



**Garth Road,
Bangor
7 Bed
House**

**Asking Price
£200,000**



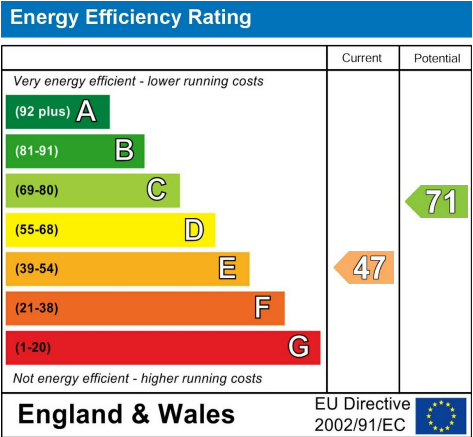
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1 Erw Fair, Garth Road, Bangor, Gwynedd LL57 2RT



All measurements are approximate and for illustrative purposes only.

- Substantial seven-bedroom investment opportunity
- All double sized bedrooms
- Potential to add en-suite bathrooms and increase rental performance
- Grade II Listed
- Excellent potential for refurbishment and modernisation
- Suitable for students or working professionals
- Prime central location



A substantial seven-bedroom, Grade II listed building offering an exciting opportunity for an investor seeking a property with significant potential for improvement and value creation. The property has historically proved popular with student groups, benefiting from generously proportioned double bedrooms, high ceilings and a highly convenient central Bangor location. Previously HMO licenced for seven occupants, with the opportunity to have a licence reinstated subject to council approval.

The accommodation is arranged over four floors and currently comprises seven double bedrooms, two shower rooms, a lounge, utility room and communal kitchen. The property benefits from gas central heating.

The property now requires refurbishment and modernisation, for a new lease of life. Subject to a high-quality renovation and the introduction of en-suite facilities, there is considerable potential to enhance both the accommodation and rental performance.

As an indication of the potential, a seven-bedroom HMO we have seen fully developed within the last 12 months has achieved a gross annual rent of £57,399.43. This provides an indication of the possible income opportunity following a comprehensive refurbishment and conversion to a modern, high-specification HMO.

Located in central Bangor, the property is well positioned for access to the university, city-centre amenities, shops, supermarkets, transport links and the A55, making it particularly well suited to the student or working professional rental market.

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