



**St. James' Drive,  
Bangor  
6 Bed  
House  
£325,000**



**VARCITY  
LIVING**  
Sales | Lettings



3 ST JAMES DRIVE

TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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£38,064 GROSS rent secured for the 24/25 academic year, this spacious six bedroom HMO provides an assured income stream up to July 2025. With a proven record of letting to groups of six and with a buoyant student rental market, a buyer benefits from great long term investment prospects.

Beaming with character and displaying many original features, 3 St James Drive offers an originality which stands out to students. Situated in a highly desirable student area, with large double bedrooms, private parking, multiple bathrooms/WC's, garage and garden, this property ticks all the main boxes for student criteria. A new kitchen and new carpet has recently been installed.

Ground floor composition: entrance porch, two spacious double bedrooms, WC, open plan kitchen/diner and adjoining garage. First floor composition: four bright and airy bedrooms with high ceilings and two bathrooms, each with a shower, WC and sink.

### CONTACT

1 College Road  
Bangor  
Gwynedd  
LL57 2AN

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

- Private Parking & Garage
- £38,064 GROSS Rent Secured For 24/25 A/Y
- Open-plan Kitchen and Living Area
- Multiple Bathrooms & WC's
- Close Proximity to University Buildings
- 6 Bedroom HMO

