

Roberts Homes

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4 Bedroom Church - 4549.2 ft²

Bethel Chapel, Bethel Road, Lower Cwmtwrch, Swansea. SA9 2PS

£600,000











Striking Grade II listed chapel conversion in Lower Cwmtwrch, balancing rich heritage with vast space for moderns family living. 4 double-bedrooms, 2 ensuites, and Jack & Jill bathroom. Positioned right alongside the river with tranquil garden grounds, the property has been thoughtfully restored to preserve its original architectural character whilst creating a practical, high-impact layout.

Cwmtwrch meaning 'Valley of the Boar' is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, general stores and a golf-club. Education is served by a Welsh primary with Welsh and English secondaries in neighbouring Ystalyfera and Ystradgynlais, which also provides a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts. Just up the road is The National Showcaves Centre for Wales, Craig y Nos Castle & Country Park, The Wales Ape and Monkey sanctuary, and Henrhyd Waterfalls. In less than 30 minutes' drive you can be deep in Bannau Brycheiniog (The Brecon Beacons National Park) itself or on the shores of Swansea Bay.

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Overview
The Chapel retains many of its original features, many being reclaimed in the modernisation including windowsills made from the pews, the central island in kitchen from the pulpit and the T.V. shelving in the lounge from the "Big Seat" plus many more. To the ground floor are slate tiles with zoned under floor heating with cast iron radiators to the first floor. There are uPVC doubled casements to most windows. There is also a sprinkler system throughout.

History
Bethel Chapel boasts a rich local heritage dating back to 1850, when its congregation originally formed before the construction of the main building. Officially completed as an Independent Chapel in 1861, the property was thoughtfully rebuilt in 1925 and occupies a scenic position along the banks of the River Twrch.

Entrance Lobby
Double wooden doors to front. Walls partly wood panelled. Church pew. Radiators. Staircases to either side.

Lounge *11.99 m x 10.07 m (39'4" x 33'0") approx*
Steps down from porch. Part of the original chapel it has three remaining pews, the original six columns and the 'Big Seat' - above which is a large mural from the original chapel. Eight original hanging lights. Under storage. Three windows to each side.

Kitchen/Diner *7.84 m x 8.12 m (25'9" x 26'8") max approx*
Fitted with cream wall and base units to include an integrated dishwasher, a 6 ring LPG hob, two AEG electric fan/steam ovens, a fridge and modern black extractor. The central island which has been reclaimed from the chapels pulpit has a sunken sink with mixer tap, a pop up power point. Walk in larder with side window. Two windows to side. Part wood panelled walls.

Rear Lounge *9.01 m x 5.81 m (29'7" x 19'1") approx*
Floor to ceiling original sliding glazed and wooden doors. Bifold doors to the rear. Two suspended lights. Multi-fuel burner. Three windows to each side. Wooden door to side. Bifold doors to garden.

Utility Room *5.99 m x 1.88 m (19'8" x 6'2") approx*
A Belfast style sink unit and fitted base units. Plumbed for automatic washing machine. Two windows to side. Wooden door to side.

Cloakroom *1.70 m x 1.73 m (5'7" x 5'8") approx*
Moulded glass basin on a chrome mount with a waterfall tap. W.C. Built in cupboard with two Worcester boilers servicing central heating and hot water. Sensor light on entry.

Upper Floor

L-shaped Gallery Landing*)*
L Shaped Gallery Landing:- Sensor lights. Built in storage cupboard. Wood flooring. Radiator. Window to side.

Bedroom 1 *4.27 m x 4.19 m (14'0" x 13'9") approx (excl reccess)*
Window to side. Radiator.

Ensuite *2.40 m x 2.09 m (7'10" x 6'10") approx*
Oval wash hand basin on a modern vanity unit. W.c. and shower cubicle with a waterfall shower. Radiator and towel rail. Floor tiled. Window to side.

Bedroom 2 *4.21 m x 4.13 m (13'10" x 13'7") approx (excl reccess)*
Two windows to side. Radiator.

Ensuite *2.46 m x 2.07 m (8'1" x 6'9") approx*
Oval wash hand basin on a modern vanity unit. W.c. and shower cubicle with a waterfall shower. Radiator and towel rail. Floor tiled. Window to side.

