



**Garth Road,
Bangor
4 Bed
House
Auction Guide
£140,000**



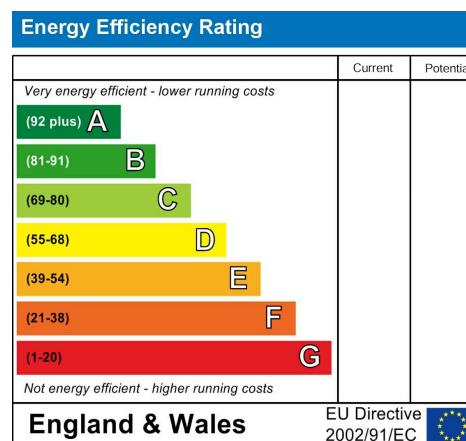
**VARCITY
LIVING**
Sales | Lettings



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024.

- HMO Licensed Property
- Character Property Close to Bangor Pier
- 4 Bedrooms
- Student Occupants in situ until June 2025
- Income £24,544 PA
- 3 Storey Building
- 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.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



**VARCITY
LIVING**
Sales | Lettings