



**Friars Avenue,
Bangor
4 Bed
House
£173,950**



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GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq. ft. (90.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given.
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- Conveniently Placed Middle Terraced Property
- Central Heating and Double Glazing
- 3 Double Bedrooms
- Previous History Of HMO Use
- Bathroom / WC with shower
- No Onward Chain

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	

Spacious four bedroom rental property with scope to convert to a five bedroom HMO, given its previous demonstrated use as a HMO. With other four/five bedroom properties within the area being rented for an annual gross rent circa £5,000 per bedroom, the property provides great scope as a long term investment. Currently generating a combined monthly rent of £1,390 until August 24 with occupants covering gas and electricity costs.

Ground floor composition: large double bedroom with bay window, to the front, communal area to the rear which can be converted to a bedroom. Following on from the communal living area is a lounge/diner, off-set from the kitchen. Within the rear yard, is a large outbuilding extension, well suited as an outhouse or utility area. First floor composition: rear bedroom with bathroom located next door, containing a bathtub/shower, WC and washbasin. Two additional double bedrooms, with stairwell up to the attic space.

Located within a popular area of the city, the property benefits from close proximity to the scenic seafront in one direction and the main high street in the other.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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



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