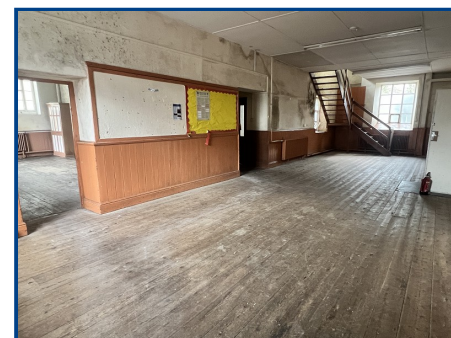




**Llandybie Church Hall High Street
Llandybie
Ammanford
Carmarthenshire
SA18 3HX**

Price **£125,000**



- Grade II listed building
- Central location within Llandybie village
- Characterful structure with traditional architectural features
- Potential for development or alternative use (subject to planning and consent)
- Rare opportunity to acquire a distinctive village property
- Auction dates: 27th July - 29th July
- EPC - E

General Description

An excellent opportunity to acquire the Llandybie Church Hall, a charming Grade II listed building located in the very centre of Llandybie village. Rich in character and local heritage, the property presents a rare chance to purchase a distinctive building with strong architectural appeal and a prominent village position.

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

High Street, Llandybie, Ammanford, Carmarthenshire.

Property Description

An excellent opportunity to acquire the Llandybie Church Hall, a charming Grade II listed building located in the very centre of Llandybie village. Rich in character and local heritage, the property presents a rare chance to purchase a distinctive building with strong architectural appeal and a prominent village position.

Situated within easy reach of local amenities, the hall occupies a highly visible and accessible location within the community. The property has long served as a focal point for local activities and retains many of the features.

As a Grade II listed property, the building benefits from recognised historical and architectural significance, making it ideal for sympathetic restoration, continued community use, or potential alternative uses.

Importantly, the property offers potential for development or conversion, subject to obtaining the necessary planning permission and listed building consent, presenting an exciting opportunity for investors, developers, or those seeking a unique project.

The Hall is being offered for sale in conjunction with our partner auctioneers Auction House Wales with bidding opening at 12pm on Monday the 27th of July 2026 and concluding at 12pm on Wednesday the 29th of July 2026. A legal pack can be obtained along with registration to bid at <https://www.auctionhouse.co.uk/wales>

Wooden door to

Hallway

Room 1. (33' 10" x 14' 1") or (10.30m x 4.28m)

Room 2. (19' 9" x 8' 2") or (6.01m x 2.49m)

Rear Hall

Office (12' 1" x 11' 3") or (3.69m x 3.44m)

Council Chamber Room (22' 6" x 18' 1") or (6.85m x 5.50m)

Hall (45' 7" x 22' 6") or (13.90m x 6.86m)

Male Toilets (12' 0" x 5' 10") or (3.65m x 1.78m)

Female Toilets (12' 0" x 5' 9") or (3.65m x 1.76m)

Kitchen (11' 5" x 10' 7") or (3.47m x 3.22m)

Room 3. (24' 11" x 16' 0") or (7.60m x 4.88m)

Room 4. (28' 2" x 14' 1") or (8.58m x 4.30m)

Entrance Hall (12' 1" x 7' 5") or (3.68m x 2.27m)

Landing

First Floor Room 1 (11' 11" x 11' 9") or (3.64m x 3.58m)

First Floor Room 2 (29' 7" x 16' 0") or (9.01m x 4.88m)

High Street, Llandybie, Ammanford, Carmarthenshire.

External

The property sits on a sizeable plot with a surrounding concrete forecourt that provides extensive off-road parking. The site benefits from vehicle access via a side lane, adding practicality and potential for future development or alternative uses, subject to the necessary consents.

Services

Directions

Leave Ammanford on Collage Street continue to through Bonllwyn into Llandybie. Proceed into Llandybie centre turning right into High Street where the property can be found on the left hand side.

