

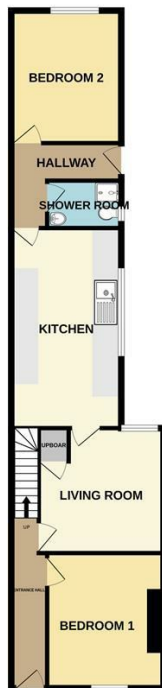


**William Street,
Bangor
4 Bed
House
Asking Price
£165,000**



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GROUND FLOOR
608 sq ft (56.3 sq m.) approx.



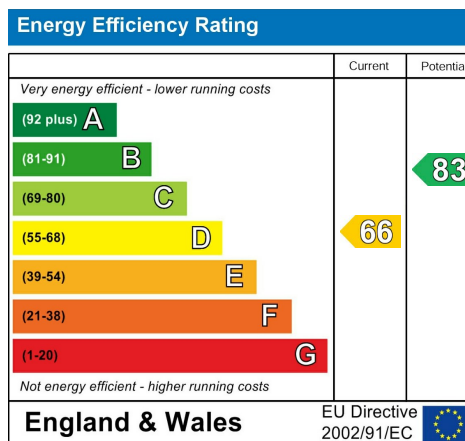
1ST FLOOR
318 sq ft (29.5 sq m.) approx.



TOTAL FLOOR AREA: 1006 sq ft (93.4 sq m.) approx.
While every attempt has been made to ensure the accuracy of the footprints contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given as to their operability or efficiency at the time.
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- Four Bedroom HMO Investment Property
- Multiple Washrooms
- Extended Property

- Opportunity to Achieve Gross Rent in the Region of £23,000 P/A
- Ample Communal Space
- Rear Garden Area With Patio



Positioned in a highly convenient location, this four-bedroom HMO in Bangor offers an excellent opportunity for investors seeking strong rental potential. The property sits just a five-minute stroll from the Menai Straits in one direction and Bangor High Street in the other, making it particularly appealing to tenants who value both scenic surroundings and easy access to local amenities.

Internally, the accommodation is well laid out for shared living, featuring multiple washrooms and a long, functional kitchen that caters to multi-occupancy use. Generous communal spaces run throughout the property, providing a comfortable environment for tenants and enhancing its overall appeal as a rental investment.

To the rear, the property benefits from a patio garden area, offering low-maintenance outdoor space. A rear extension further enhances the footprint, incorporating an enlarged kitchen area, an additional bedroom, and a dedicated shower room, adding both flexibility and income potential.

While the property would benefit from some TLC and cosmetic uplift, it presents a compelling value-add opportunity. Following refurbishment, there is potential to achieve gross rental income in the region of £115-£130 per bedroom per week, depending on the final specification and individual room sizes.

Overall, this is a well-located HMO with solid fundamentals and clear scope for improvement, making it an attractive proposition for investors looking to maximise returns in a popular rental area.

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