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Nantyffyllon Surgery High Street Nantyffyllon, Maesteg, CF34 0BT

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 Practitioners 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.

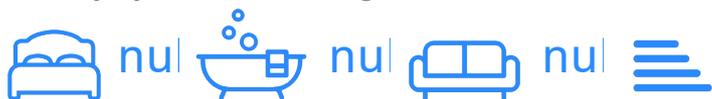
Tenure = Freehold (TBC by a legal representative)

EPC = TBC

£180,000

Nantylfyllon Surgery High Street

Nantylfyllon, Maesteg, CF34 0BT



- Former GP's Surgery
- Investment Opportunity
- Detached Property
- Off Road Parking
- Tenure = Freehold (TBC by a legal representative)
- EPC =

Entrance Hall

Outside

W.C.

Off Road Parking

Waiting Room

Inner Hallway

Office

Consultation Room One

Treatment Room One

Consultation Room Two

Treatment Room Two

Consultation Room Three

Staff Area

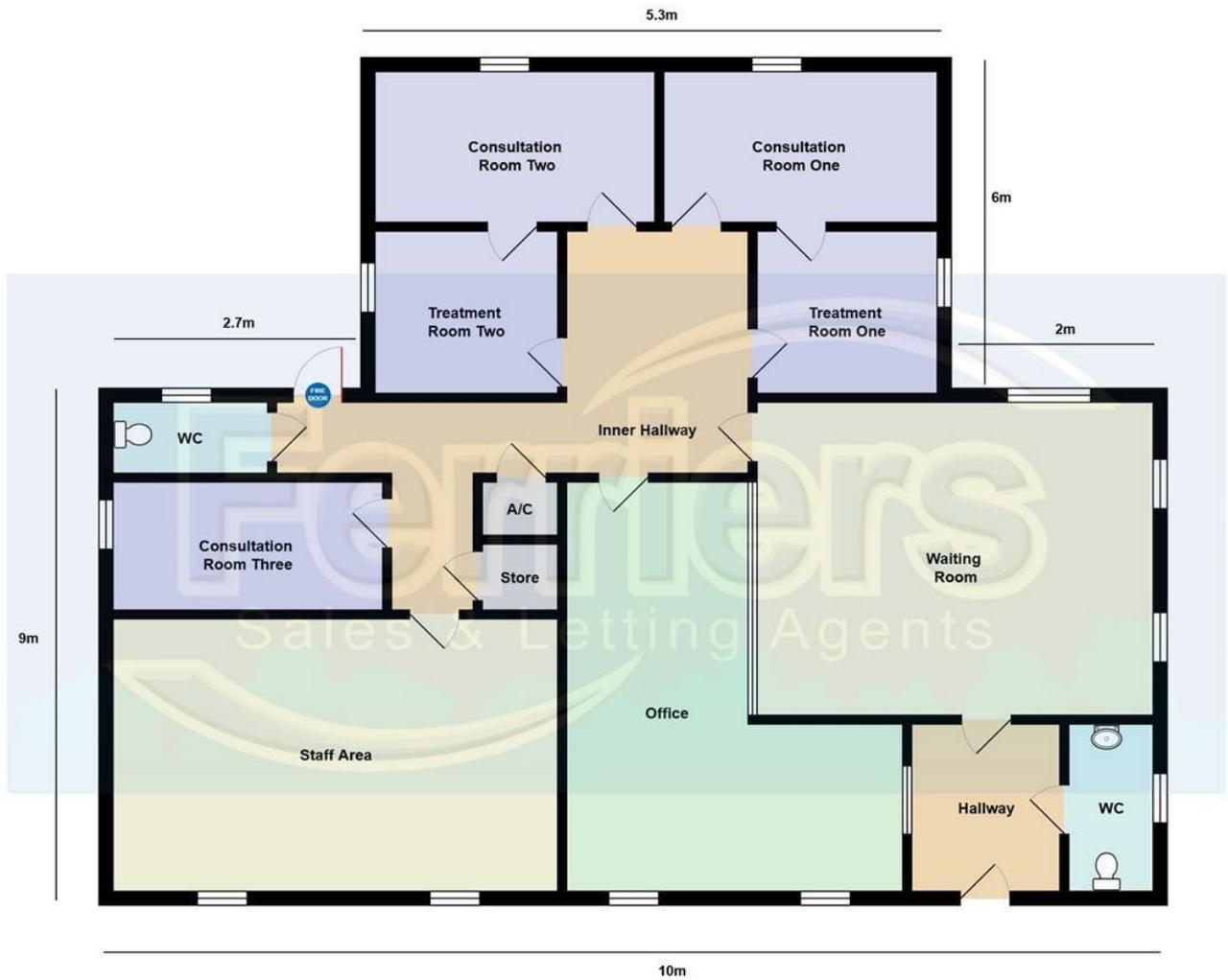
Staff W.C.



[Directions](#)



Floor Plan



All measurements are approximate and are intended as a guide only

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	