



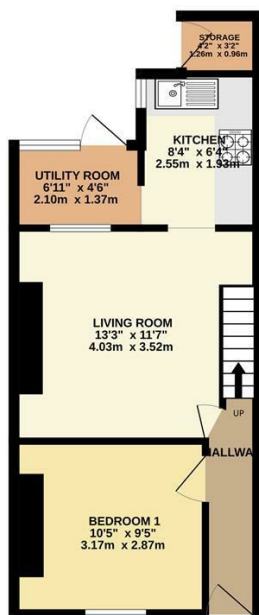
Caellepa, Bangor
4 Bed
House

Asking Price
£175,000



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GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



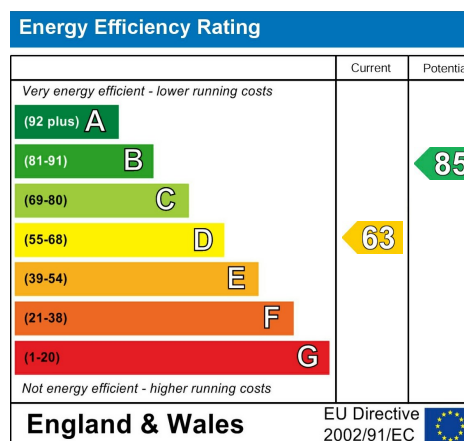
2ND FLOOR
99 sq.ft. (9.2 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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- £21,000 GROSS Rent Secured For 26/27 Academic Year
- Furnishings and Fittings Included
- Converted Attic Bedroom With Bespoke Staircase
- All Double Bedrooms
- 50 Metres From High Street
- Modern Bathroom with Bathtub and Overhead Shower



This spacious and conveniently located four-bedroom HMO investment property comes with full occupancy secured for the 2026/27 academic year, providing a gross rental income of £21,000.

11 Caellepa is a fresh and modern investment property, conveniently situated just 50 metres from the main high street. The property comprises four double bedrooms, each furnished with a bed, study desk and chair, and storage units, all of which are included within the sale.

The property also benefits from a bright and airy fully fitted kitchen, equipped with an oven/hob, fridge/freezer and sink. A separate utility room is located directly off the kitchen, providing additional practical storage and utility space.

Running adjacent to the high street, Caellepa is ideally positioned close to a wide range of amenities, including supermarkets, bars, restaurants and numerous retail outlets, providing a convenient and attractive accommodation solution for tenants.

With full occupancy secured during the current ownership and £21,000 gross rental income secured for 2026/27, this represents an excellent opportunity for investors seeking an established HMO investment with income already in place.

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