

Craig Y Don,
Bangor
6 Bed
House
Asking Price
£293,000

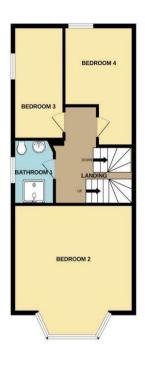






GROUND FLOOR 643 sq.ft. (59.7 sq.m.) approx. 1ST FLOOR 602 sq.ft. (55.9 sq.m.) approx. 2ND FLOOR 312 sq.ft. (29.0 sq.m.) approx





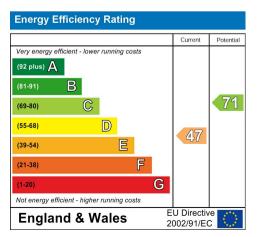


TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to make the accuracy of the floorpin constanct proposition.
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- Location
- · Tenants secured for academic year 25/26 - income £35,800
- · Sought After Student Area
- Central Heating
- Established 6 Bed HMO In Upper Bangor
 Tenants in situ income £34,224
 - · Close Proximity to University Buildings
 - Driveway Parking



Spacious six bedroom HMO located in the thriving student area of upper Bangor, home of the main university campus, Main Arts.

17 Craig-Y-Don Road has a consistent track record of full student occupation, with a 24/25 contract in place worth £34,224 and a secured contract for academic year 25/26 worth £35,800. This offers an investor great long term investment potential, given the buoyancy of the local student lettings market.

Comprising of six fully furnished bedrooms, each with a bed, mattress, study desk with chair, wardrobe and chest of drawers, all included in the sale price. Within the living room are two sofas and a coffee table. To the front of the property, occupants benefit from a private driveway parking space as well as a freshly painted, large porch entrance. To the rear of the property is an open yard, well suited for outdoor seating space and BBQ's.

Positioned a stone throw away from many local amenities including bars, restaurants, cafes, supermarket and independent retails stores.

CONTACT

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