



**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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- Large Period Property with Previous History of HMO use
- Potential Income of £500 per room per month
- 3 First Floor Bedrooms
- Large unconverted Attic Space
- Popular Location
- Flexible accommodation with potential for 5 Beds
- Separate Lounge & Dining Room
- Bathroom/WC & GCH
- Outhouse to rear (ideal wash-room)
- Ideal Project

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 £5,500 per bedroom, the property provides great scope as a long term investment.

Ground floor composition: large double bedroom with bay window to the front, rear lounge (potential bedroom), fitted kitchen to the rear, split into two areas giving potential to convert to a ground floor bathroom or open-up into a large open plan kitchen/living area. 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

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