



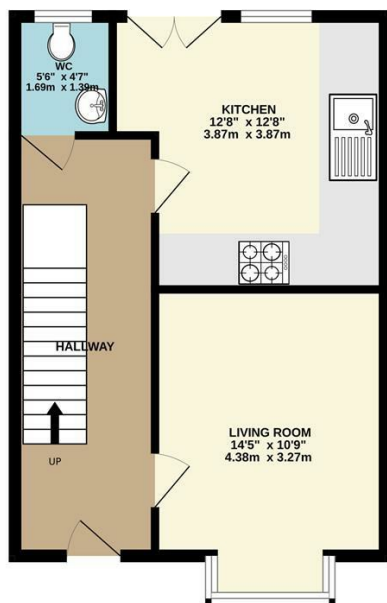
Llys Adda, Bangor
3 Bed
House

Asking Price
£275,000

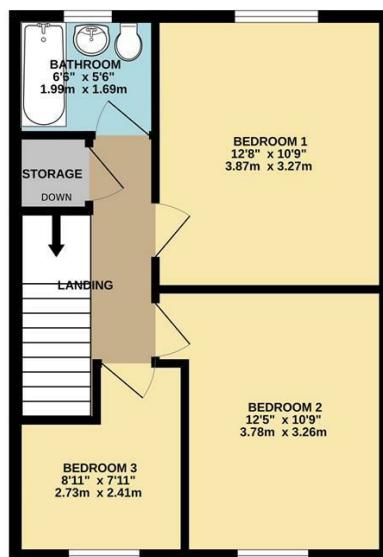


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GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



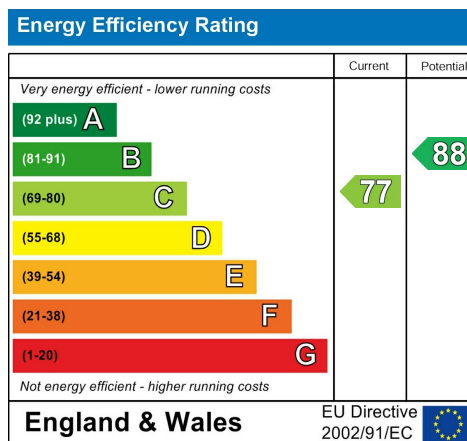
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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- Attractive Investment or Residential Home
- Private Driveway Parking
- Multiple WC's
- EPC Rating - C
- Garden Area
- £14,987.42 Rental Income Secured



Situated in the popular and modern Llys Adda residential estate in Bangor, Gwynedd, this well maintained three bedroom semi-detached family home presents a prime opportunity for both investors and future homeowners. Ideally located close to Bangor city centre, university facilities, local schools, and transport links, the property is part of a quiet, family friendly development.

The interior offers a bright and spacious living area, a modern kitchen/diner with patio doors leading to the private rear garden, three bedrooms, WC, separate living room and a contemporary family bathroom. The property also benefits from off-road driveway parking and an enclosed rear garden.

Originally purchased by the current owner for their son to reside in while studying at university, the property is now let to occupants with a secured gross rental income of £14,987.42 until 30th July 2026. It is available for immediate purchase either as a rental investment property or with vacant possession from 1st August 2026, offering flexibility for a range of buyers.

With strong rental returns and long term potential, this is a rare opportunity to acquire a well positioned home in one of Bangor's most desirable developments.

CONTACT

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