

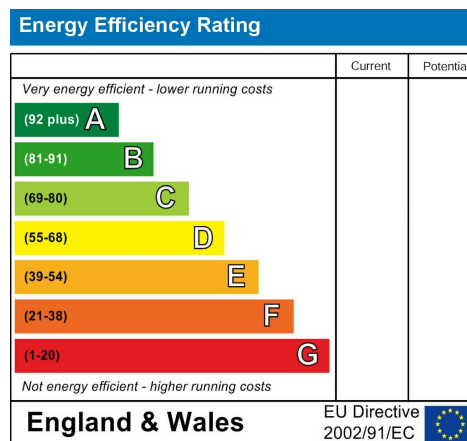


**Garth Road,
Bangor
4 Bed
House
£169,000**



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- HMO Licensed Property
- Occupants Secured Until July 2025
- Character Property Close to Bangor Pier
- 3 Storey Building
- 4 Bedrooms
- Fitted Kitchen



A delightful four bedroom HMO property, with great character and a history of rental income. Current occupants are in situ with a 24/25 academic year contract secured for a gross rental income of £24,544 (approx £22,000 net).

Spread over three floors, the property comes with four bedrooms each furnished with a bed, study desk with chair and storage furniture, living room, kitchen/diner and bathroom with a shower, WC and sink basin. All furniture and fittings are to be included within the sale price. To the rear of the property is access to a lower ground floor utility/storage area with ample space and the potential to be converted into a communal games room, giving the property an extra standout feature.

Located only 200 metres from the 125 year old Bangor Pier, offering beautiful panoramic views of the Menai Strait and Anglesey.

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