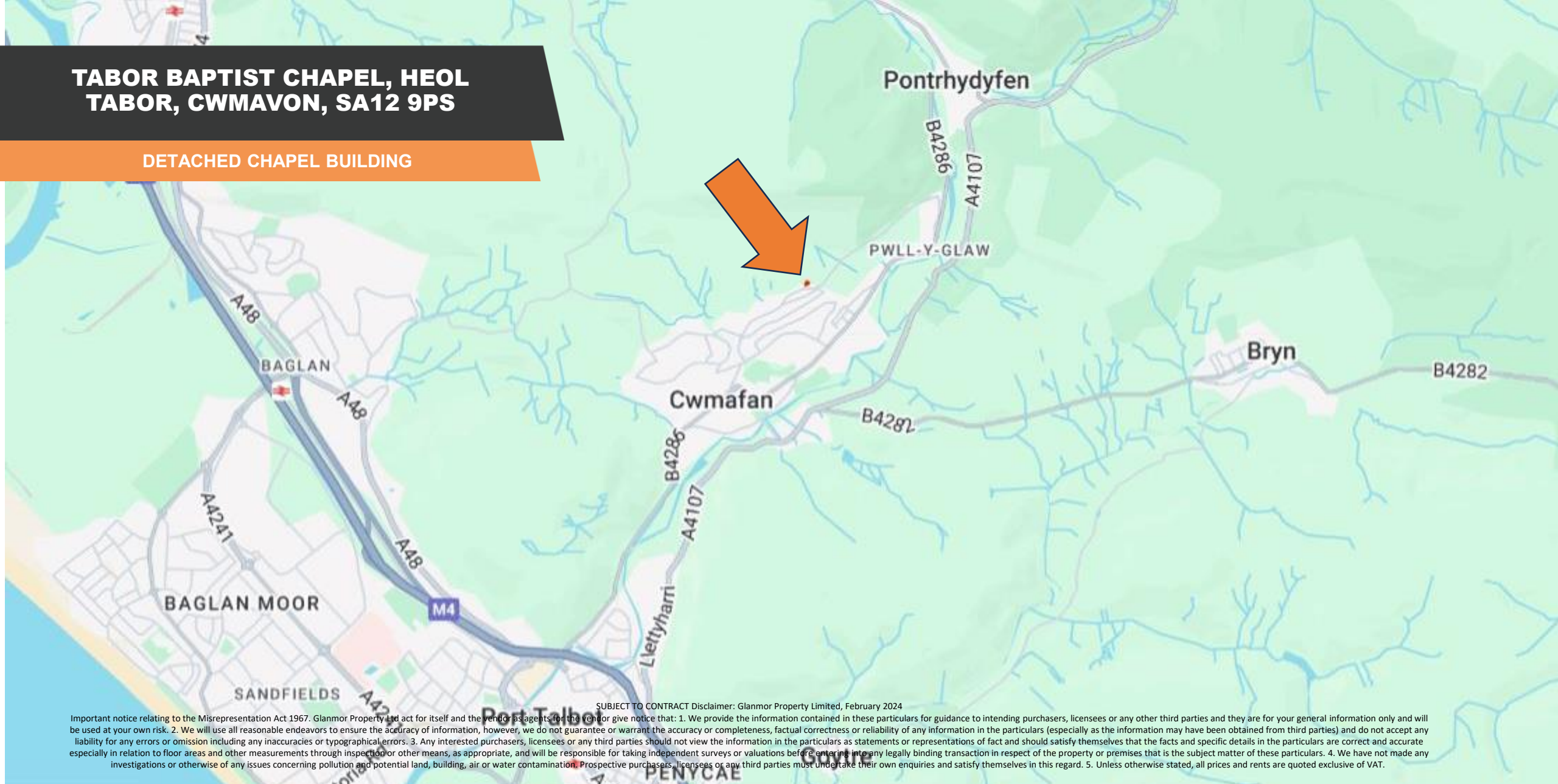


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