

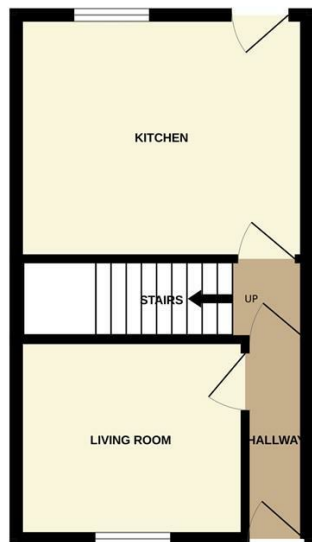


**Water Street,
Bangor
2 Bed
House
Asking Price
£123,000**

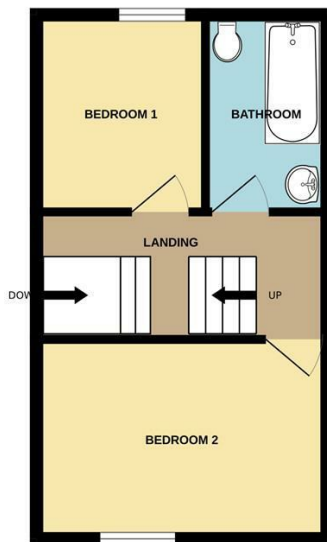


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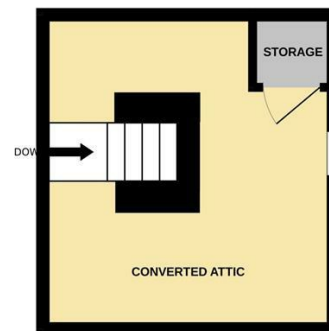
GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



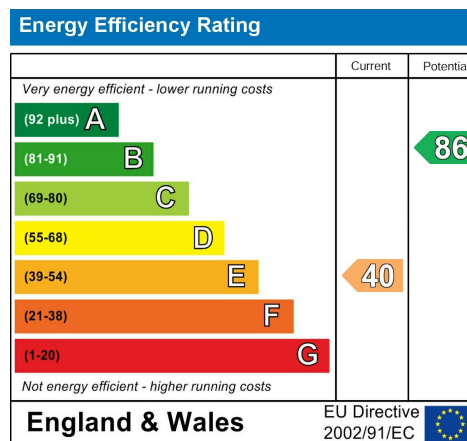
2ND FLOOR
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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- Two Bedroom Investment Property
- £853.67 PCM Rental Income, Increasing to £903.42 in August 2025
- Spacious Kitchen
- Two Minute Walk to Seafront
- Rental Income Secured Until 30/06/2026
- Converted Attic
- Fully Furnished
- Rear Garden Area



12 Water Street presents an excellent investment opportunity in a well-maintained two-bedroom property, ideally located just a two-minute walk from the seafront. This sought-after location offers stunning panoramic views across the Menai Strait and over to Anglesey, adding a unique lifestyle appeal for tenants and strong potential for long-term capital growth.

The property features a converted attic space offering versatile potential, as well as a private rear garden area. It currently generates a rental income of £853.67 per calendar month (PCM), secured with a tenancy agreement in place until 30th June 2025. A new contract is set to begin on 1st August 2025, increasing the rent to £903.42 PCM and continuing through to 30th June 2026.

Internally, the home includes two fully furnished bedrooms on the first floor, each equipped with a bed, study desk and chair, and storage furniture. The spacious kitchen and dining area come with all essential appliances, including an oven and hob, fridge/freezer, generous storage, and a dining table with chairs. The comfortable living room offers a relaxing communal space, while the converted attic space is ideal for use as a study area or additional storage. The property also benefits from off-road parking (shared with local residents) and its own outdoor space, further enhancing its desirability.

Overall, this is a secure and attractive investment, combining a strong rental yield with a prime coastal location offering both convenience and scenic beauty.

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