

**ST. ISHMAELS MEMORIAL HALL  
ST. ISHMAELS  
HAVERFORDWEST  
SA62 3SY**



A substantial Community Hall situated within the heart of the attractive rural village of St. Ishmaels suitable for a variety of alternative uses subject to the usual Planning Consent.

Offers in excess of £30,000 (thirty thousand pounds)

**For Sale by 'Informal Tender'**  
**Tender deadline: 5pm on Friday 1st March 2019**

Tenders to be sent to Carwyn Rees of Owen and Owen  
Email: [Carwyn.rees@owenandowen.co.uk](mailto:Carwyn.rees@owenandowen.co.uk)  
Please contact the office to confirm safe receipt of tender

For any queries, please contact the office on: 01646 621500

<b>Description:</b>	The <b>St. Ishmaels Memorial Hall</b> is a substantial community building located in St. Ishmaels Haverfordwest a popular village within easy travelling distance of both Milford Haven and Haverfordwest.  The Memorial hall is in need of repair and refurbishment but there is scope for a variety of alternative uses subject to the usual Planning Consent.
<b>Accommodation:</b>	A pedestrian access from the public highway leads to: Main Door leading to
<b>Small Hallway:</b>	With cloakroom/store room off (5.9 x 10.9) Door to
<b>Main Hall: 46'6" x 19'</b>	With windows to either side of the property making this a bright and spacious room. Wooden floor. Fluorescent lights.  Door to
<b>Toilets</b>	<u>Ladies w.c.'s</u> Two low level flush w.c.'s. Wash hand basin with electric water heater over. <u>Gents w.c.'s</u> Two urinals. Low level flush w.c. Wash hand basin with electric heater over. From the main hallway a door leads to:
<b>Kitchen: 19' x 12'</b>	The kitchen is in poor repair and condition however there is a useful range of kitchen cupboards. Double bowl stainless steel sink unit. Electric water heater above sink unit. Window to the rear of the property.
<b>Lean to: 4.6" x 7'10"</b>	Leading from the kitchen is a small lean-to in very poor repair.
<b>Services:</b>	All mains services with the exception of gas are connected to the property. Please note that no appliances have been tested.
<b>Local Authorities:</b>	Pembrokeshire Coast National Park Authority Llanion Park, Pembroke Dock, SA72 6DY  Pembrokeshire County Council County Hall, Haverfordwest, SA61 1TP
<b>Tenure:</b>	Freehold
<b>Price:</b>	<b>Offers in excess of £30,000 (thirty thousand pounds)</b>
<b>Viewing:</b>	Strictly by appointment with the sole selling agents: Owen & Owen, 142 Main Street, Pembroke, SA71 4HN Tel. No 01646 621500, Email: <a href="mailto:info@owenandowen.co.uk">info@owenandowen.co.uk</a>
<b>E.P.C. Rating:</b>	G

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