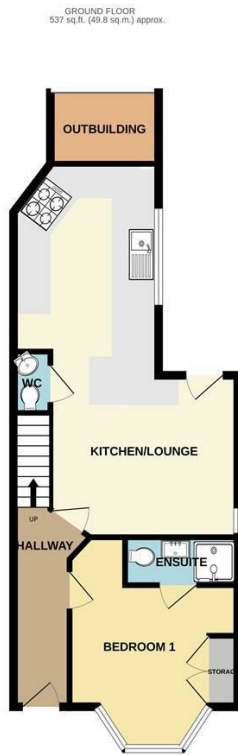




**Caernarfon Road,
Bangor
5 Bed
House
£285,000**



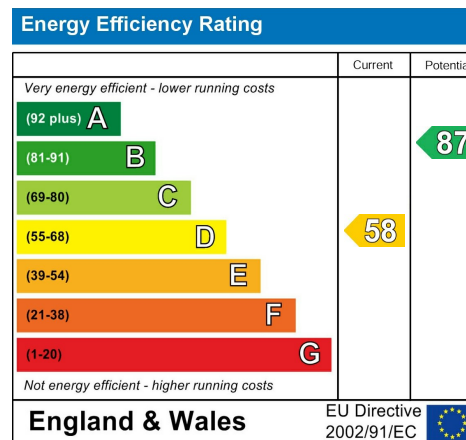
**VARCITY
LIVING**
Sales | Lettings



TOTAL FLOOR AREA: 1230 sq.ft. (114.2 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 Metropix ©2024

- All double en-suite bedrooms
- Fully renovated in 2023
- New central heating system
- All furniture and fittings included
- £30,921.43 gross rent secured for 24/25 academic year
- New roof
- Large open plan kitchen/lounge
- Option to purchase next door property and private parking to the rear



94 Caernarfon Road is a spectacular property, with five en-suite bathrooms and a large open plan kitchen/diner. Having undergone a full renovation in 2023, this property provides a landlord with the option of attracting a student group, individuals or working professionals (an emerging local market). Benefitting from an immediate total income of £30,921.43 delivered across the 24/25 academic year.

The following works were carried out as part of the renovation:

- All new electrics & plumbing system
- New central heating system
- All new furniture installed
- Five new en-suite bathrooms with additional shared WC
- New kitchen
- New flooring
- New roof
- All internal walls have been studded and insulated with 25ml PIR insulation board

Positioned only a five-minute walk from Bangor train station and a ten minute walk to Upper Bangor.

OPTION TO PURCHASE NEXT DOOR PROPERTY, IN ADDITION TO A PRIVATE PARKING AREA TO THE REAR

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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



**VARCITY
LIVING**
Sales | Lettings