

Friars Avenue,
Bangor
4 Bed
House
Asking Price
£173,950









GROUND FLOOR 544 sq.ft. (50.6 sq.m.) approx 1ST FLOOR 430 sq.ft. (39.9 sq.m.) approx.

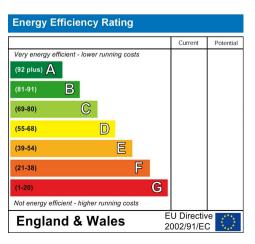




TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

- HMO use
- Potential Income of £500 per room per month Separate Lounge & Dining Room
- · 3 First Floor Bedrooms
- · Large unconverted Attic Space
- · Popular Location
- Large Period Property with Previous History of Flexible accommodation with potential for 5

 - · Bathroom/WC & GCH
 - · Outhouse to rear (ideal wash-room)
 - · Ideal Project



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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