



**Vron Square,  
Bangor  
8 Bed  
House**

**Asking Price  
£230,000**



**VARCITY  
LIVING**  
Sales | Lettings



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

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

