

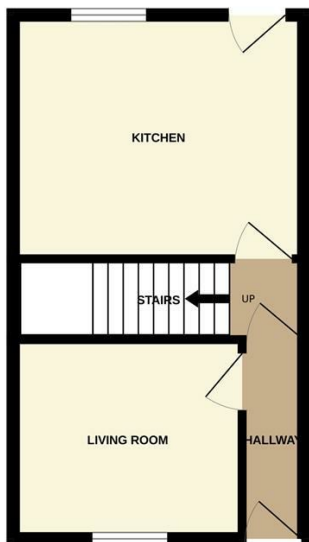


**Water Street,  
Bangor  
2 Bed  
House  
Asking Price  
£123,000**

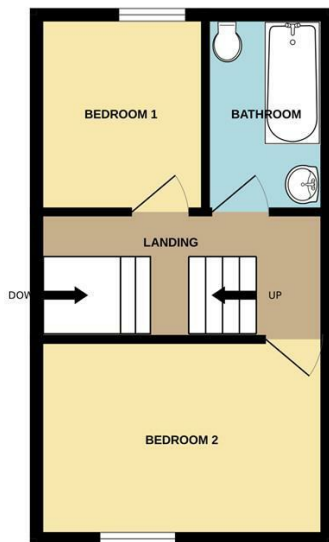


**VARCITY  
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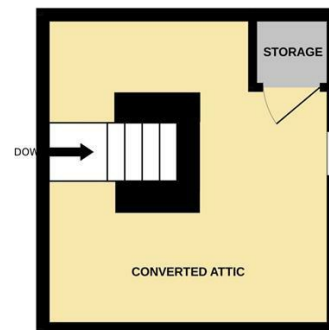
GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



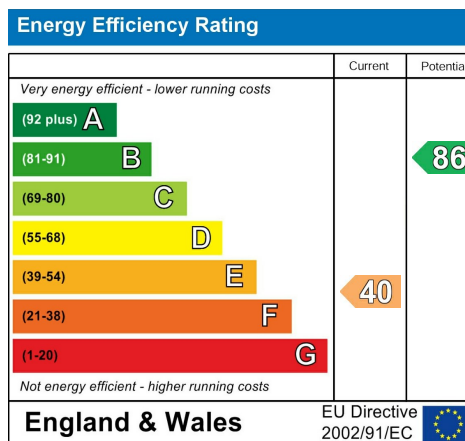
2ND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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- Two Bedroom Investment Property
- Income 25/26 £9942.43 pa & 26/27 £10,354 pa
- Spacious Kitchen
- Two Minute Walk to Seafront
- Rental Income Secured Until 30/06/2027
- Converted Attic
- Fully Furnished
- Rear Garden Area



Located just a two minute walk from the sea-front, this 2 bedroom middle terraced investment property is offered with tenants in-situ and current income of £9,942 P/A, plus occupants secured for 26/27 at £10,354 P/A. Located just a two-minute walk from the seafront.

Internally, the home includes two fully furnished bedrooms on the first floor, each equipped with a bed, study desk and chair, and storage furniture. The spacious kitchen and dining area come with all essential appliances, including an oven and hob, fridge/freezer, generous storage, and a dining table with chairs. The comfortable living room offers a relaxing communal space, while the converted attic space with a window looking out to sea is ideal for use as a study area or additional storage.

Overall, this is a secure and attractive investment, combining a strong rental yield with a prime coastal location offering both convenience and scenic beauty.

**CONTACT**

1 College Road  
Bangor  
Gwynedd  
LL57 2AN

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

