



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



For sale
£75,000



Port Talbot Gospel Hall,
51 Ynys Street,
Port Talbot,
SA13 1YW

- Detached former church
- Excellent transport links, M4 nearby.
- Re-development opportunity (subject to necessary consents)
- GIA: 157.11 m² (1,691 ft²)



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LOCATION

The subject property is situated on the edge of Port Talbot town centre and within close proximity of the M4 motorway.

The River Afan runs along the rear boundary of the property and the surrounding area is made up of predominantly residential properties.

DESCRIPTION

The property comprises a purpose-built church. The building is not listed. The church was built and opened circa. 1924. The construction comprises solid stone walls with side and rear elevations rendered, under a timber framed, slate covered pitched roof.

The accommodation briefly comprises an entrance vestibule, leading to the main hall, kitchen area, office/vestry and 2 WCs. Externally there is access a storage room, boiler room and WC.

ACCOMMODATION

Description	m ²	ft ²
Entrance lobby	6.20	66.7
Main Hall	99.65	1,072.6
Office/Vestry	17.87	192.4
Side Entrance	1.36	14.6
WC	2.43	26.2
Kitchen	17.99	193.6
WC	2.25	24.2
External WC	1.35	14.5
External Storage	1.82	19.6
Boiler room	6.19	66.6
GIA	157.11	1691

TENURE

The freehold interest is available with vacant possession.

VIEWING ARRANGEMENTS

NICK FOUNDS

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PLAN



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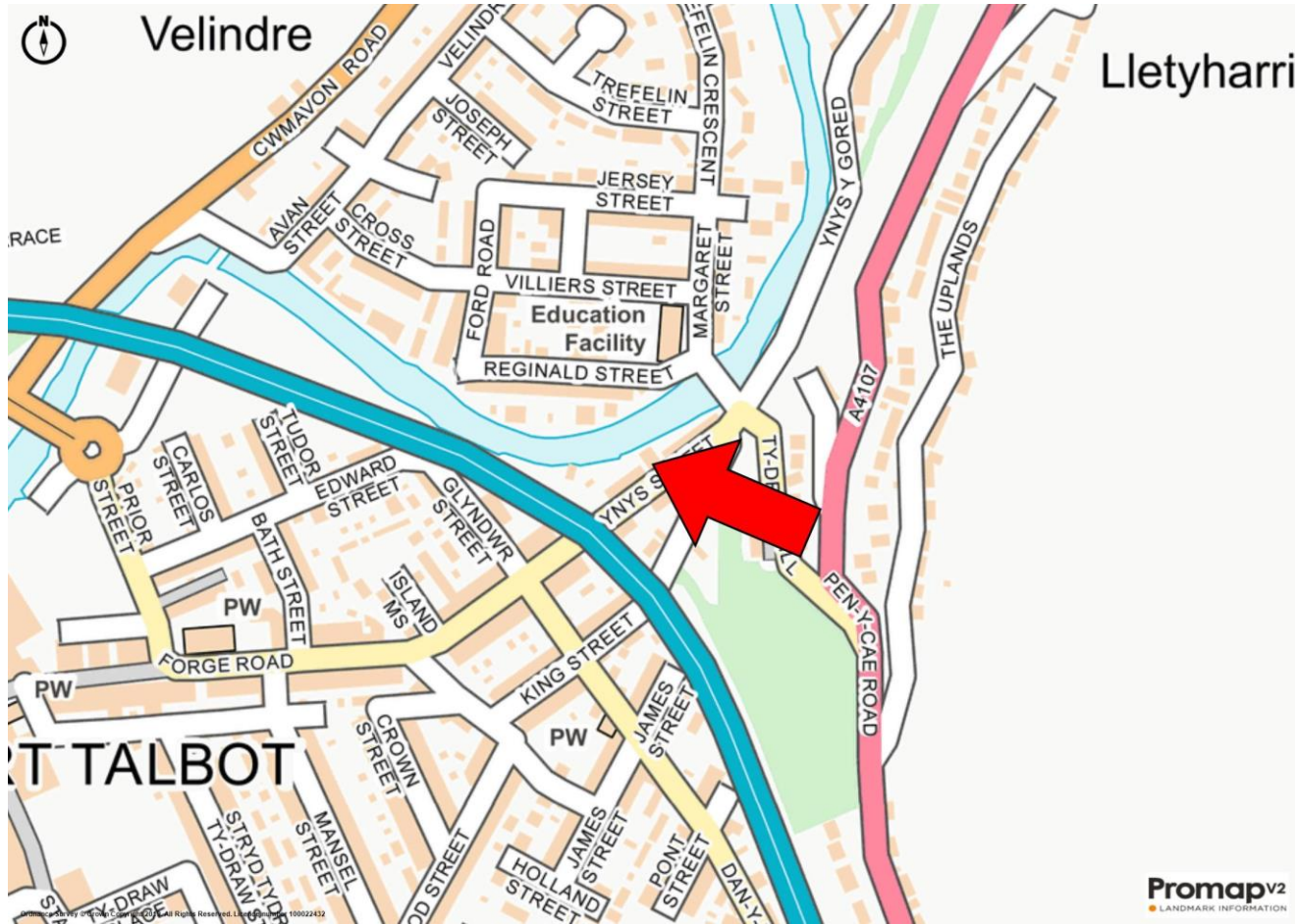


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