

4-6 Dunraven Place, Bridgend. CF31 1JD

Sales: (01656) 653274 **Rentals:** (01656) 655061 **Fax:** (01656) 766568

Email: bridgend@garethledwards.com **Web:** www.garethledwards.com

The Old Chapel Pentwyn Road
Cynonville
Port Talbot.
SA13 3HH

Offers In Region Of
£169,995



- Unique Opportunity
- Set In Approx. 1.9 Acres Of Land
- Located In Picturesque Afan Valley
- Walking Distance Of Country Park
- Plot Fully Serviced
- Planning Approved
- REDUCED FOR QUICK SALE

Ref: PRA10381

Viewing Instructions: Strictly By Appointment Only

General Description

A unique opportunity to acquire this Old Chapel set in the picturesque Afan Valley within walking distance of Afon Argoed Country Park which is well known for its mountain biking, hiking and hill walking trails. It is situated seven miles from Junction 40 of the M4 Motorway. The Old Chapel is set in approximately 1.9 acres of land with stunning views to rear. Planning consent has been approved since August 2013 for change of use of Chapel to dwellinghouse. Plans available on request. Plot fully serviced.

Accommodation

Services

Mains electricity, mains water, mains drainage, mains gas

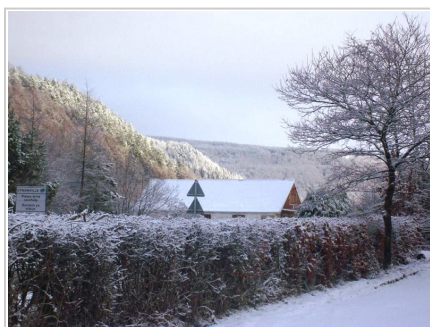
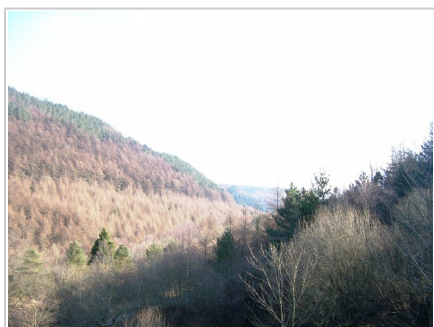
EPC Rating:70

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified



TERRY GARDINER & Co.,
 Building Surveyors,
 2, Alfred Street,
 NEATH.
 SA11 1EE.

Tel: 01639 636462.

All details, dimensions, levels, information etc., included on this and accompanying drawings, which together form the application, are to be thoroughly checked prior to commencement of any works on site. Any discrepancy to be reported to the Surveyors immediately. Any alterations and/or variations to these plans are to be agreed in writing with all relevant parties, i.e. Client, Local Authority relevant Departments etc.

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GENERAL NOTES:-

All work to comply with Building Regulations. All necessary Statutory notices to be submitted and all work to comply with Local Authority. No work to be carried out which encroaches on or affects adjoining properties without prior consent of owners.

No part of the building or proposed extension/alteration to the building to be built on or overhanging adjoining properties. Locate all drains, sewers, and services on site prior to commencement.

Allow for all debris from demolitions, surplus excavation etc., to be removed to an approved tip.

Allow for all necessary scaffolding, temporary propping and protection etc., to enable the works to be executed and the existing premises to be kept wind and weather proof during the construction.

All conditions included on the relevant planning and building approvals are the responsibility of the developer/applicant to discharge. They must be implemented and complied with, on site, in all respects. All information and further details which are requested by the relevant Local Authority Officers i.e. Compliance Officer, Building Control Officer etc. to be supplied and approved by the developer/applicant prior to any commencement of work on site.

We have not undertaken a refurbishment survey for asbestos under the Construction (Design and Management) Regulations 2007. The building owner is strongly advised to appoint a suitably qualified person to undertake a survey to detect any hazardous materials, within or adjacent to the building concerned, prior to commencement and the duration of works on site. It is their legal obligation to inform any persons working on site of the presence of asbestos etc. within the building or any affected outbuildings.

