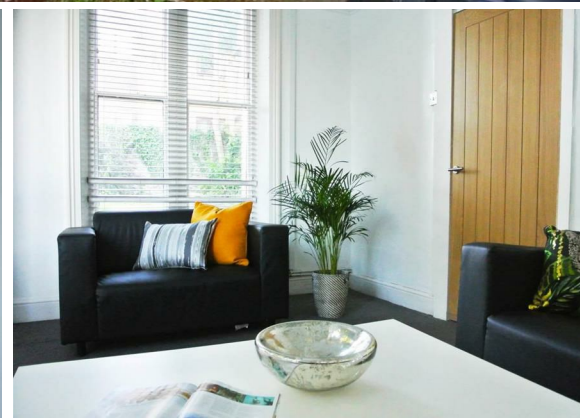


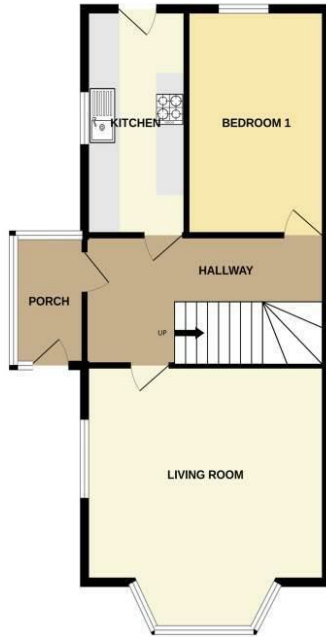


**Craig Y Don,
Bangor
6 Bed
House
£293,000**

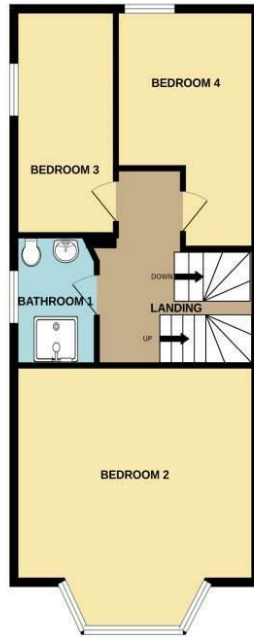


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GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



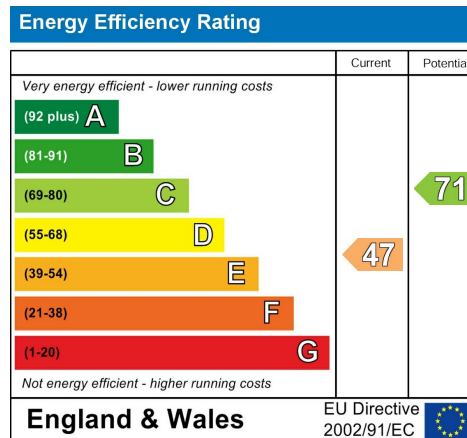
2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 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 Microplan ©2023

- Occupants Secured Until July 2025
- 6 Bedroom HMO
- Sought After Student Area
- Central Heating
- Close Proximity to University Buildings
- Driveway Parking



Spacious six bedroom HMO located in the thriving student area of upper Bangor, home of the main university campus, Main Arts.

17 Craig-Y-Don Road has a consistent track record of full student occupation, with £32,640 gross rent secured for the 23/24 academic year, along with a 24/25 contract in place worth £34,224. Offering an investor great long term investment potential, given the buoyancy of the local student lettings market and circa 9,000 annual student attendance.

Comprising of six fully furnished bedrooms, each with a bed, mattress, study desk with chair, wardrobe and chest of drawers, all included in the sale price. Within the living room are two sofas and a coffee table. To the front of the property, occupants benefit from a private driveway parking space as well as a freshly painted, large porch entrance. To the rear of the property is an open yard, well suited for outdoor seating space and BBQ's.

Positioned a stone throw away from many local amenities including bars, restaurants, cafes, supermarket and independent retails stores.

CONTACT

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