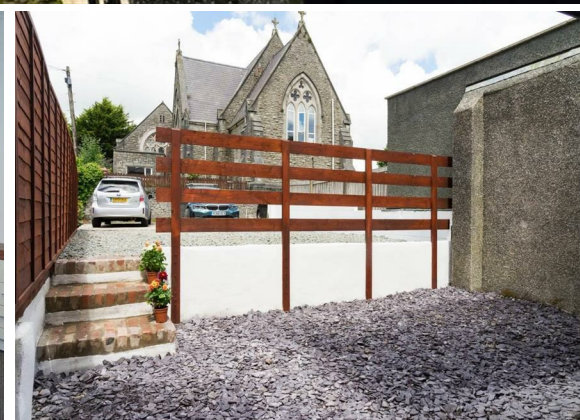




**College Road,  
Bangor**

**8 Bed  
House**

**Asking Price  
£388,000**



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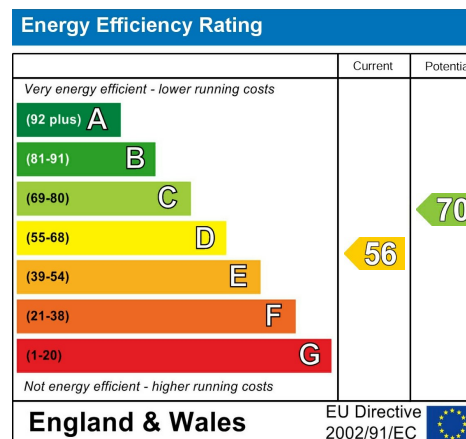
TOTAL FLOOR AREA: 1705 sq ft. (158.4 sq m.) approx.

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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- 8 Bedroom HMO
- All Double Bedrooms
- Multiple WC's
- Rear Parking

- £40,000 Annual Gross Income
- Three Shower Rooms
- Outdoor Seating Area
- Popular HMO Region



22 College Road is a modern and well-located 8 bedroom HMO, ideally positioned close to Bangor University's main campus, Main Arts. The property benefits from an annual rental agreement currently in place, generating £40,000 per annum, excluding utility bills, making it an attractive turnkey investment opportunity.

The accommodation is arranged over three floors. The ground floor comprises a spacious front-facing living room, one bedroom, a kitchen, utility area, and a ground floor WC. The first floor offers three bedrooms and three bathrooms, each fitted with a shower, WC, and wash basin. The second and top floor provides four further bedrooms, including one with its own WC and wash basin.

Externally, the property benefits from private off-road parking to the rear for up to four vehicles.

Situated in a highly sought-after student location with strong rental demand, this property represents a solid investment with immediate income in place.

## CONTACT

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