Bedroom 3 *5.96 m x 4.13 m (19'7" x 13'7") max approx*
Accessed via a separate staircase. Two windows to side, one to front. Two radiators. Access to Jack & Jill bathroom

Bedroom 4 *4.02 m x 3.14 m (13'2" x 10'4") approx*
Built in wardrobe. Windows to front and side. Radiator. Access to Jack & Jill bathroom.

Bathroom *4.21 m x 1.40 m 13'10" x 4'7" approx*
Jack and Jill between bedrooms 3 and 4. Free standing roll top bath. Round bowl sink on a wash stand. W.c. Tiled shower cubicle. Stained glass window to front. Radiator.

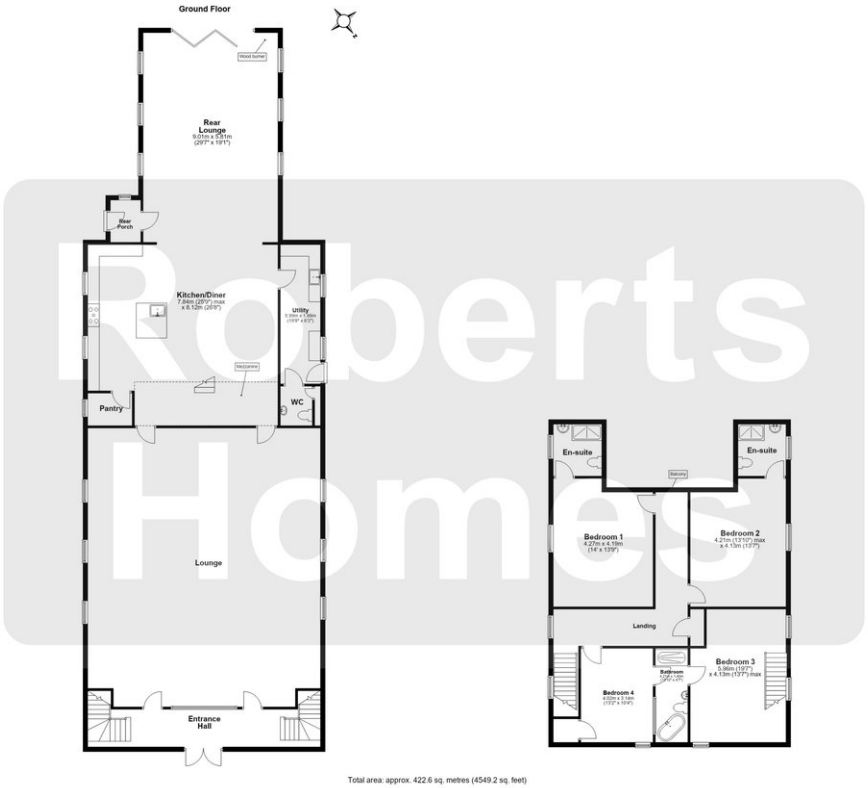
Exterior
To the front: Large gravelled forecourt with ample parking for several vehicles, video entry and electric gates. Wrought-iron railings and boundary wall.

To the rear is a private enclosed garden overlooking the River Twrch with a paved and gravel patio area, lawn and flower beds. By the river is a covered wooden seating area and bench. Storage shed.



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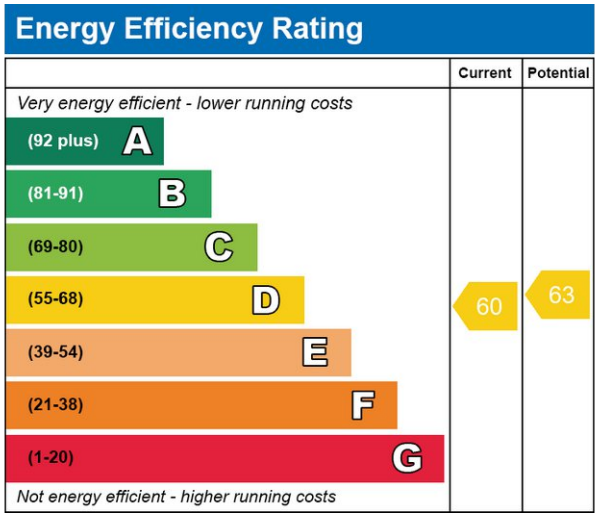


Total area: approx. 422.6 sq. metres (4549.2 sq. feet)

The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.

Tenure: Freehold
Council tax band: F (Powys County Council)
Services: No mains gas. LPG heating & hot water. Mains water & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and SA9 and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.

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