



**Penllys Terrace,
Bangor**

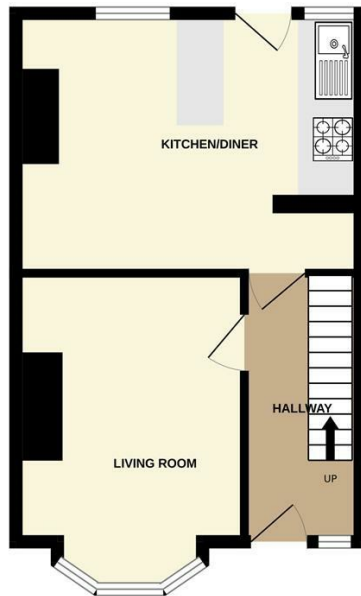
**3 Bed
House**

**Asking Price
£185,000**

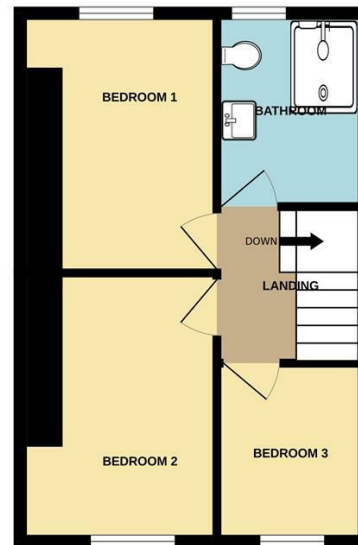


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GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



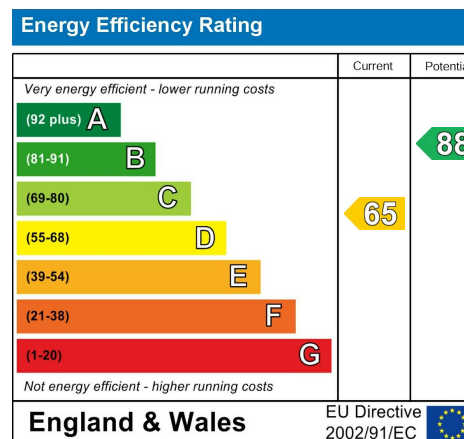
1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 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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- Three Bedroom Investment Property
- Fully Renovated in 2023
- 50 Yards From Main University Campus
- Open Plan Kitchen/Diner
- New Roof Installed in 2023
- Views Over The City
- Gas Central Heating
- UPVC Windows



Fully Renovated Three-Bedroom Investment Property!

Located just 50 yards from the main University campus, this beautifully presented and fully furnished three-bedroom property on sought-after Penllys Terrace offers an exceptional investment opportunity in the heart of Bangor. Refurbished to a high standard throughout with new plumbing and new electrical wiring in 2023, the property combines modern comfort with unbeatable convenience. Current rental income of £1,000 PCM exc utilities with scope to increase to £1,150 from summer 2025 when the current occupants vacate.

Boasting a bright and spacious open-plan living area, the property features a contemporary kitchen/diner complete with a central island unit, ideal for both entertaining and everyday living. The generous living room benefits from a large front-facing window, flooding the space with natural light and offering stunning views over the city.

Accommodation includes two well-proportioned double bedrooms and one single bedroom, tastefully decorated and furnished. The modern bathroom features a walk-in shower and high-quality fittings, completing this stylish and low-maintenance home.

Additional benefits include a brand-new roof installed in 2023, and the unbeatable location – not only steps from the University but also within easy walking distance of both Upper and Lower Bangor's high streets, where residents can enjoy a vibrant mix of shops, cafes, restaurants, pubs, and entertainment venues.

If you're looking for a turnkey rental investment, this exceptional property ticks all the boxes.

CONTACT

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