

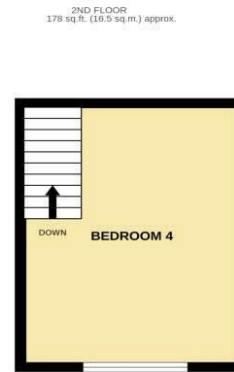


Caellepa, Bangor
4 Bed
House

Asking Price
£155,000



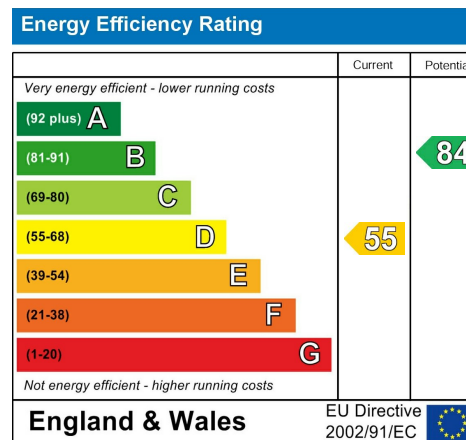
VARCITY
LIVING
Sales | Lettings



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.
 Made with Metro3x ©2024

- 3 Bed Investment Property
- HMO Licensed
- Lounge & Fitted Kitchen
- Terraced Garden to rear
- Current tenants in situ until Aug 2025

- Income £1200 PCM
- Bangor Town Centre Location
- Ground Floor Bathroom with Shower
- GCH & Double Glazing



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 5/9/25, providing a total monthly rent of £1200 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.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



**VARCITY
LIVING**
Sales | Lettings