



**Craig Y Don Road,
Bangor
7 Bed
House
£343,000**

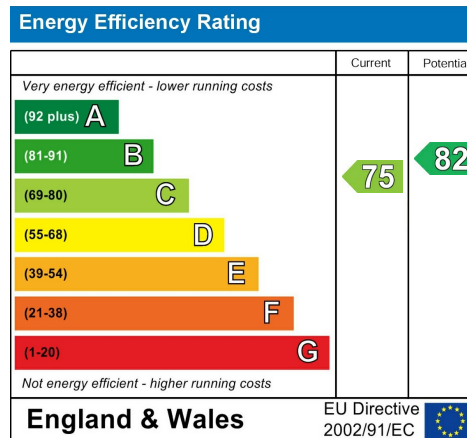


**VARCITY
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TOTAL FLOOR AREA: 1982 sq.ft. (184.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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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- HMO Licenced
- Close Proximity to University Buildings
- EPC Rating C
- Recently Refurbished
- Sought After Student Area
- Open Plan Kitchen/Living Area
- All Double Bedrooms
- Occupants in Situ Until July 2025



Attractive investment opportunity to acquire a seven bedroom, newly refurbished and tenanted HMO, located in a main student area of the city. Tenants in situ until July 2025.

Recently renovated during summer 2022, the property benefits from all new furniture throughout, new flooring, new bathrooms new double glazing, new roof along with recently insulated external walls, offering a buyer a pre-made investment with no immediate maintenance required.

Generating a rental figure of £41,310.75 (all inclusive) for the 23/24 academic year and £40,959 (all inclusive) secured for 24/25.

All occupants benefit by having double bedrooms, a large open plan kitchen/living area, three showers and two WC's, making this a highly desirable student rental.

CONTACT

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