

# Neuadd Deiniol, Holyhead Road, Bangor, Gwynedd, LL57 2DP

**PREMIUM  
LISTING**

**£1,175,000**

- 19 Bed Student HMO
- Well Established
- Brilliantly Located
- Gross Income : £129,108.00 PA
- Gross Yield : 11%
- Buyer's Fee Applies

## Property Overview

Presenting this 19-bed student HMO in the thriving city of Bangor, North Wales. This beautiful property is a strategic investment poised to deliver substantial returns in the lucrative student housing market.

With 19 well-appointed bedrooms that include a mix of studios, self-contained apartments, and ensuite rooms, all designed to cater to the modern student, fostering an environment conducive to both study and relaxation. The ensuite rooms include a communal kitchen space that promotes community and collaboration, ensuring a holistic living experience for students. It's residents also benefit from the convenience of being within reach of local amenities, enhancing the overall appeal of the property.

Situated strategically in the heart of Bangor, just minutes away from the renowned university campus, the property is at the epicentre of student life. Bangor's growing student population ensures a consistent demand for quality accommodation, making this property an ideal choice for astute investors seeking a high-yield investment.

The student housing sector is a resilient and high-growth market, offering stable returns and long-term appreciation. With Bangor's reputation as a thriving academic hub, the demand for quality student accommodation is on the rise, making this well established and long running HMO a sound investment.



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# Income

Total £129,108.00 PA

Total Income: £129,108.00 PA  
Gross Yield: 11%

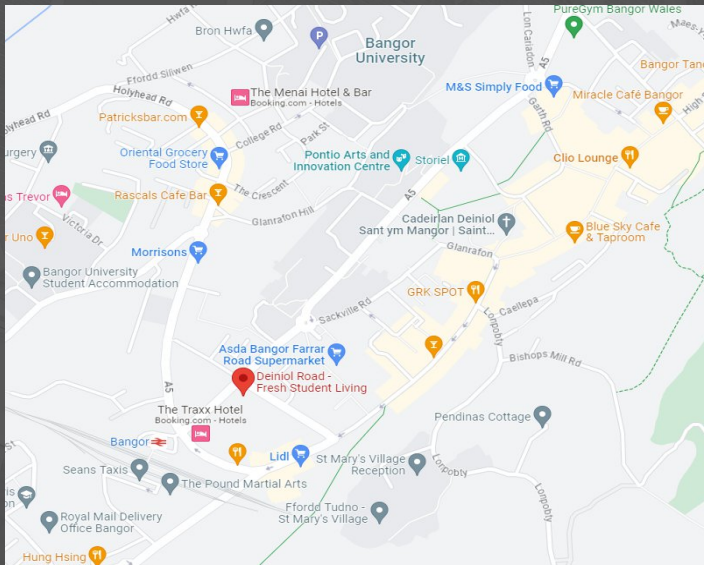
\*Please contact the office for further income details\*

Expenditure;

Gas - £364 / Electric - £364 / Water - £ 259/ Broadband - £153 / Cleaner £108 /

Total; £1,258 PCM / £15,096 PA

# Location



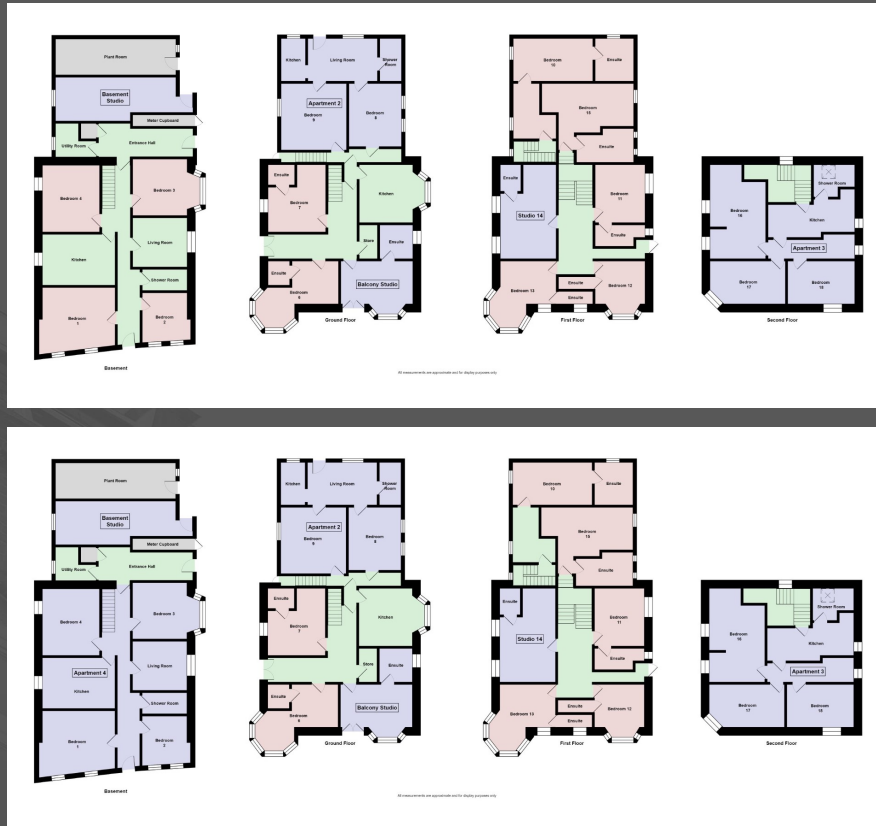
# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





# Floorplan



## Buyer's Fee Applies

### Contact us

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[www.investinhmos.co.uk](http://www.investinhmos.co.uk)

**Whitby Court, Abbey Road, Shepley,  
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.