



**Caernarfon Road,  
Bangor  
5 Bed  
House  
£295,000**

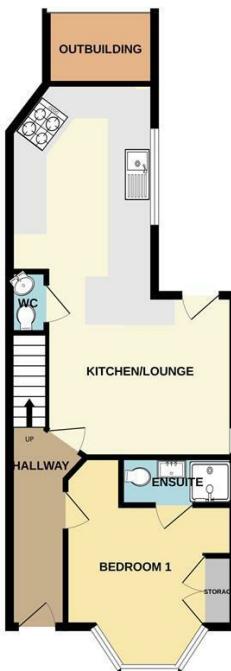


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GROUND FLOOR  
537 sq.ft. (49.6 sq.m.) approx.

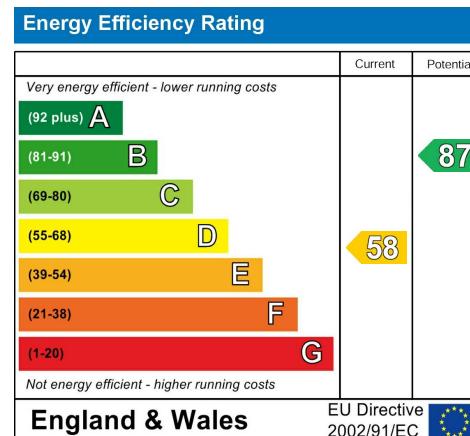
1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

2ND FLOOR  
209 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans, measured floor measurements of doors, windows, chimneys and any other items of equipment have not been taken for any 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 Microplan 2000

- Immaculate 5 Bed HMO with all ensuite rooms.
- Income secured for 26/27 - £33,066
- New central heating system
- All furniture and fittings included
- £32,967 gross rent secured for 25/26 academic year
- Fully renovated in 2023 (including new roof).
- Large open plan kitchen/lounge



A popular 5 Bed HMO property renovated to a high standard in 2023. With immediate 25/26 income of £32,967 and secured for 26/27 at £33,066, this flexible property with all ensuite rooms appeals to both student groups, individuals or working professionals (an emerging local market).

The following works were carried out as part of the renovation:

- All new electrics & plumbing system
- New central heating system
- All new furniture installed
- Five new en-suite bathrooms with additional shared WC
- New kitchen
- New flooring
- New roof
- All internal walls have been studded and insulated with 25ml PIR insulation board

Positioned only a five-minute walk from Bangor train station and a ten minute walk to Upper Bangor.

## CONTACT

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