

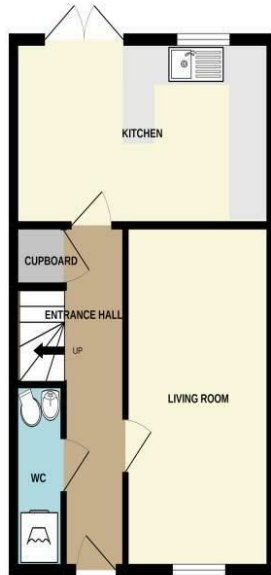


**Maes Berea,
Bangor
6 Bed
House
£210,000**

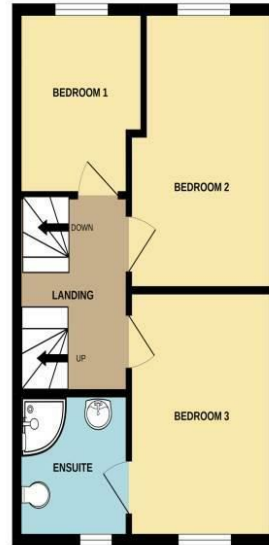


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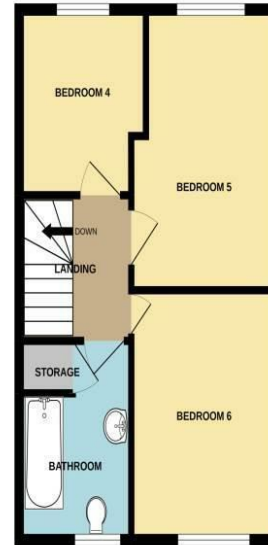
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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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- 6 Bedroom HMO
- Rear Garden
- Option For Private Parking
- En-suite Bedroom
- Current Occupants in Situ
- HMO Licenced
- Ground Floor WC
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Six bedroom with current occupants in situ, offering long term investment potential and demonstrating a proven history of consistent rental income dating back over the last decade. Providing the potential to achieve an annual gross income of circa £35,000 P/A.

Comprising of four double bedrooms, one with an en-suite, as well as two single bedrooms, all of which are fully furnished. The property has two bathrooms, with laundry facilities to be found in the additional ground floor WC. To the rear of the of the property is an east facing rear garden area.

Maes Berea backs onto Menai Retail Park which hosts many retail stores, with Bangor's main high street only a twenty minute walk away.

360 VIRTUAL TOUR AVAILABLE

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