



**College Road,
Bangor
7 Bed
House**

**Asking Price
£280,000**



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BASEMENT
585 sq.ft. (54.3 sq.m.) approx.



GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.3 sq.m.) approx.



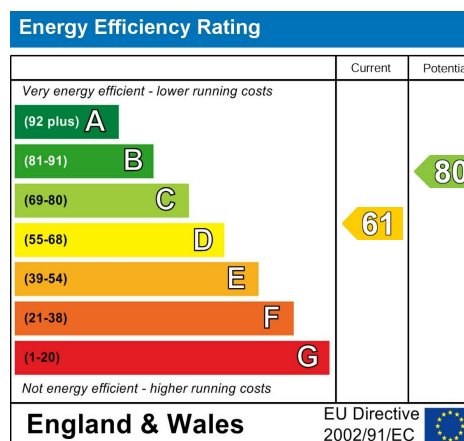
2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 2234 sq.ft. (207.5 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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- 7 Bedroom Student Investment Property With Basement
- 70 Metres From Main University Building
- Renovation Opportunity
- Multiple Bathrooms
- Potential to Achieve >£50,000 Annual Gross Income
- Popular Student Location
- All Double Sized Bedrooms
- EPC D With Potential For a C



A spacious seven-bedroom investment property located in the highly sought-after student area of Upper Bangor, just 70 meters from Bangor University's main campus.

The property has been a student rental for many years and is now in need of renovation to bring it up to modern standards. Following the renovation of the seven bedrooms and the reinstatement of the HMO licence, 33 College Road offers the potential to generate approximately £44,000 in gross annual income. Additionally, developing the lower ground floor basement into a one-bedroom apartment could further increase the annual income by around £10,000.

With Bangor University consistently enrolling around 9,000 students each year, this property is ideally situated. Upper Bangor has seen significant growth, with new businesses, including takeaways, independent stores, and cafes, flourishing due to the high student footfall in the area. This offers an excellent opportunity for investors looking to capitalise on a thriving student market.

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