



**College Road,
Bangor**

**8 Bed
House**

**Asking Price
£377,000**



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
740 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.3 sq.m.) approx.

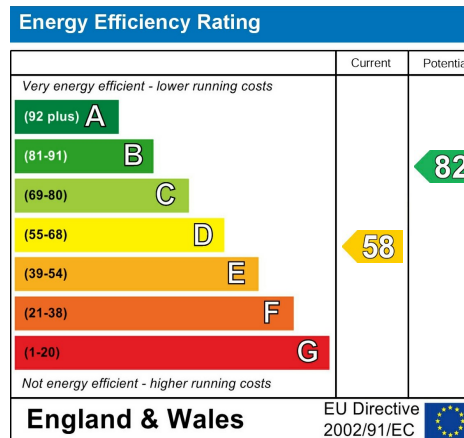


2ND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.4 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 Letrologix ©2022

- Occupants Secured For 25/26 & 26/27 Academic Year
- £48,000 GROSS Income Secured For 26/27
- Close Proximity to University Buildings
- Private Parking For 4x Vehicles
- Five Showers Inc 2x En-suite
- Ground Floor Rear Extension
- Three Storey Building
- Long History of Generating Rental Income



Prime Student Investment Opportunity - £48,000 GROSS Income Already Secured For 26/27 Academic Year

Ideally positioned in the heart of Upper Bangor, one of the city's most sought-after student hubs, 26 College Road presents a rare opportunity to acquire a high-performing eight-bedroom HMO with exceptional long-term investment appeal. The property boasts a strong history of occupancy, underlining its consistent demand.

HMO licenced with student living in mind, the accommodation ticks all the key boxes: spacious double bedrooms, generous communal living areas, multiple en-suite bathrooms, additional WCs, and the added benefit of private parking for up to four vehicles, an uncommon luxury in such a central location.

Situated just 100 metres from Bangor University, the property offers unbeatable convenience for occupants. A vibrant selection of bars, restaurants, cafés, takeaways, and supermarkets are all within easy walking distance, further enhancing its appeal to students.

To be sold fully furnished and equipped, this is a turkey investment opportunity with immediate income and no additional setup required.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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



**VARCITY
LIVING**
Sales | Lettings