



**Orme Road,
Bangor
4 Bed
House
Offers Over
£193,000**



**VARCITY
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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

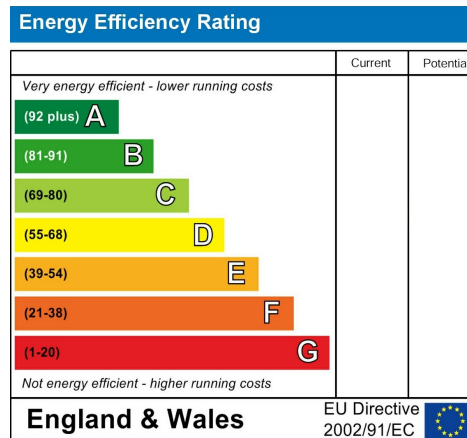


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.
While 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 misstatement. 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 is given as to their operability or efficiency at the time of writing.
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- Two 2-bedroom Freehold Apartments
- Fully Furnished and Fitted
- Highly Sought After Rental Apartments
- £1,700 PCM Rental Income
- Ideal for Student Lettings Market
- Convenient Location Close to High Street



This flexible property is currently arranged as two spacious freehold 2-bedroom apartments and represents an excellent investment opportunity, currently achieving a strong gross yield of 10.5%, with clear scope to increase this to an attractive 11.39% through future rental growth.

Two-bedroom rental properties are widely considered to be undersupplied within the local market, resulting in consistently strong tenant demand and providing investors with confidence in future rental performance and long-term investment stability.

The property is being sold with contract holders in situ and currently generates a combined rental income of £1,700 PCM excluding bills. With continued high demand for quality 2-bedroom accommodation in the area, there is clear potential to increase the rental income to in excess of £2,000 PCM in future years.

We are pleased to offer two generously sized freehold apartments, both of which benefit from consistent full occupancy and are being sold fully furnished, including all fittings, creating a ready-made investment with immediate income from day one.

This is a rare opportunity to acquire a high-performing, low-maintenance asset in a proven rental market.

CONTACT

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