



## Essendene Surgery Brynmawr



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## Description

Former Doctors surgery in premium condition. Would suit either private or commercial use. Excellent development potential. Enter into: Hallway 11'5 x 9'11 Wall mounted radiator, linoleum flooring, double doors leading into: Disabled WC 7'10 x 3'10 White WC, white wash hand basin with chrome taps, hardwood double glazed window with frosted glass, wall mounted radiator. Waiting area 20'7 x 16'10 L shaped room, carpeted flooring, fitted seating, hardwood double glazed windows with fitted vertical blinds to the front and side of the property, 1 wall mounted radiator, double doors leading to: Corridor 30'3 x 7'2 2 wall mounted radiators, carpeted flooring. Consulting room 13'4 x 10'7 Hardwood double glazed window with fitted vertical blinds to the side of the property, wash hand basin, wall mounted radiator with thermostatic control, non-slip flooring. Storage cupboard 7'2 x 6'3 Shelving, carpeted flooring. Staff WC 7'2 x 3'10 Linoleum flooring, white wash hand basin, white WC, hardwood double glazed window with fitted roller blind. 2nd corridor 39'2 x 6'2 Door leading to the outside of the property, 2 wall mounted radiators, fitted seating. Consulting room 6'8 x 13'11 Wooden unit, white wash hand basin with chrome taps, linoleum flooring, hardwood double glazed window with frosted glass to the side of the property. Consulting room 6'7 x 13'8 Built in cupboards, white wash hand basin with chrome taps, hardwood double glazed window with frosted glass to the side of the property, wall mounted radiator, linoleum flooring. Consulting room 13'5 x 13'9 Built in cupboards, white wash hand basin, carpeted flooring, wall mounted radiator, hardwood double glazed window to the rear of the property. Consulting room 7'3 x 9'5 Carpeted flooring, wash hand basin with chrome taps, wall mounted radiator, hardwood double glazed window with frosted glass to the rear of the property. Storage cupboard 4'7 x 5'1 Shelving, coat hooks. Consulting room 18'3 x 9'10 Built in cupboards, white wash hand basin with chrome taps, hardwood double glazed windows to the side of the property, carpeted flooring, wall mounted radiator. Boiler room Gas boiler, linoleum flooring. Consulting room 7'2 x 9'9 Hardwood double glazed window with frosted glass to the rear of the property, carpeted flooring, wash hand basin, wall mounted radiator, connecting door to next room. Consulting room 9'10 x 13'9 Hardwood double glazed window with frosted glass and fitted vertical blinds, wall mounted radiator, built in cupboards, wash hand basin, carpeted flooring. Staff room / Consulting room 13'6 x 17'5 Hardwood double glazed windows to the side of the property with fitted vertical blinds, carpeted flooring, stainless steel sink and draining board, wall and floor units. Stable style door from corridor to: Reception area 26'6 x 10'5 Carpeted flooring, wall mounted radiator, built in furniture, reception desk, 2 wall mounted radiators, built in cupboards and drawers, hardwood double glazed



glass panels to the side of the property. Office 10'10 x 7'6 Wall and floor units, shelving, carpeted flooring, hardwood double glazed window to the front of the property with fitted vertical blinds, wall mounted radiator, internal glass windows to the reception area. Tenure We believe the property to be (Freehold). Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

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## **Essendene Surgery Brynmawr**

Address : 3-4 Worcester St, Brynmawr, Ebbw Vale NP23 4DE, UK  
Post code : NP23 4DE  
Property Type : Commercial  
Asking Price : 110,000

### **Agent Details:**

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