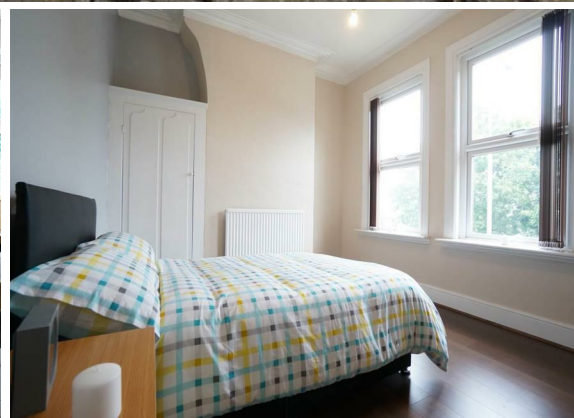




**Garfield Terrace,
Bangor**

**5 Bed
House**

**Asking Price
£240,000**



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

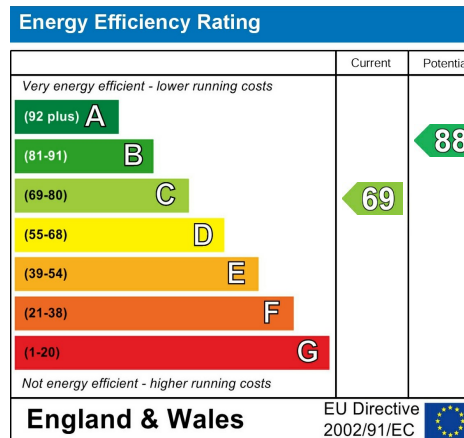


1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



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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- 5 Bed Investment Property
- HMO Licensed
- Communal Lounge & Fitted Kitchen with appliances.
- Gas Central Heating
- Currently Occupied by Working Professionals
- Current income £25,740 with extra £5980 potential
- 2 Large Ground Floor Bedrooms
- 3 First Floor Bedrooms & 2 Bathrooms
- Mature garden to rear.



Having been consistently occupied since gaining HMO status in 2007, this five bedroom HMO offers ample space throughout. Current occupants are in situ until 30th June 2025 providing a current annual income of £25,740 (with a potential further £5980).

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.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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



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