

# Tudor

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## Capel Boduan, Boduan, LL53 8TY

**£160,000**

- Substantial Former Chapel
- With Planning Consent
- 0.27 Acres of Land to the Side
- Delightful Rural Area
- Excellent Potential
- Freehold





# Capel Boduan, Boduan, LL53 8TY

**\*WITH PLANNING CONSENT\*** Tudor Estate Agents & Chartered Surveyors are delighted to offer this substantial former chapel for sale with the advantage of Planning Consent granted in August 2023 for the change of use into Holiday Accommodation on the Ground Floor with Private Owners Accommodation on the First Floor. Planning reference C23/0211/33/LL. Full information can be downloaded from Gwynedd Council Planning Authorities Track & Trace. Details are also available on request from this office. The freehold premises is situated in a delightful rural area with countryside views and is only a short drive to Nefyn, a popular seaside town on the north side of the glorious Llyn Peninsula.

The premises has many attractive features including the fixed seating. There is 0.27 acres of land to the side of the chapel, again with great potential. Inspection highly recommended.

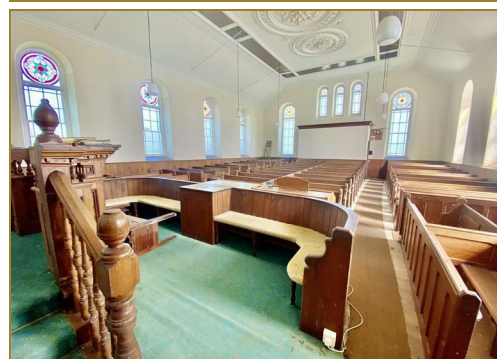
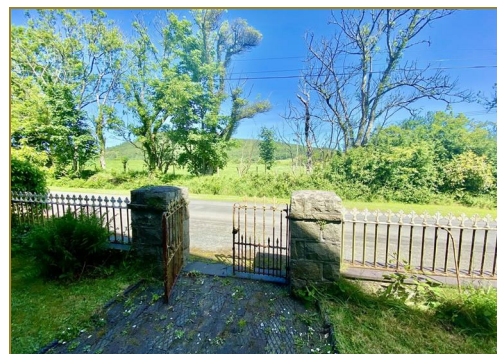
**CHAPEL 34'0 x 46'0 (10.36m x 14.02m)**

## SERVICES

We understand that electricity and water is connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of the services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.



From Pwllheli proceed north west on the A499, pass through Efailnewydd then pass the church and the AA box at Boduan, proceed up the hill and then take the left turning where the road forks and then the chapel is on your left hand side. Sat Nav Reference: - LL53 8TY.



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