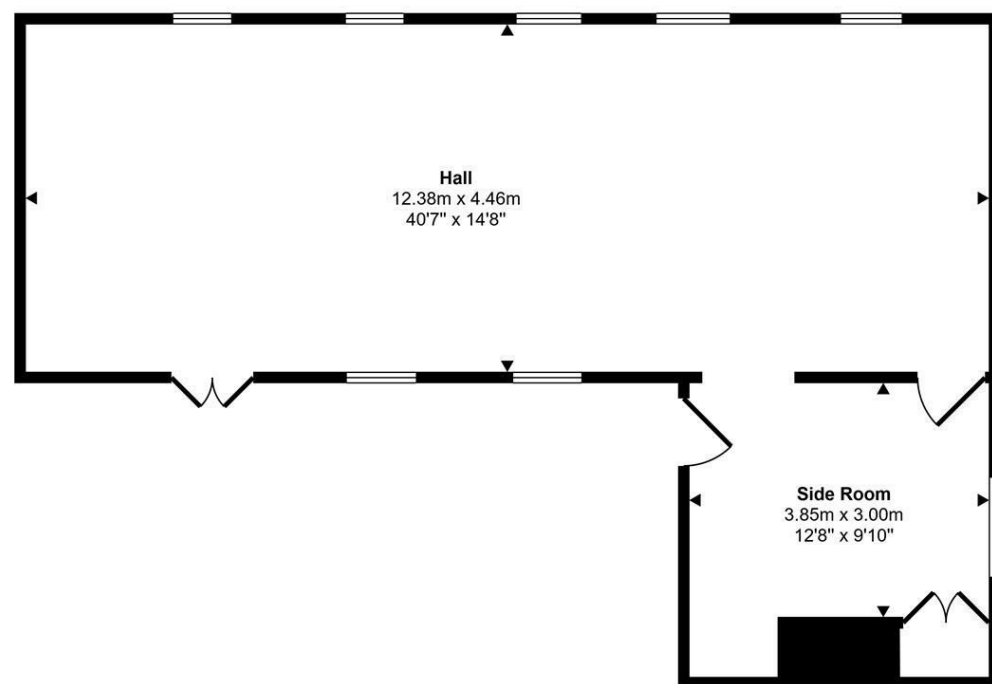


Approx Gross Internal Area  
70 sq m / 757 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

HEATING: None

TAX: Band N/A

We would respectfully ask you to call our office before you view this property internally or externally

LG/ESL/05/26/ok

The property has plans to be converted into a 1-bedroom dwelling.

FACEBOOK & TWITTER

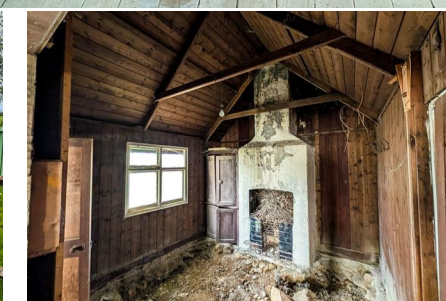
Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

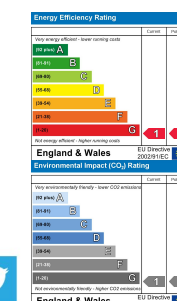
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



## Village Hall Llandeloy, Haverfordwest, Pembrokeshire, SA62 6LJ

- Former Village Hall
- Two Rooms
- Planning Permission
- Dating Back To The 1800's
- Electric, Water Supply And Drainage
- Village Location
- Development Potential
- Close To The Coast
- Views To The South
- EPC Rating: G



