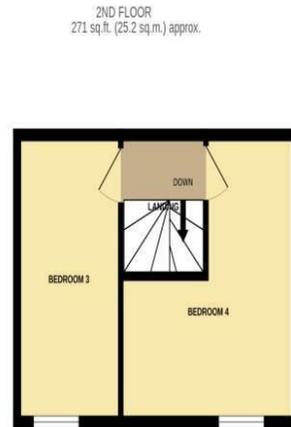
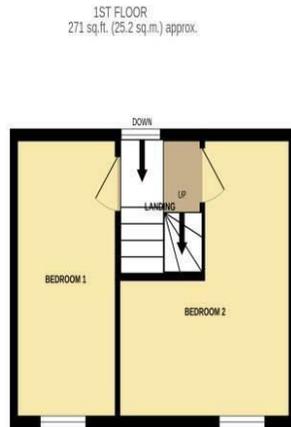




**Fron Square,
Bangor
4 Bed
House
£130,000**



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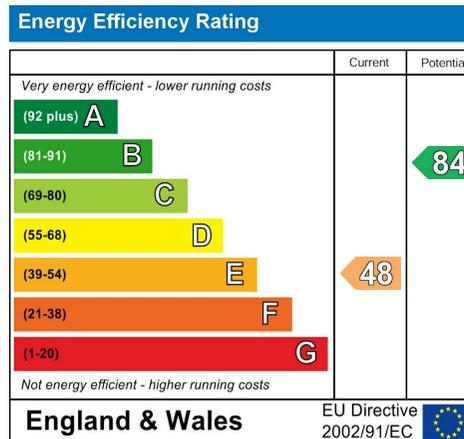


29 FROM SQUARE

TOTAL FLOOR AREA: 855 sq.ft. (79.4 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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- Prime Student Location Adjacent to the Main University Campus (Main Arts)
- Highly Desirable Area with Consistently Strong Student Demand
- Achieving £700 PCM Rental Income (Excluding Utilities)
- Scope for Reinstatement of HMO Status, Subject to Licensing and Upgrades



This well-positioned property presents a compelling investment opportunity within one of the city's most popular student neighbourhoods, located immediately beside the main University campus (Main Arts).

The property is currently occupied and producing a rental income of £700 per calendar month excluding utilities, offering an investor instant returns upon completion. Historically configured as a four-bedroom HMO, the property provides clear scope for value enhancement, subject to the necessary HMO licensing and refurbishment works.

Once upgraded and licensed, the property has the potential to deliver a significantly higher income of up to £1,900 per calendar month (utilities included). This projection is based on renting to four students at £110 per week per room on a typical 11-month student contract.

With demand for student accommodation in this location remaining consistently high, the property offers an excellent opportunity for investors seeking to improve yields while securing long-term growth in a well-established student rental market.

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