



**Fron Square,
Bangor**
**4 Bed
House**
**Asking Price
£130,000**



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



2ND FLOOR
203 sq.ft. (18.9 sq.m.) approx.

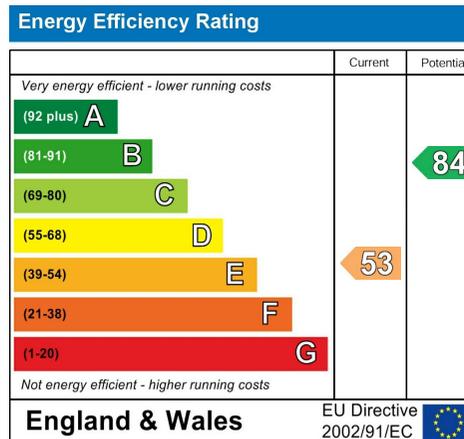


27 FROM SQUARE

TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.
Made with Metropix ©2023

- Prime Student Location
- Opportunity to Increase Rental Income After Upgrades
- Previously Configured as a Four-bedroom HMO
- Long Term Occupants in Situ
- Suitable for Investors Seeking Strong Yields and Long-term Capital Growth



An excellent buy-to-let investment opportunity in a highly sought-after student location, situated directly adjacent to the main University campus (Main Arts).

The property is currently let with occupants in situ, generating £650 PCM excluding utilities, providing immediate income from day one. Previously operated as a four-bedroom HMO, the property offers strong potential for income growth subject to reinstatement of HMO status and internal upgrades.

Once refurbished and relicensed, the property presents scope to achieve a projected rental income of circa £1,900 PCM (inclusive of utilities), based on letting to a group of four students at £110 per week per bedroom on a standard 11-month student contract.

Located in a prime student area with consistent demand, this property represents an ideal opportunity for investors seeking both short-term yield and long-term capital growth in a proven rental market.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

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



**VARCITY
LIVING**
Sales | Lettings