





Apartments 1-4 Bethesda Chapel, Llansantffraid, SY22 6XP
Offers In The Region Of £225,000

Investment opportunity. Bethesda Chapel has been converted into four, one bedroom apartments all being tenanted. The property is located on the outskirts of a semi rural village offering good road connections for commuting. There is a parking area to the front, the property is being sold with the tenants in situ.



LOCATION

The property is situated on the outskirts of the village of Llansantffraid and is just a short walk from the village amenities which include a primary school, convenience store and filling station, several sporting facilities, pubs and food outlets.

FLAT 1

This flat is currently vacant.

ENTRANCE

Entrance hall with light and door into corridor.

LIVING ROOM

13'2 x 11'6 (4.01m x 3.51m)

Windows to the front and side elevations, ceiling light, electric heater and opening into the kitchen.

KITCHEN

10 x 6'4 (3.05m x 1.93m)

Fitted with wall and base units with work surfaces over, inset sink with mixer tap and drainer and void below for appliances. Window to the side, extractor fan and electric heater.

BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

White suit comprising panelled bath with shower over, sink and low level WC.

BEDROOM

15'7 x 11 (4.75m x 3.35m)

Double room with fitted wardrobes to one wall, and window to the side. Electric heater and ceiling light.

FLAT 2

We have not entered this flat, but believe the accommodation to be the similar size and layout of flat 3 and 4

ENTRANCE

Entrance hall with light and door into corridor.

LIVING ROOM

13'5 x 11'8 (4.09m x 3.56m)

Windows to the front and side elevations, ceiling light, electric heater and opening into the kitchen.

KITCHEN

10 x 6'4 (3.05m x 1.93m)

Fitted with wall and base units with work surfaces over, inset sink with mixer tap and drainer and void below for appliances. Window to the side, extractor fan and electric heater.

BEDROOM

15'5 x 11'2 (4.70m x 3.40m)

Double room with storage built in on one wall and window to the side. Ceiling light and electric radiator.

BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

White suite comprising panelled bath with shower over, low level WC and sink.

FLAT 3

Receiving a rent of £320.00 PCM

ENTRANCE

Front door leading to accommodation;

LIVING ROOM

14'7 x 9'10 (4.45m x 3.00m)

With window to the front, electric radiator, and TV point. Opening into;

KITCHEN

9'8 x 6'7 (2.95m x 2.01m)

Fitted with wall and base units with work surfaces over, sink with mixer tap and drainer and void for appliances.

BEDROOM

11'10 x 15'7 (3.61m x 4.75m)

Double room with window to the side and electric radiator.

BATHROOM

5'6 x 6'9 (1.68m x 2.06m)

Panelled bath with shower over, low level WC and wash hand basin.

FLAT 4

Receiving a rental income of £320.00 PCM

ENTRANCE

Front door leading to accommodation;

LIVING ROOM

14'1 x 9'11 (4.29m x 3.02m)

With window to the front, electric radiator, and TV point. Opening into;

KITCHEN

9'5 x 6'7 (2.87m x 2.01m)

Fitted with wall and base units with work surfaces over, sink with mixer tap and drainer and void for appliances.

BEDROOM

11'2 x 15'4 (3.40m x 4.67m)

Double room with window to the side and electric radiator.

BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

Panelled bath with shower over, low level WC and wash hand basin.

EPC RATING

FLAT 1 EPC RATING D

FLAT 2 EPC RATING E

FLAT 3 EPC RATING E

FLAT 4 EPC RATING E

COUNCIL TAX BANDING

POWYS COUNTY COUNCIL - ALL FLATS ARE BAND A

Agent Note**TENURE**

We understand the tenure is Leasehold We would recommend this is verified during pre-contract enquiries.

999 year lease dates 31st August 1840 with a peppercorn ground rent.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 18 Mbps & Superfast 72 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Powys

Council Tax Band: A

Tenure: Leasehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.