



**Garfield Terrace,
Bangor
5 Bed
House
£240,000**



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GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

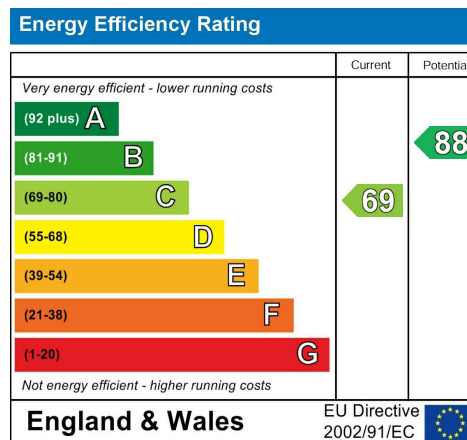


1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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.
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- Generously Sized Rear Garden
- Five Bedroom HMO
- Ground Floor Bay Window
- Central Heating
- Multiple Bathrooms & WC's
- EPC Rating C
- Current Occupants in Situ
- Rear Ground Floor Extension



Well established five bedroom HMO offering ample space throughout. Current occupants in situ until 31st July 2024, with the property advertised for the 24/25 academic year at a net rent (minus utilities) of £24,444. Demonstrating consistent occupancy since gaining HMO status in 2007.

Originating from Victorian era, circa 1900, Garfield Terrace offers a special character unrivalled by many student properties. Previously lived in by Huw Iorlys Hughes, a Welsh civil engineer, who was behind the invention of the Mulberry harbours. While modernised by the current owners, many original features remain intact, giving the property an elegant feel, proving popular with past occupants. Furnished throughout with standardised furniture including beds, study desks, chairs, wardrobes and chest of drawers in each bedroom.

Ground floor composition: large ground floor front bedroom with bay window, rear bedroom with double bedroom, separate living room and modern kitchen looking out to the rear garden area. First floor composition: first bathroom with bath tub/shower, W.C. and sink, shower room with shower, W.C. and sink, two rear facing bedrooms with a large master bedroom at the front of the property benefitting from two windows. Spacious rear garden, along with rear yard area well suited for outdoor seating.

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