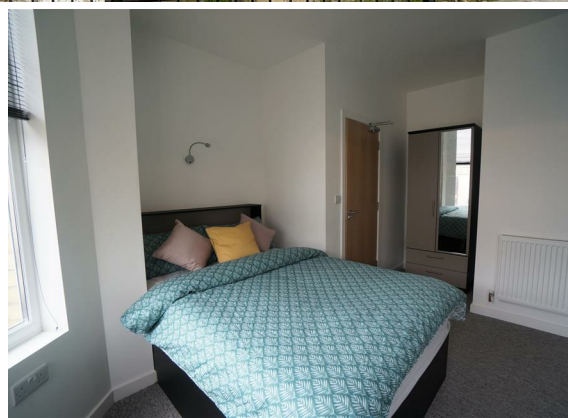




**Holyhead Road,
Bangor**
**9 Bed
House**
**Asking Price
£571,000**



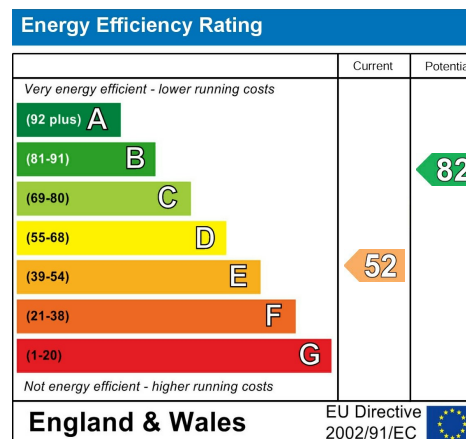
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TOTAL FLOOR AREA: 2023 sq.ft. (188.0 sq.m.) approx.

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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- Gross Income of £53,836.87 Secured For 25/26 Academic Year
- 5x En-suite Bedrooms
- Upper Bangor Location
- Opportunity to Increase Annual Income For Future Years
- All Double Bedrooms
- Private Parking



5 Holyhead Road offers an exceptional investment opportunity in a high-demand rental area, comprising a 7-bedroom licensed HMO and a self-contained 2-bedroom apartment on the ground floor. Demonstrating a strong income history, the property has generated a total gross rent of £373,110.37 between September 2019 and June 2026. It is fully occupied for the 2025/26 academic year, generating a gross rental income of £53,836.87, with potential to exceed £64,411.72 in future years.

The main house includes seven well-proportioned bedrooms, three of which feature private en-suite bathrooms. All rooms are fully furnished with double beds, wardrobes, desks, chairs, and storage solutions, offering comfortable and practical living spaces ideal for students or young professionals.

The interiors are modern and hardwearing, designed to minimise ongoing maintenance while appealing to long-term occupants. High occupancy rates and strong rental yields highlight the property's consistent performance in the local market.

Located on the ground floor with its own private entrance, the two-bedroom apartment has been recently refurbished to a high standard. It offers:

Two spacious double bedrooms, both with private en-suite bathrooms

A stylish open-plan kitchen and dining area

High-quality furnishings throughout, including beds, wardrobes, desks, and a wall-mounted TV in the communal space

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