Offers In Excess Of £45,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





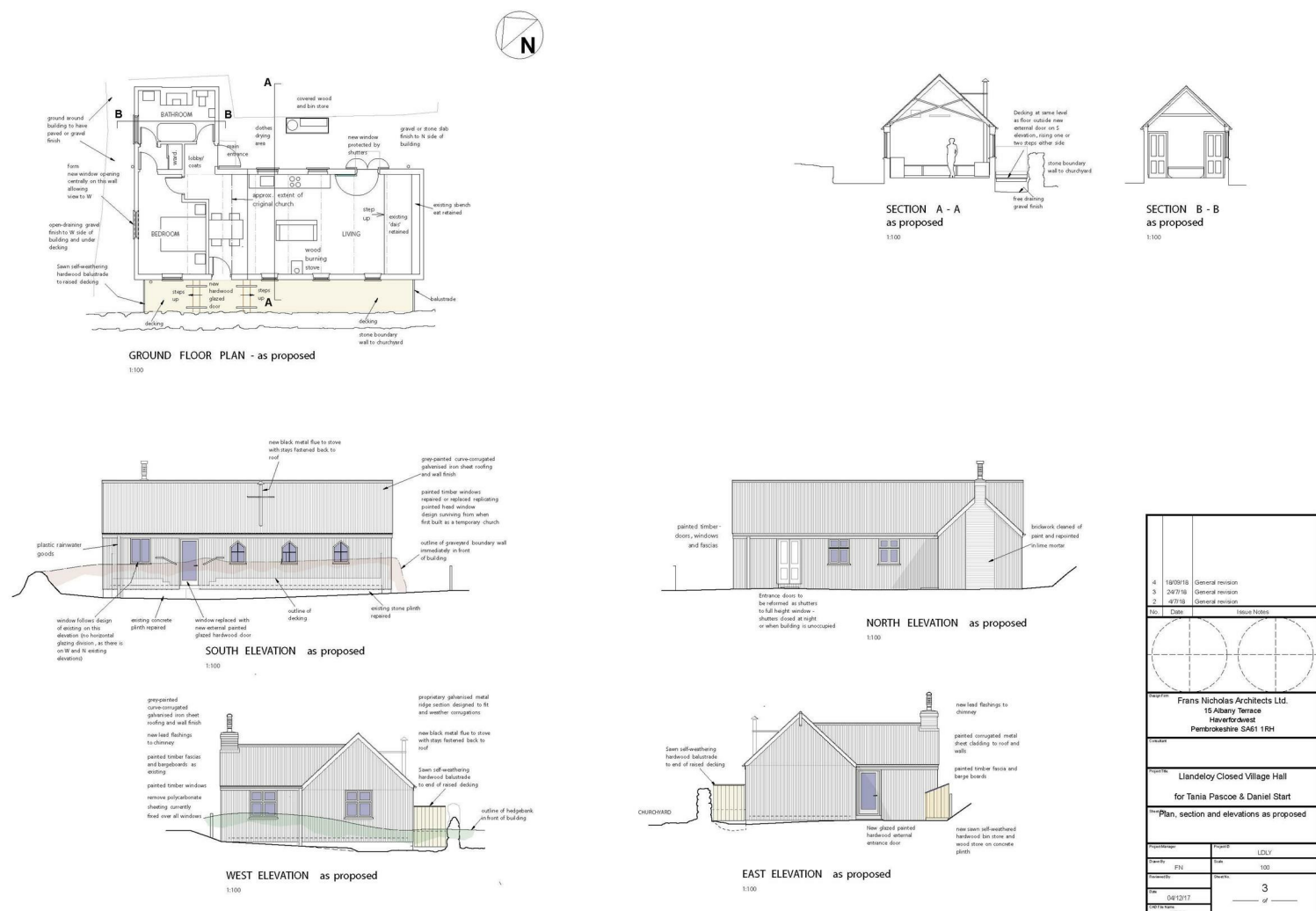
Llandelay is quaint rural hamlet just 10 minutes from St Davids and some of North Pembrokeshire's most popular beaches (e.g. Newgale, Aberiddy Blue Lagoon).

Llandelay Village Hall is a rare surviving example of traditional Welsh 'tin tabernacle' believed to have been built in 1880 by the local community as a temporary church, and later converted and extended to form a village hall. It sits adjacent to the beautiful St. Teilo's church, one of the finest medieval churches in Wales, restored in the 1920s by John Coates Carter, Wales finest Arts and Crafts architect, and now preserved by the national charity The Friends of Friendless Churches in perpetuity. The plain exterior of the Hall belies a beautiful timber Victorian carpentry with tongue and groove panelling, elegant slender scissor trusses, gothic timber windows and a brick-built transept.

The property is not listed and full planning permission has been granted (reference 18/0915/PA) and is currently underway to convert it into a one-bedroom house, retaining the beautiful interior features. In addition permission has been granted for a new window to the west, opening up views and light - and a raised outdoor decking area which will enjoy the Southerly views across the fields, meadow and church. Work to the property has commenced by connecting to mains water and drainage. Electricity is already connected. There is on-road parking and the property can be converted using insulated corrugated profile steel. The current owners have several details which could help a future simple and highly insulated conversion. The property could be efficiently heated using wall-mounted, standalone AC heatpump units. The current owners have moved away and can no longer continue the development, but it will make a unique small home in a beautiful location.

<https://planning.agileapplications.co.uk/pembrokeshire/application-details/33606>

Disclaimer - The dwelling has plans to be converted into a 1-bedroom dwelling.



## DIRECTIONS

From Haverfordwest, take the A487 towards St Davids. Pass through Newgale and up the hill to Penycwm. Take the 2nd turning right and drive for approx 1 mile, then turn left and left again after another mile. The property will be found in the centre of the village on the left hand side.  
What3Words: ///toads.stale.caked

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.