



Llys Adda, Bangor
1 Bed
Flat/Apartment

Asking Price
£125,000



**VARCITY
LIVING**
Sales | Lettings

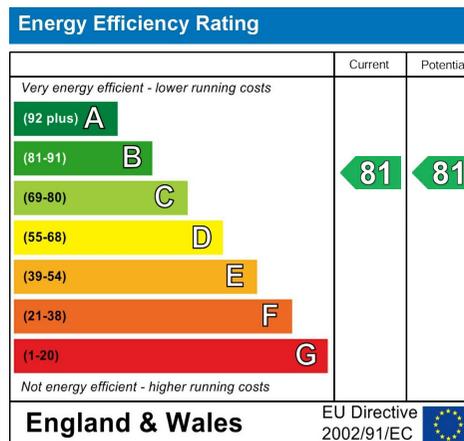
GROUND FLOOR
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA - 323 sq.ft. (30.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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 Metropix 12/2020

- Investment Opportunity
- Combined £24,187 Income Secured Between 07/06/25 and 30/06/27
- Modern Property in Newly Established Estate

- Occupants in Situ Until July 2027
- EPC Rating B With High Energy Efficiency



Investment Opportunity – Occupant in Situ Until 30/06/2027

An excellent investment opportunity to acquire a fully occupied, modern one-bedroom apartment generating immediate income, with occupants in situ until 30th June 2027. Positioned in a quiet cul-de-sac on the outskirts of Bangor, 45 Llys Adda offers investors a low-maintenance addition to their portfolio in a well-connected and consistently popular location.

Rented from 07/06/2025 to 30/06/2026 for a total sum of £13,302.86 (inclusive of bills).

Rented from 28/08/2026 to 30/06/2027 for £10,884.86 (inclusive of bills).

The apartment is finished to a high standard throughout and benefits from allocated parking. The accommodation comprises a well-proportioned double bedroom, furnished with a double bed, wardrobe, and study desk with chair, making it ideal for professional or student occupation.

The open-plan living room/kitchen is thoughtfully arranged with a breakfast bar, two-seat sofa, ample countertop space, and integrated appliances, creating a practical and modern living environment. The bright and airy bathroom is fitted with a shower cubicle, WC, and wash hand basin, completed in a clean, contemporary style.

Bills are included within the rent for the convenience of the occupant (excluding council tax).

The property is ideally located close to Ysbyty Gwynedd Hospital and the retail parks on Caernarfon Road. Excellent road links provide easy access to the A55 and A487, while Bangor train station is just a five-minute drive away.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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



**VARCITY
LIVING**
Sales | Lettings