

Snowdon View, Bangor 4 Bed House £220,000









 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 490 sq.tt. (45.5 sq.m.) approx.
 485 sq.tt. (45.1 sq.m.) approx.
 250 sq.tt. (23.2 sq.m.) approx.



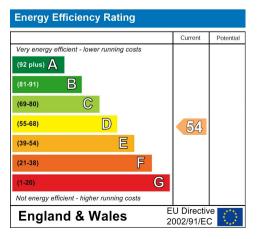




TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tensure are proximate and on expossibility is bearin for any expension or mis-statement. This plan is for fluxtastive purposes only and should be used as solf by any purpoper per proximate. The plan is for fluxtastive purpose, only the proximate proximate proximate and the partners of the proximate proximate purpose.

- Four Bedroom HMO
- Spacious Side Garden & Rear Courtyard
- · Prime Student Location
- Three Storey Property With Attic Bedroom
- £26,700 GROSS Rent Secured For 24/25 Academic Year
- Long History of Generating Rental Income
- · Ample Space Throughout
- Close to Many Local Amenities



Attractive HMO investment property, offering four fully occupied bedrooms, providing a total gross rent of £26,700 for the 24/25 academic year.

17 Snowdon View benefits from four fully furnished double bedrooms, a large living space and spacious garden to the side of the property, a rarity for the surrounding area. All these features make the property highly attractive to student groups, each year.

The accommodation comprises of: ground floor bedroom with bay window, living room and kitchen. Situated on the first floor is a bathroom, separate WC and two bedrooms. The top offers of a converted attic bedroom, with dormer window.

Located in the highly populated student area, of Upper Bangor, only a stone's throw from the main university campus which attracts circa 10,000 annual students.

## **CONTACT**

1 College Road Bangor Gwynedd LL57 2AN

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

