



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

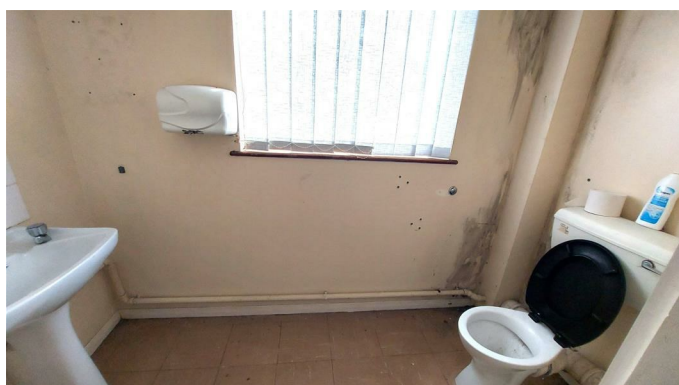
Entrance Hall



Office



W.C.



Consultation Room One



Waiting Room



Treatment Room One



Inner Hallway



Consultation Room Two



Treatment Room Two



Consultation Room Three



Staff Area



Staff W.C.



Outside

Off Road Parking

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

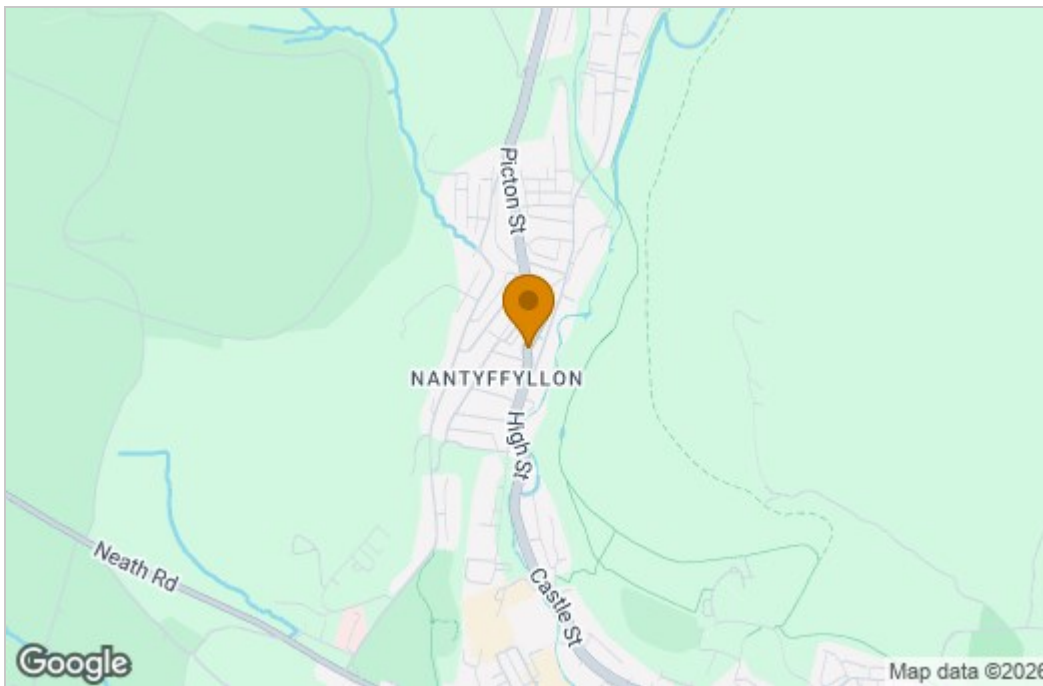
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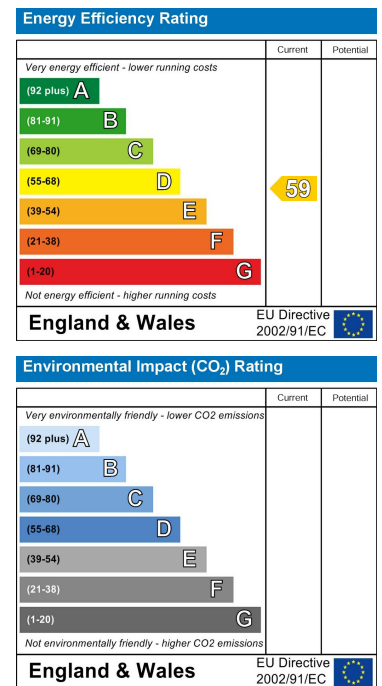
Floor Plan



Area Map



Energy Efficiency Graph



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