College Road, Bangor

8 Bed

House Share

Offers Over £350,000

VARCITY LIVING

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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

BEDROOM 1

KITCHEN

STORAGE

LIVING ROOM

HALLWAY
UP

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.

UTILITY ROOM

STORAGE

BATHROOM 1

BEDROOM 4

BATHROOM 2

LANDING
DOWN

UP

BEDROOM 3

BEDROOM 2

2ND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

BEDROOM 5

BEDROOM 8

LANDING
DOWN

BEDROOM 7

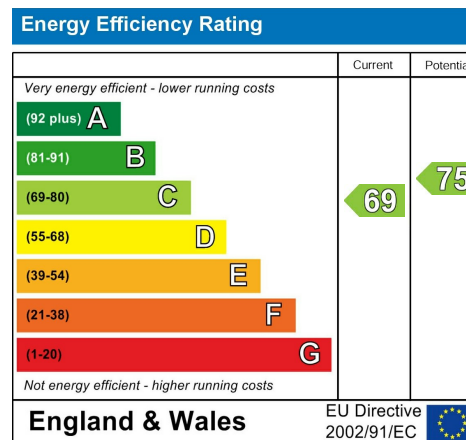BEDROOM 6

TOTAL FLOOR AREA : 2045 sq.ft. (190.0 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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A fantastic long term investment opportunity to acquire an 8 bedroom HMO within a 1/4 mile of Bangor University with tenants in-situ along with tenants secured for academic year 25/26 providing an income of £45,288.

23 College Road ticks all the boxes for main student criteria, including all double bedrooms, a large communal living area and kitchen and is located in the prime student hot spot of upper Bangor.

Having demonstrated a track record of rental income for many years, this property is ready for its next chapter and for a new owner to put their own stamp on the property. To be sold with all existing furnishings and fittings.

With an annual intake of circa 10,000 students at Bangor university (EST 1884), we expect the demand for student accommodation to remain for many years to come, offering an investor a great long term investment.

CONTACT

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- Large 8 Bed HMO Proprerty with Tenants in-situ
- 5 Minute Walk From Bangor University
- 2 Bathrooms
- Recently Re-Painted Throughout
- Tenants secured for academic year 25/26 - income £45,288
- Communal Lounge & Fitted Kitchen with ample appliances
- Gas Central Heating
- EPC Rating C

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales   EU Directive 2002/91/EC

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