Proposed Change of Use from
 Former Chapel into residential dwelling
 at Bryn Aegon, Neath, Carmarthenshire for Mr K Williams
 DATE: 20/12/2012 SCALE: 1:300 & 1:250 & 1:500
 DRAWING NUMBER: P.436

SMART
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Neath Port Talbot
 Castell-Nedd Port Talbot

Town & Country Planning Act 1990

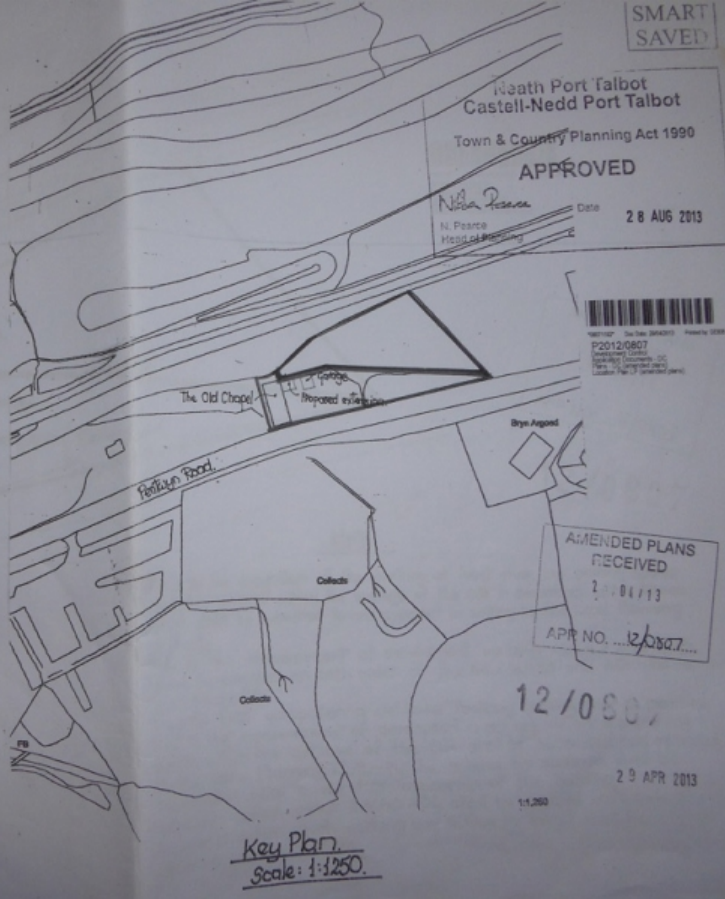
APPROVED

N. Pearce
 N. Pearce
 Head of Planning

Date 28 AUG 2013



P2012/0807
 Neath Port Talbot Council
 Planning Department
 1st Floor, 100 Victoria Road
 Neath, SA11 1EE



AMENDED PLANS
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 21/04/13

APP. NO.12/0807....

12/0807

29 APR 2013

Key Plan
 Scale: 1:1250

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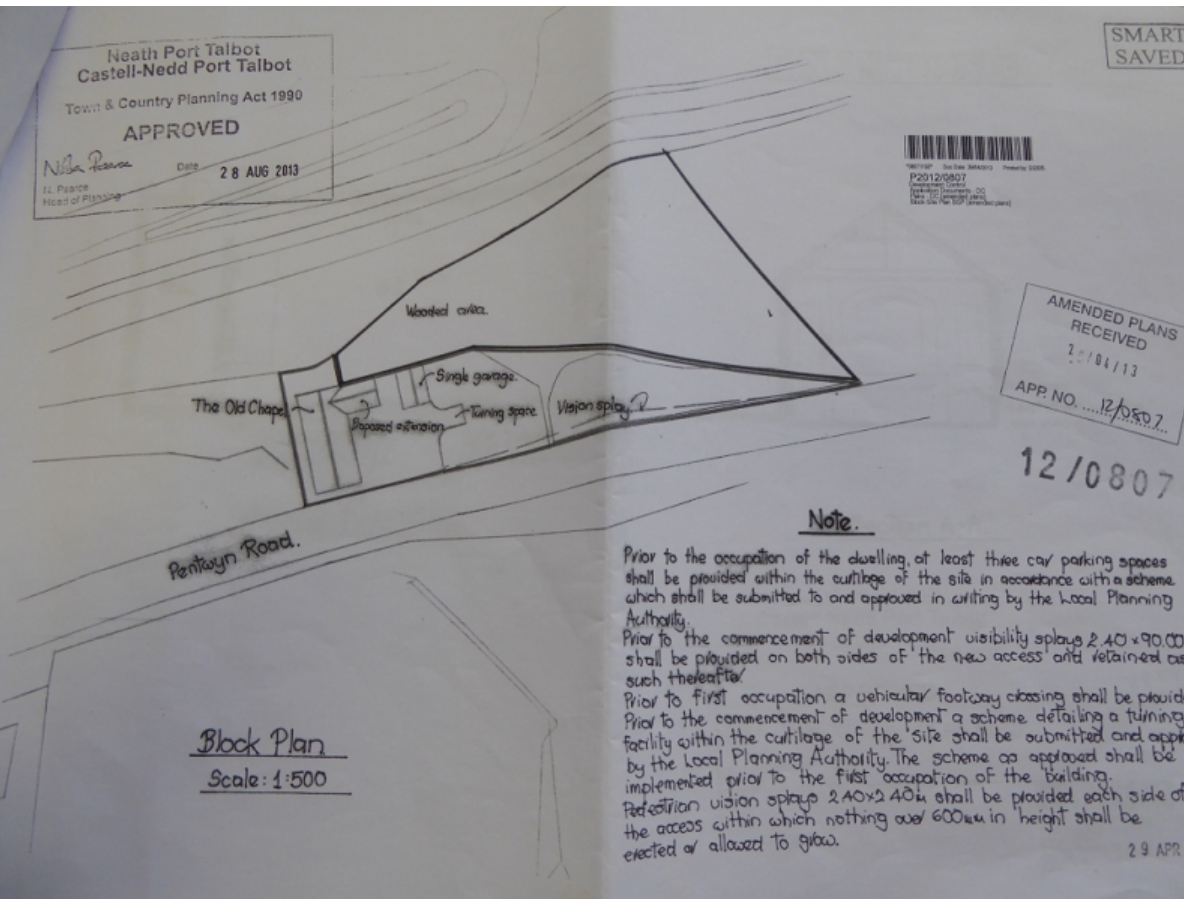
APPROVED

