



## **Nantyffyllon Surgery High Street, Maesteg, CF34 0BT**

**£175,000**

### **ATTENTION INVESTORS!!**

Ferriers Estate Agents are pleased to offer For Sale this substantial single storey property which was purpose built and used as a General Practitioner's surgery. This property offers a fantastic investment opportunity to anyone looking to refurbish this commercial property to be used for a new or existing business or even convert to residential use (subject to planning approval).

The property is currently configured with a hallway, W.C., waiting room, inner hallway, office, two consultation rooms with attached treatment rooms, a further consultation room, staff area and staff W.C.

The property sits on a level plot with off road parking, close to local amenities and on a public transport route.

Tenure = Freehold (TBC by a legal representative)

EPC = C

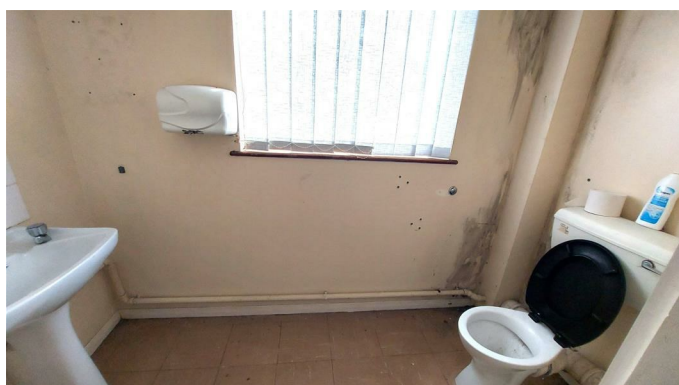
Entrance Hall



Office



W.C.



Consultation Room One



Waiting Room



Treatment Room One



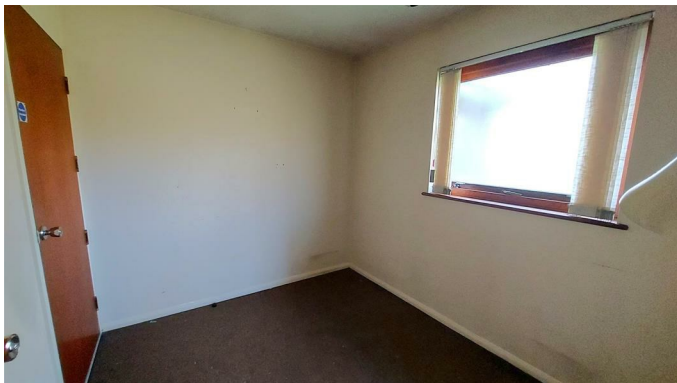
Inner Hallway



Consultation Room Two

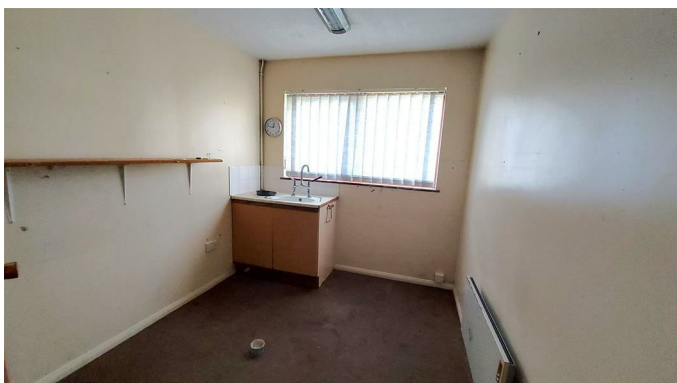


Treatment Room Two

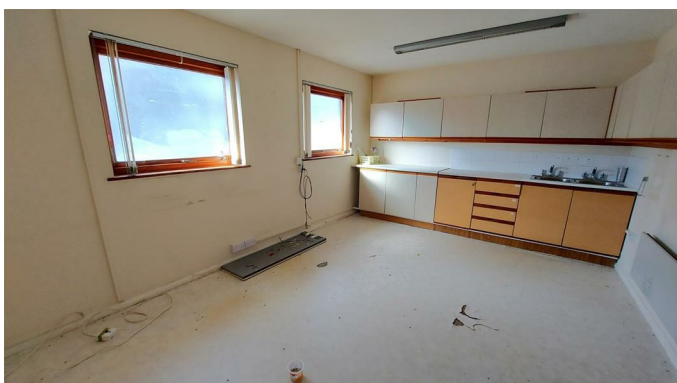


Area to the side, laid to concrete suitable for numerous vehicles.

