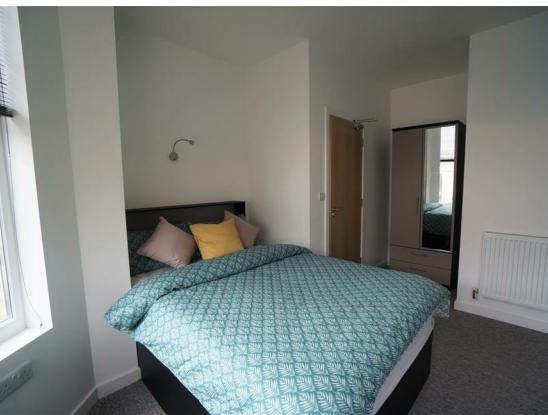




**Holyhead Road,  
Bangor  
9 Bed  
House  
Asking Price  
£571,000**



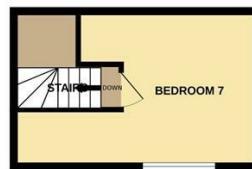
**VARCITY  
LIVING**  
Sales | Lettings

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.

2ND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.

3RD FLOOR  
203 sq.ft. (18.8 sq.m.) approx.



A 7-bedroom licensed HMO with self-contained 2-bedroom apartment. Fully occupied for 25/26 & 26/27 - income - £67,754 pa. Located in Upper Bangor close to the University Main Arts building, the high quality interior makes this house a popular choice for students.

The main house includes 7 well-proportioned bedrooms (2 ensuite). All rooms are fully furnished with double beds, wardrobes, desks, chairs, and storage solutions.

Located on the ground floor with its own private entrance, the 2-bedroom apartment has been recently refurbished to a high standard with high-quality furnishings throughout, including beds, wardrobes, desks, and a wall-mounted TV, it offers:

\* 2 spacious double bedrooms, both with private en-suite bathrooms

\* A stylish open-plan kitchen and dining area.

Positioned just a 2-minute walk from the main University campus and surrounded by essential amenities such as supermarkets, cafes, bars, and restaurants, 5 Holyhead Road is perfectly placed for strong and sustained occupant demand.

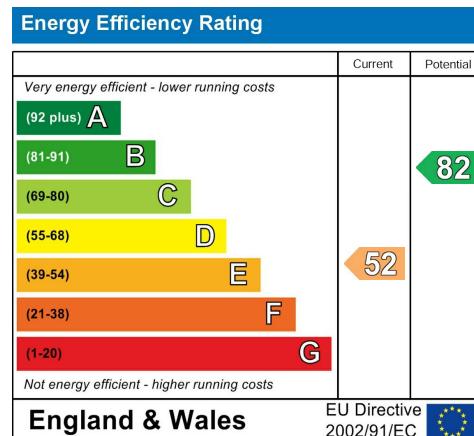
The combination of a fully occupied HMO and a high-specification apartment makes this a robust, income-generating asset with a proven track record and excellent potential for continued growth.

## CONTACT

1 College Road  
Bangor  
Gwynedd  
LL57 2AN

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

- Gross Income of £53,836.87 Secured For 25/26 Academic Year
- 5x En-suite Bedrooms
- Upper Bangor Location
- Rental Contract Secured for 26/27 - income £67,754,000
- All Double Bedrooms
- Private Parking



**VARCITY**  
**LIVING**  
Sales | Lettings