



**Ffriddoedd Road,  
Bangor**

**4 Bed  
House**

**Asking Price  
£195,000**

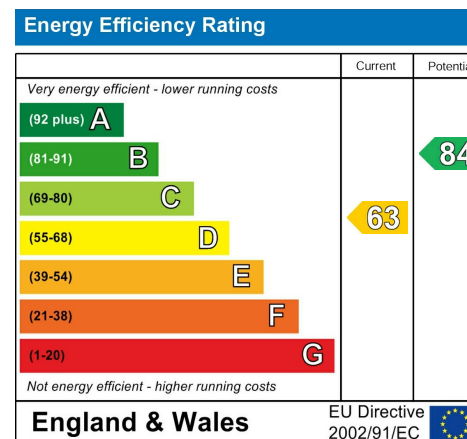


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TOTAL FLOOR AREA: 980 sq ft. (91.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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This spacious four-bedroom HMO investment property is ideally situated in the sought-after student area of Upper Bangor, just a short distance from the main University Halls of Residence.

29 Ffriddoedd Road is a well-established HMO with a strong history of attracting student occupants. The property is being sold with an active 24/25 rental contract, generating a total gross rent of £24,232. In addition, the property benefits from a 25/26 rental contract secured. All existing furniture and fittings are included in the sale.

The ground floor features a separate living room, a double bedroom, a dining room, and a kitchen at the rear. The first floor includes a bathroom with a corner bathtub and overhead shower, a WC, a sink basin, two double bedrooms, and a single bedroom.

Situated in Upper Bangor, this property benefits from close proximity to various university buildings, including the main campus, as well as a wide range of local amenities such as bars, restaurants, cafes, retail shops, and a supermarket.

## CONTACT

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- Four Bedroom HMO Investment Property
- Income £24,232
- Rear Garage
- Rental Contract Secured Until 30/06/2026
- Private Parking
- Upper Bangor Location



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