



**Penchwintan,  
Bangor  
6 Bed  
House  
£240,000**



**VARCITY  
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64 PENCHWINTAN ROAD

TOTAL FLOOR AREA: 1485 sq.ft. (138.0 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.  
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£37,299.29 GROSS rental income secured for the 24/25 academic year. 64 Penchwintan Road is a modern six-bedroom HMO property which comprises of all double bedrooms, living room/kitchen, utility room, two bathrooms and a separate WC. This property comes with a current 23/24 Occupational providing £28,218.57 gross income.

This very spacious semi-detached property has recently been modernised throughout with new bathrooms, new flooring and comes with a contemporary open plan dining room/kitchen extension, with a well-designed central kitchen island, ideal for meal prepping or to double up as a breakfast bar. Two bedrooms are located on the ground floor, along with a bathroom containing a shower, WC, toilet and sink, utility room and communal areas. On the first floor are the four remaining bedrooms, bathroom with shower, WC, sink and a separate WC.

### CONTACT

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- £37,299.29 GROSS Income Secured For 24/25 A/Y
- HMO Licenced
- Rear Garden
- Generous Living Spaces Throughout
- Multiple bathrooms, including one en-suite bedroom
- Ground Floor WC

