

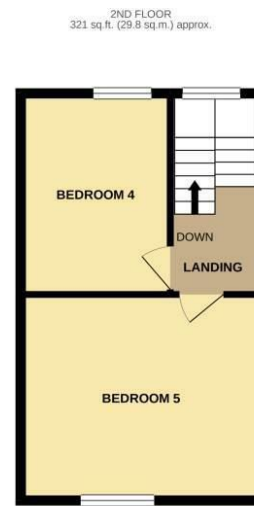


**College Road,  
Bangor  
5 Bed  
House**

**Asking Price  
£295,000**

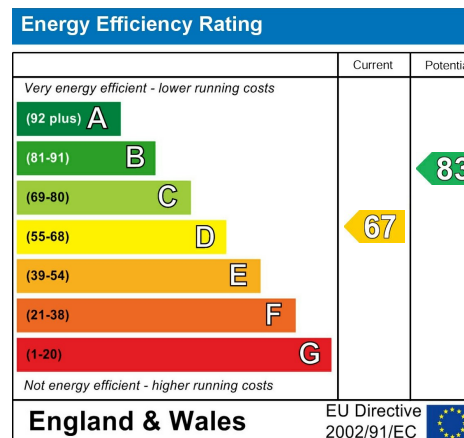


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TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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- £32,207.14 Gross Income Secured For 26/27 Academic Year
- Two Minute Walk to University
- Two Bathrooms
- Open Plan Kitchen/Living Area
- Five Double Bedrooms
- Prime Student Location
- Rear Yard
- Furnishings & Fittings Included



A substantial Victorian five-bedroom HMO, this fully furnished investment property offers an excellent opportunity to acquire a well-established student let in one of Bangor's most popular rental locations. The property benefits from a gross income of £32,207.14 secured for the 2026/27 academic year, providing immediate income for an incoming investor.

All existing furnishings and fittings are included within the sale, allowing the property to continue operating as a ready-made investment from day one. The property is identically presented to the neighbouring property, which is also available for sale.

The accommodation comprises a double bedroom with bay window, living room and kitchen on the ground floor. The first floor provides two double bedrooms and two shower rooms, each fitted with a shower, WC and wash basin. The second floor offers two further double bedrooms. All five bedrooms are furnished with a double bed, wardrobe, study desk and chair, and storage drawers.

The property is situated in the heart of Upper Bangor, approximately 200 metres from the main university campus. A range of amenities are within easy walking distance, including grocery stores, cafés, restaurants and popular bars. Its convenient location and established rental history continue to make it a popular choice with student contract holders.

## CONTACT

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