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 N. Pearce
 Head of Planning

Date 28 AUG 2013



P2012/0807
 Neath Port Talbot Council
 Planning Department
 1st Floor, 100 Victoria Road
 Neath, SA11 1EE



AMENDED PLANS
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 21/04/13

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12/0807

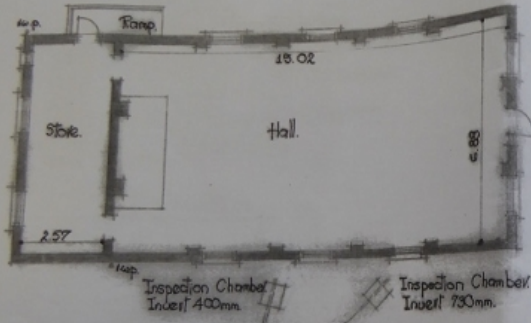
Note.

Prior to the occupation of the dwelling, at least three car parking spaces shall be provided within the curtilage of the site in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.
 Prior to the commencement of development visibility splays 2.40 x 90.00m shall be provided on both sides of the new access and retained as such thereafter.
 Prior to first occupation a vehicular/footway crossing shall be provided within the curtilage of the site shall be submitted and approved by the Local Planning Authority. The scheme as approved shall be implemented prior to the first occupation of the building.
 Pedestrian vision splays 2.40 x 2.40m shall be provided each side of the access within which nothing over 600mm in height shall be erected or allowed to grow.

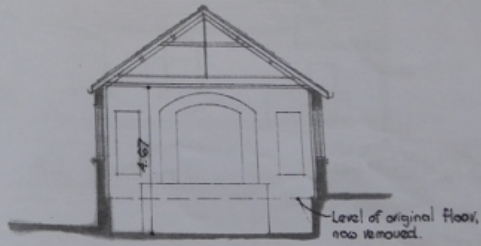
29 APR 2013

Block Plan
 Scale: 1:500

EXISTING



Ground Floor Plan.



Section A-A.

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20 NOV

1:100



EXISTING



Front Elevation.

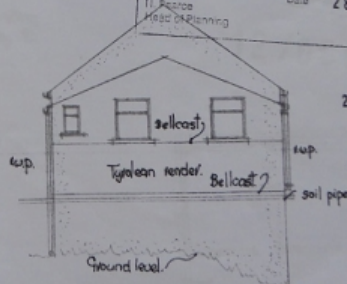


Side Elevation.

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20 NOV 2012

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Rear Elevation.

