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**EST.  
1972**

**THORNES**

**ESTATE  
AGENTS**

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**BETHANY CHAPEL, NEW STREET,  
BURRY PORT, CARMARTHENSHIRE SA16 0RT**



**OFFERS IN THE REGION OF £70,000**

- **PROMINENT, LEVEL POSITION CLOSE TO ALL SHOPS, BOATING MARINA & TRAIN STATION**
- **ENTRANCE LOBBY**
- **MAIN CHAPEL**
- **TWO STAIRCASES**
- **VESTRY (with kitchen area)**
- **CLOAKROOMS (Ladies & Gents)**
- **UPVC DOUBLE GLAZED WINDOWS**
- **ENCLOSED FRONT GARDEN WITH DOUBLE GATES & REAR YARD**

## BETHANY CHAPEL (cont'd)

A Victorian Chapel of traditional construction arranged over two floors situated (edged RED on attached plan) in the heart of the coastal town of Burry Port, within walking distance of local shopping, train station and Burry Port Boating Marina. The property has an enclosed front garden and a rear yard.

### GROUND FLOOR

**ENTRANCE LOBBY** – Timber double doors and two UPVC double glazed windows to front, internal stained glass window to chapel, plaster ceiling, part plaster/part timber boarded walls, cast iron radiator, ceramic tiled floor, two staircases to first floor gallery and two doors to:-

**MAIN CHAPEL** – Three UPVC double glazed windows. Two storey plaster ceiling with roof ventilation grilles, timber pews to centre and both sides and raised ‘set fawr’, cast iron radiators, timber suspended floor with carpeting to aisles, door to:-

**VESTRY** – Three UPVC double glazed windows to sides and one to rear, timber door to side, plaster ceiling with trap doors to roof space, part plaster/part timber boarded walls, cast iron radiators, vinyl sheet flooring and kitchen area with stainless steel sink unit and electric hot water geyser, electricity consumer unit and meter.

### FIRST FLOOR

**GALLERY** – Three UPVC double glazed windows each to front and both sides, plaster ceiling, plastered walls, four rows of raked timber pew seating to front and three rows of raked timber pew seating to both sides.

### EXTERIOR

**BOILER ROOM** – Timber casement window to rear and timber door to side, plaster ceiling, part plaster/part exposed brick walls, part brick/part concrete floor, industrial size “Ideal

Concord’ gas central heating boiler, gas meter.

**LADIES TOILET** – Timber door to rear, plaster ceiling, part plaster/part exposed brick walls, concrete floor, mid level W.C.

**GENTS TOILET** – Timber door to side, plaster ceiling, part plaster/part exposed brick walls, concrete floor, mid level W.C.

**EXTERIOR** – There is a large, enclosed front garden with double cast iron gates opening on to a central concrete path leading to the Chapel with lawns to both sides to the front section and a series of old graves with small and large gravestones to the rear section. Side tarmacadam paths lead to the rear enclosed tarmacadam yard with side gate to the rear lane.

**SERVICES** – It is understood that mains electricity, gas, water, surface water and foul sewerage and telephone services are available subject to arrangements with the relevant statutory undertaker.

**VIEWING** - Strictly by appointment with THORNES.



**PLEASE NOTE:** Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



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BETHANY CHAPEL (cont'd)



View from rear

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