Consultation Room Three



Staff Area



Staff W.C.



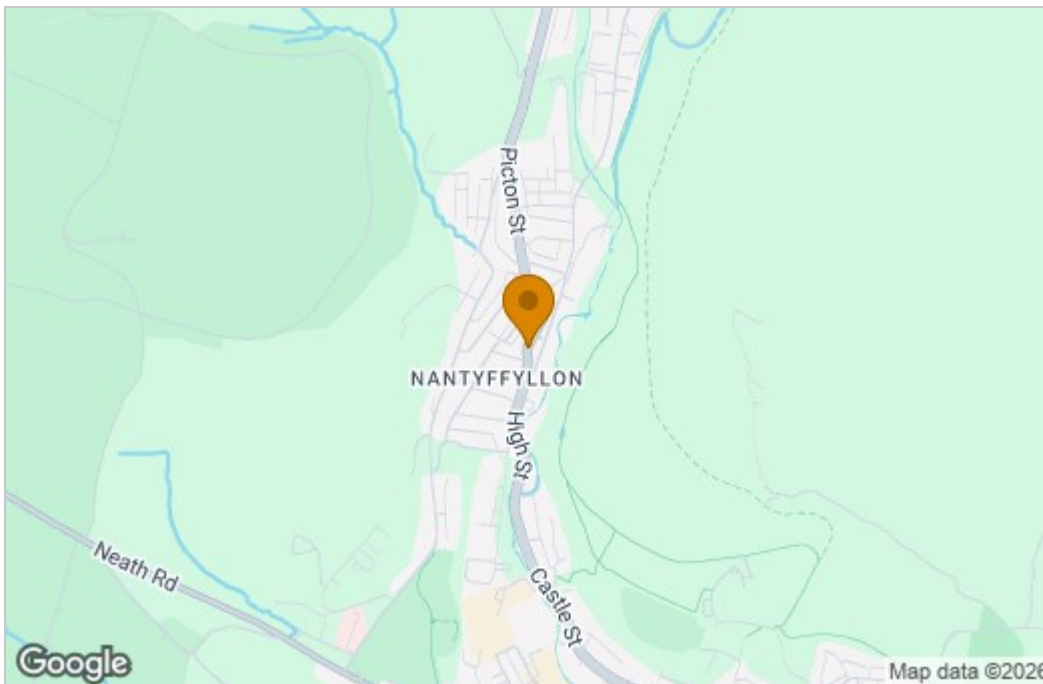
Outside

Off Road Parking

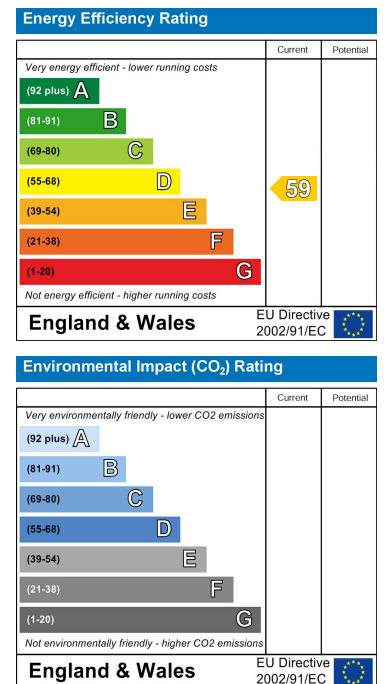
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.