



**Snowdon View,  
Bangor  
4 Bed  
House  
£220,000**



**VARCITY  
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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, 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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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**

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

