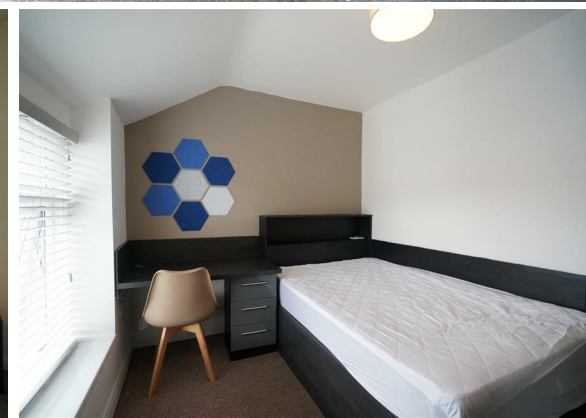
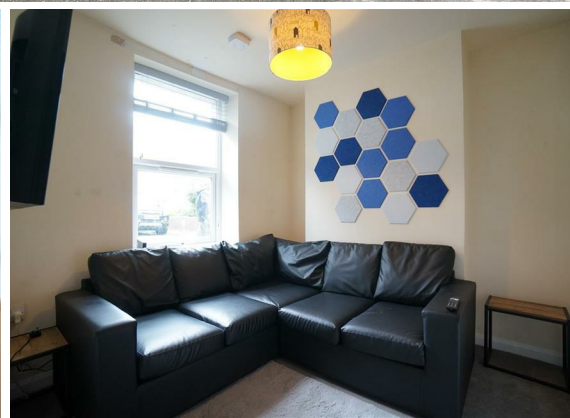
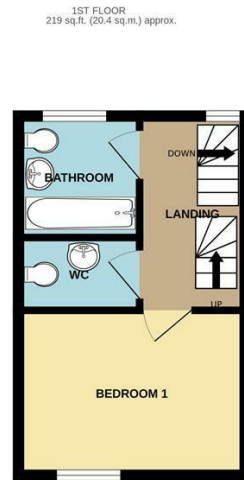
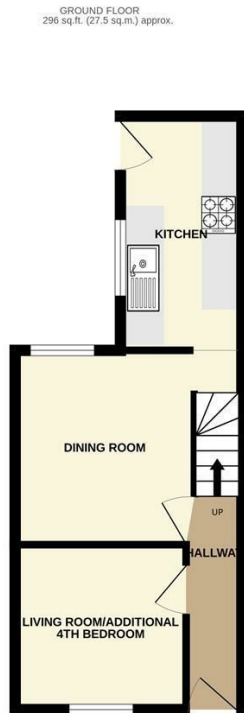




**Fron Square,  
Bangor  
4 Bed  
House  
Asking Price  
£170,000**



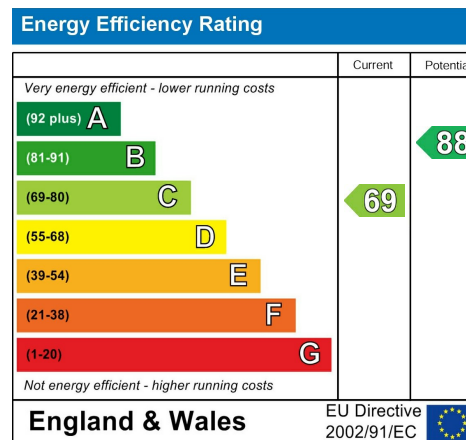
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TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

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.  
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- Four Bedroom HMO
- Prime Student Location
- Current Student Occupants Until June 2025
- Current Income £17,173
- Nicely Presented & Well Maintained
- EPC Rating C



Four bedroom HMO producing a steady rental income, located in the highly popular student area of the city.

To be sold with occupants in situ for the 24/25, offering an immediate gross annual income of £17,173.29 and with all existing furniture and fittings included in the sale. Tenants are also secured for academic year 25/26.

While the property is currently occupied by a group of three students, a buyer has the option to revert the front living room, to a 4th bedroom, to increase the total rental income for future years.

The property benefits from an EPC rating of C, along with two WC's and double bedrooms throughout. In addition to a recent redecoration.

Located only a two minute walk from the main university campus and within arms reach of many local amenities, such as bars, cafes, restaurants, independent retail stores and a supermarket.

### CONTACT

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