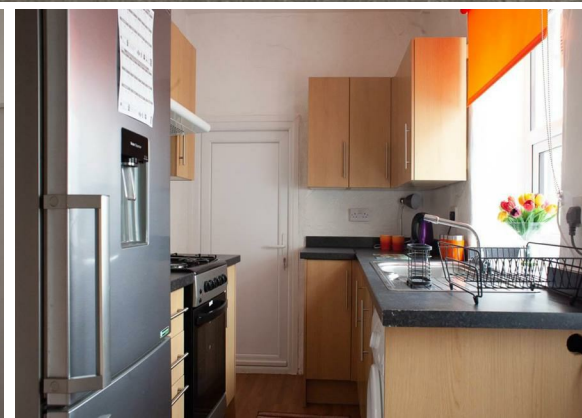
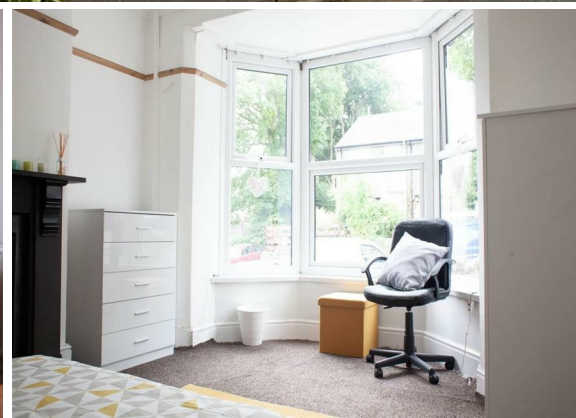




**Snowdon View,
Bangor
5 Bed
House**

**Offers In The
Region Of
£210.000**



**VARCITY
LIVING**
Sales | Lettings

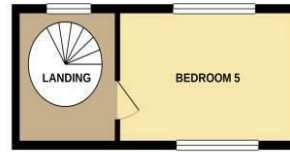
GROUND FLOOR
682 sq. ft. (63.3 sq. m.) approx.



1ST FLOOR
610 sq. ft. (56.7 sq. m.) approx.



2ND FLOOR
187 sq. ft. (17.4 sq. m.) approx.



TOTAL FLOOR AREA: 1479 sq. ft. (137.4 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.
Made with Metropix ©2020

- 5 Bedroom HMO
- Rental Income Secured Until July 2027
- All Furniture Included in Sale
- Prime Student Location
- Spacious Communal Area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Generating a strong annual gross rental income of £20,836.29 for the 2025/2026 academic year, with a further agreed income of £23,046 for the 2026/2027 academic year, 4 Snowdon View presents an excellent investment opportunity.

Located in the centre of Upper Bangor, this spacious, fully furnished five-bedroom HMO property comprises five bedrooms and a large fitted bathroom with a bathtub. There is also a generous living room on the ground floor, making it ideal for groups who enjoy socialising. On-road parking is available outside for those with a vehicle.

Snowdon View is close to a range of local amenities including supermarkets, bars, restaurants, and retail shops. The main University building, Main Arts, is within close proximity, making this a highly desirable location.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk

