

FOR SALE Church/ Community Hall

Taffs Well United Church, Cardiff Road, Taffs Well, Cardiff CF15 7RE



BRUTON KNOWLES



- 2,308 Sq. Ft
- Guide price £195,000
- Use Class D1
- Detached double height Chapel

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Location

Taffs Well is a semi-rural village, community and electoral ward located at the south-eastern tip of Rhondda Cynon Taf County Borough Council, 6 miles north-west of the city centre of Cardiff, the capital of Wales. Known locally as the 'Gateway to the Valleys' by some and considered part of the Valleys by others, it is separated from Gwaelod-y-Garth by the River Taff.

The M4 motorway, which connects London with South Wales, is located approximately 1.4 miles to the southeast of the subject property. By road, the subject property is located approximately 6.4 miles northwest of Cardiff, 44 miles west of Bristol, 118 miles southwest of Birmingham and 151 miles west of London. Taffs Well railway station is situated approximately 110 metres to the east of the subject property. From Taffs Well there are direct services to Llandaff (6 mins), Pontypridd (12 mins) and Treherbert (49 mins).

Description

The property comprises a detached double height stone built Chapel with pitched slate roof, which lowers towards the rear under an artificial slate roof. There is a single storey part rendered extension to rear with mineral felt flat roof. Fenestration is uPVC double glazed units with larger arch style windows to front and side elevations.

Internally, the property comprises entrance porch leading into a wooden framed glazed vestibule forming part of the Main Hall which has portal roof supports offering a maximum head height of 5.9m. Behind a raised stage is a side entrance leading through to a secondary hall, of similar construction but widening at each side with lower vaulted ceiling. To one side of this hall is a storage area and small kitchen with serving hatch, and to the rear are male and female toilets, plus disabled WC.

Parking

There is no car parking. The site narrows from front to back and the building covers circa 40% of the entire site.

Accommodation

Floor	NIA Sq M	NIA Sq Ft
Ground – Main Hall and Stage	125.05	1,346
Ground – Secondary Hall, Ancillary and WC's	89.34	89.34
Total Internal Area	215.39	2,308

Services

We understand that the property is connected to the following mains services, but have not carried out any tests in this regard:

- Gas
- Electricity
- Drainage
- Water

There is gas central heating throughout.

Rates

The provisions of Schedule 5 paragraph 11 Local Government Act 1988 (as amended) exempt from rating property in the following categories where specified requirements are satisfied: Churches, chapels and other places of public religious worship; Church halls, chapel halls and similar buildings; Ancillary administrative premises.

We advise all interested parties to confirm this position with the local authority.

Energy Performance Certificate

A new EPC to be commissioned

VAT

VAT is applicable unless stated otherwise.

Guide Price

£195,000

Tenure

The freehold is available by way of Private Treaty.

Bids to be submitted to the below parties:

- Dorian.wragg@brutonknowles.co.uk
- Phoebe.harmer@brutonknowles.co.uk

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Set viewing days will be allocated and timeslots available on request.

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Contact:

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Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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