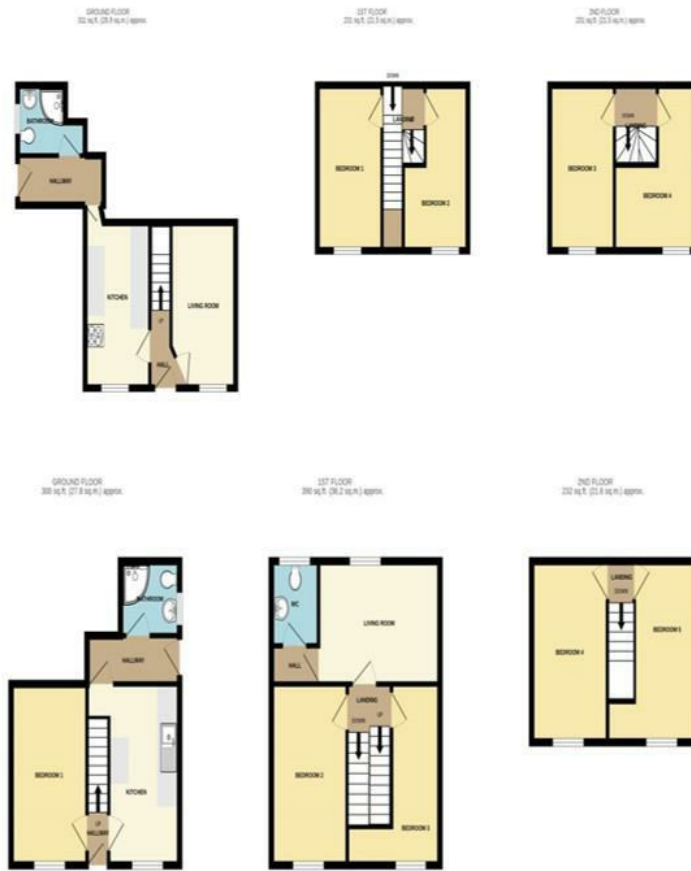




**The Crescent & 31
Vron Square,
Bangor
9 Bed
Asking Price
£360,000**



**VARCITY
LIVING**
Sales | Lettings



We are pleased to present a fantastic investment opportunity to acquire two adjoining HMO properties—31 Fron Square and 17 The Crescent—offered for sale together. Located just 100 meters from Bangor University's main building in Upper Bangor, these properties boast an exclusive location highly sought after by students. 31 Fron Square has a secured contract for the 25/26 academic year worth a total rent of £22,263.43 with 17 The Crescent currently advertised for a total rent of £28,542.86.

Both homes were fully renovated in 2022, including new flooring, a fresh coat of paint, and stylish new furnishings, all of which are included in the sale price. The properties currently generate a combined gross income of £46,620 for the 2024/25 academic year.

Additionally, there is an opportunity to purchase 27 and 29 Fron Square, which are currently occupied as family residences and generate a combined net income of £1,350 per month. Acquiring the entire plot also presents a developer's opportunity to reconfigure the layout, allowing for the creation of smaller self-contained units—perfectly suited for the high demand for such accommodation in the area.

With Bangor University attracting around 10,000 students annually, the demand for shared student housing remains strong. The city benefits from excellent transport links, including road and rail connections, as well as the Holyhead ferry port just 20 minutes away, providing a direct link to Ireland.

This is a prime opportunity for investors and developers seeking a profitable and strategically located property portfolio.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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

- £46,620 Combined Gross Income For 24/25 Academic Year
- Prime Student Location Next to Main University Campus
- Long Term Investment Potential
- 17 The Crescent EPC - E
- Two Adjoining HMO's Totalling 9 Bedrooms
- All Double Bedrooms
- 31 Fron Square EPC - D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

