



**Fron Dirion,
Bangor
8 Bed
House**

**Asking Price
£325,000**



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Outstanding 8 bedroomed HMO with student tenants secured for 26/27 giving a gross income of £44,756. 3 Fron Dirion is an incredibly spacious student home with plenty of communal living space, conveniently situated close to the main University building and Pontio. The property comprises seven double bedrooms, as well as three bathrooms, including two showers and a bath basin. Two WC's are located within the bathrooms and a separate WC is located on the ground floor. In addition, there is also a fully-fitted kitchen featuring kitchen essentials such as two fridge freezers and two oven cookers with ceramic hobs. A combined washing machine / dryer will be stored on the first floor in a utility section.

The property comes with two communal living rooms with plenty of space for socialising, giving a great platform for entertaining guests. 3 Fron Dirion is decorated with white and wood / earth colours, in contrast with the black light fixtures within the communal living rooms, giving off a fresh and modern feel throughout the whole property.

The property is located next to many local amenities such as a supermarket, bars, cafes, takeaways, restaurants and is only a stone throw away from the main University campus.

CONTACT

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- 8 Bedroom HMO
- Prime Student Location
- Multiple Bathrooms
- Student Tenants Secured for 26/27 - Income £44,756
- Spacious Double Bedrooms
- Ample Communal Space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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