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OWEN & OWEN

CHARTERED SURVEYORS

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.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Description:	<p>The St. Ishmaels Memorial Hall is a substantial community building located in St. Ishmaels Haverfordwest a popular village within easy travelling distance of both Milford Haven and Haverfordwest.</p> <p>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.</p>
Accommodation:	<p>A pedestrian access from the public highway leads to:</p> <p>Main Door leading to</p>
Small Hallway:	<p>With cloakroom/store room off (5.9 x 10.9)</p> <p>Door to</p>
Main Hall: 46' 6" x 19'	<p>With windows to either side of the property making this a bright and spacious room. Wooden floor. Fluorescent lights.</p> <p>Door to</p>
Ladies and Gents w.c.'s	<p><u>Ladies w.c.'s</u></p> <p>Two low level flush w.c.'s. Wash hand basin with electric water heater over.</p> <p><u>Gents w.c.'s</u></p> <p>Two urinals. Low level flush w.c. Wash hand basin with electric heater over.</p> <p>From the main hallway a door leads to:</p>
Kitchen: 19' x 12'	<p>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.</p>
Lean to: 4' 6" x 7' 10"	<p>Leading from the kitchen is a small lean-to in very poor repair.</p>
Services:	<p>All mains services with the exception of gas are connected to the property. Please note that no appliances have been tested.</p>
Local Authorities:	<p>Pembrokeshire Coast National Park Authority Llanion Park Pembroke Dock SA72 6DY</p> <p>Pembrokeshire County Council County Hall Haverfordwest SA61 1TP</p>
Tenure:	<p>Freehold</p>

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

Viewing: Strictly by appointment with the sole selling agents:
Owen & Owen
142 Main Street
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E.P.C. Rating: G