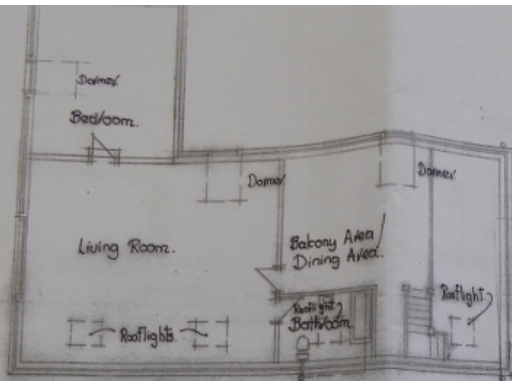


Side Elevation.



PROPOSED

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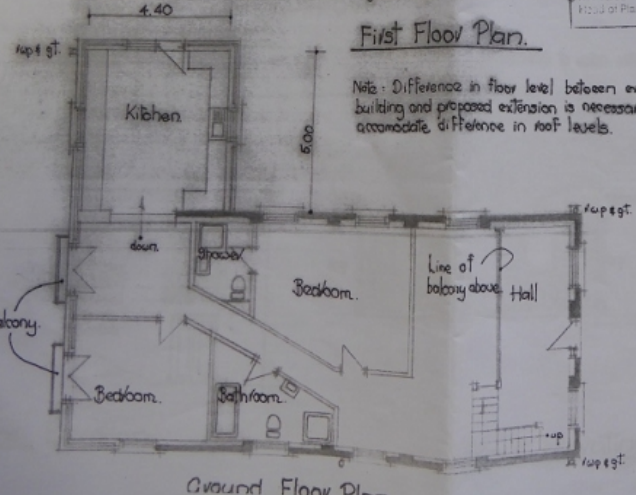


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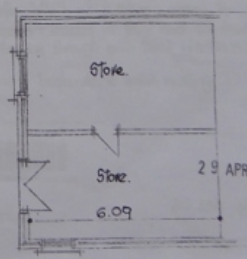


AMENDED PLANS RECEIVED
28/08/13
APP NO. 12/0807

12/0807



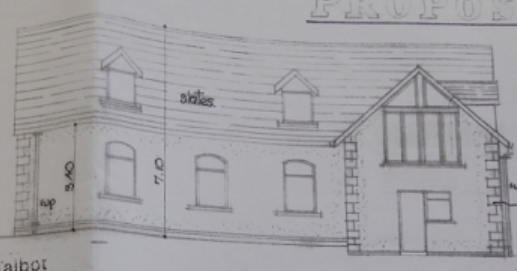
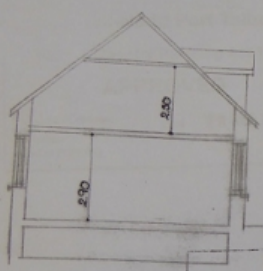
Note: Difference in floor level between existing building and proposed extension is necessary to accommodate difference in roof levels.



Lower Ground Floor Plan

PROPOSED

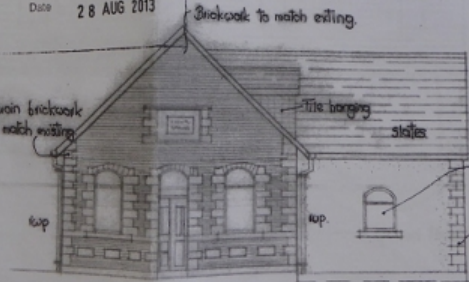
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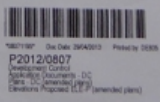
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APP NO. 12/0807

12/0807



Note: Width of Kitchen window to match windows at front and sill level to line through with front windows.
Quoin brickwork to match existing



