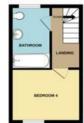


Vron Square, Bangor 8 Bed House Asking Price £230,000



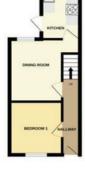






210 FLOOR 271 sq.t. (25.2 sq.m.) approx.

290 FU008



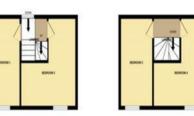




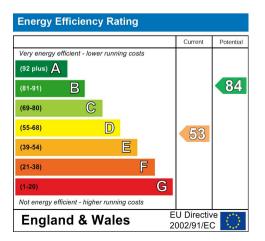
GROUND FLOOR SIZING CRINGS) ASSESS



257 FLOOR 273 SQT (25.2 SQT) 400FO



- · Two Adjoining Investment Properties
- Combined Monthly Rent of £1,350 PCM exc
- Upper Bangor Location Close to Many Local
- · Properties to be sold with existing tenants insitu
- · Opportunity to Re-apply For HMO Status
- 8 Bedrooms in Total
- 100m From Main University Campus



A prime investment opportunity to acquire two adjoining residential properties currently rented. Both 27 and 29 Fron Square previously held HMO status, offering potential for reversion to this use in the future.

The properties generate a combined monthly rental income of £1,350 and are to be sold with existing tenants in-situ. Additionally, there is the option to purchase 31 Fron Square and 17 The Crescent, which are student-occupied and together generate a gross income of £46,620 for the 2024/25 academic year.

With Bangor University attracting approximately 10,000 students annually, demand for shared student accommodation remains strong. The city benefits from excellent transport links, including road, rail, and a ferry port just 20 minutes away, offering a direct connection to Ireland.

This is an exceptional opportunity for investors and developers looking for a profitable, strategically located property portfolio.

## CONTACT

1 College Road Bangor Gwynedd **LL57 2AN** 

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

