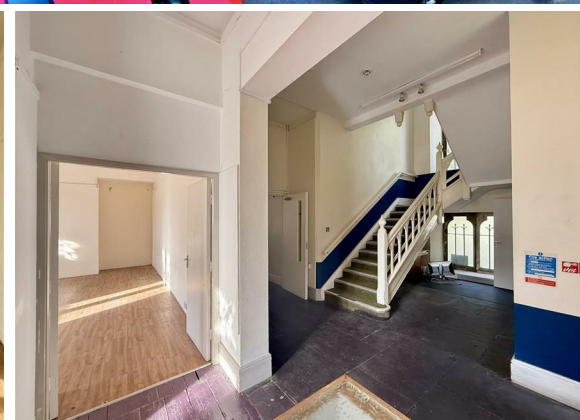


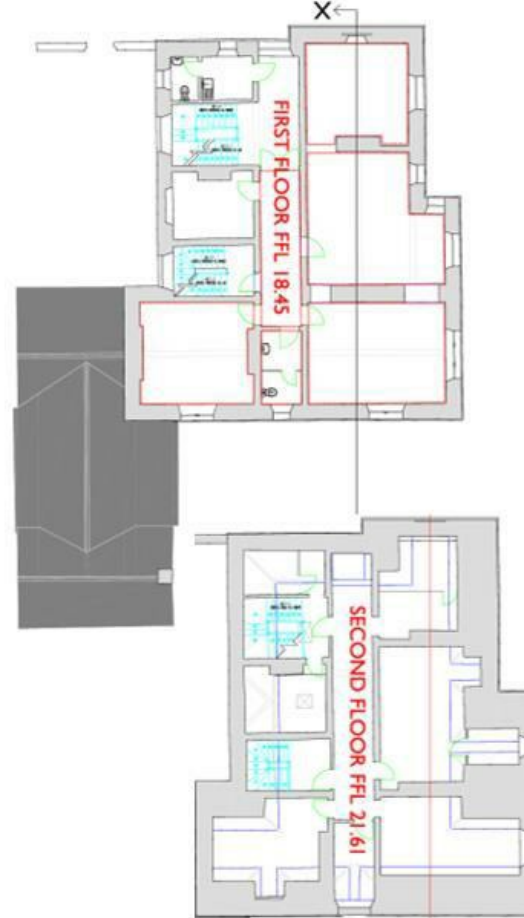
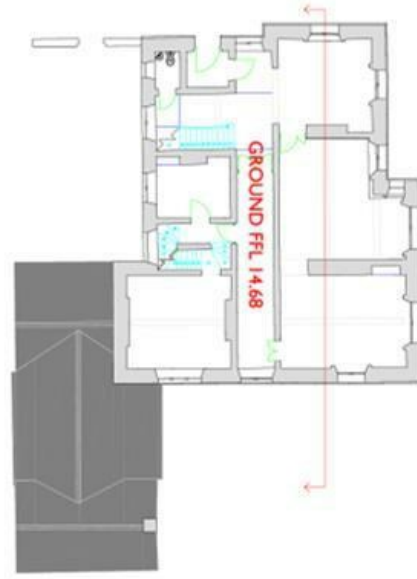


**Ffordd Gwynedd,  
Bangor**  
**12 Bed  
House**  
**Offers Over  
£450,000**



**VARCITY  
LIVING**  
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A stunning Grade II listed commercial building located in the heart of Bangor city centre, with planning permission granted for the conversion into 9 self-contained apartments. Rich in history, this remarkable property has strong ties to the nearby Bangor Cathedral and was once known as the Canorry, providing accommodation in years past for clergy members.

Following redevelopment, the building offers the potential to generate a GROSS annual income exceeding £110,000. The approved plans include the transformation of the property into a mix of three two-bedroom apartments and six one-bedroom apartments (including 2x affordable apartments). Each apartment will feature a kitchen, living room, bathroom, and en-suite rooms.

The layout consists of three units on the lower ground floor, two on the ground floor, two on the first floor, and two on the second floor. The ground floor external buildings will be repurposed for storage, including a space for rubbish bins and recycling, additional storage for the owner, and a garage.

This landmark building, which has previously housed the Canorry Museum, Art Gallery, and more recently an independent school, is now available following the closure of the school. It retains a wealth of original features, including slate flagged floors, high ceilings, and exposed stonework windows with beautiful leaded stained glass inset lights.

Additionally, the property includes ancillary outbuildings and a stable block, offering the potential for use as a restaurant or wine bar (subject to the necessary consents). This is an exceptional opportunity to own a piece of Bangor's rich history.

## CONTACT

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- Granted Planning Permission For 9x Apartments
- Prominent Location With Land For Parking
- Positioned Next to Bangor's Bus Station and Taxi Rank
- City Centre Location
- 50 Metres From Bangor Cathedral & 100 Metres From The High Street
- Historical Grade II Listed Building
- Commercial Building With Option For Change of Use

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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