23 APR 20

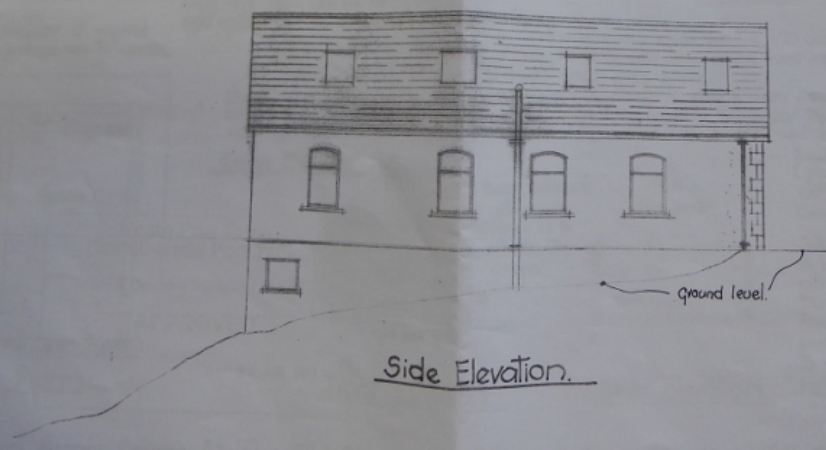
Rear Elevation

Front Elevation

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Date 28 AUG 2013

PROPOSED **SMART SAVED**

2012/0807
Application: 2013
Plans: 1/2 (amended plans)
Builders Proposed: 1/2 (amended plans)



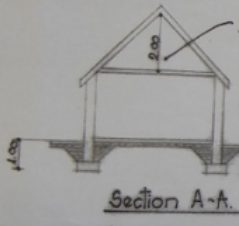
AMENDED PLANS RECEIVED
20/04/13
APP. NO.12/0807
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29 APR 2013

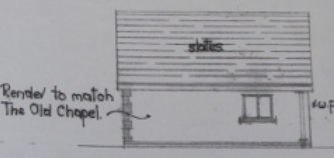
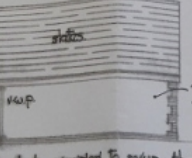
Provision of bat roost potential, new building at site long eaved bats favour an attic space, but with eave-roof space within; pipistrelle bats favour wall top or eave roosts. These conditions are to be created above a new build garage at the rear/woodland edge of site. Location: the new-build garage will back directly onto the woodland, to allow an unit (long-eaved) bat to exit into trees.

Building: walls rendered brickwork / facing brickwork. roof: slate on timber rafters & ridge board (not purpose, counter/battings - "traditional" bituminous slate cavity matrix fully bat accessible - e.g. marking-bat passage alongside ridgeboard via cut-slots of 1.00m intervals at the marking felt-over ridgeboard e.g. as Detail below 'X'.

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Note: Roof construction of slates on battens/rafters with no slats or other intermediate supports will give a clear triangular space as shown.

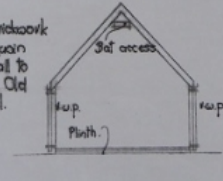
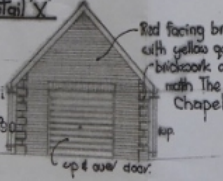
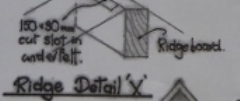
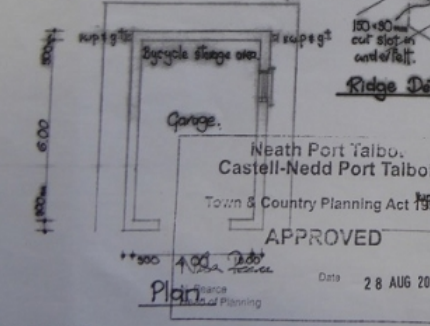


Note: All work and timings to be carried out in strict accordance with Bat Report prepared and submitted by Mr R. Colley.

Note: Any security lighting to be provided to serve the existing building/extension/garage will be fixed in such a position and at such an angle that there will be no light spillage and will ensure dark entry/exit points.

Note: Trees at side/rear of original building/extension/garage are to remain.

Attic: contained space approx 5.00 long, 3.70 wide, 2.00m high; solid (ply/otite) floor/garage ceiling, with 25mm sound/heat insulation sandwich below. Bat access: north gable apex. (Long eaved) bat access to attic & under ridge via 1 apex-gap e 75mm wide, 50mm high, with barge-board or triangular top piece set-off 25mm to prevent wind/rain entry, and/or 2 at louved vent high on the gable e.g. South and North gable: (pipistrelle) bat access directly into roof skin counter-batten matrix, via 15mm gaps behind all barge lengths.



Site lighting: any artificial illumination to be restricted to front (south-east), with front lights directed downwards/wards from eaves and no light-spillage to sides or rear (to give dark entry/exit points). To provide roost potential for single individual pipistrelle bats, new fascia boards of the new build garage will be set 15-20mm off the walls, roost opportunity.

Approved Single-Garage At The Old Chapel, Pentwyn Road, Cynonville, Port Talbot.

17 JUL 2013

2012/0807
Application: 2013
Plans: 1/2 (amended plans)
Builders Proposed: 1/2 (amended plans)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.