

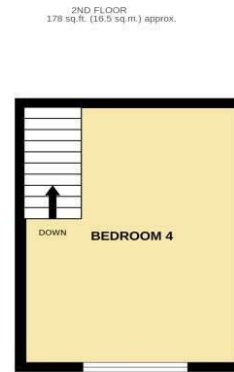


Caellepa, Bangor
4 Bed
House

£155,000



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TOTAL FLOOR AREA - 867 sq.ft. (80.5 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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- Three Double Beds
- EPC Rating D
- HMO Licenced
- Highly Convenient Location
- Rear Garden
- Current Occupants in Situ
- 100m Distance to High Street
- Ground Floor WC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

37 Caellepa is a stylish, modern four-bedroom HMO conveniently located on a side street joining onto Bangor's main high street. To be sold with occupants in situ until July 2024, providing a total monthly rent of £840 PCM, excluding utility bills, with scope to increase for future years.

Each bedroom has its own unique character, ranging from a loft room with Velux windows providing a view across the city's landscape, to a lower bedroom with a large bay window that floods the room with natural light. All rooms are furnished with beautiful matching modern styled fixtures and fittings, with the bathroom particularly bright and well lit. Boasting a breakfast bar and a sleek design, the kitchen has everything a modern home needs including a large fridge freezer, washing machine, tumble dryer, oven and sink. To be sold with all existing furnishings and fittings.

As this property is located adjacent to the main high street it is within close walking distance to many University buildings, shops, restaurants, pubs and entertainment venues.

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