



**Lower Penrallt,
Bangor**

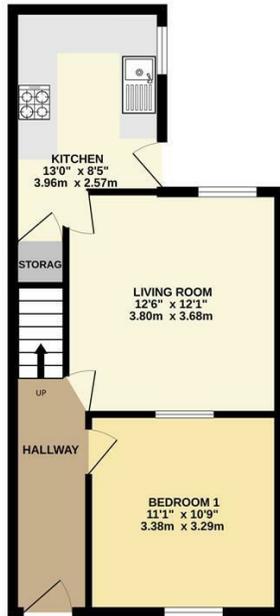
**4 Bed
House**

**Offers Over
£199,000**



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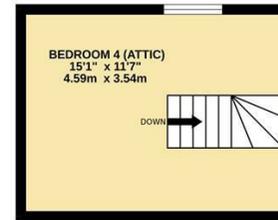
GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



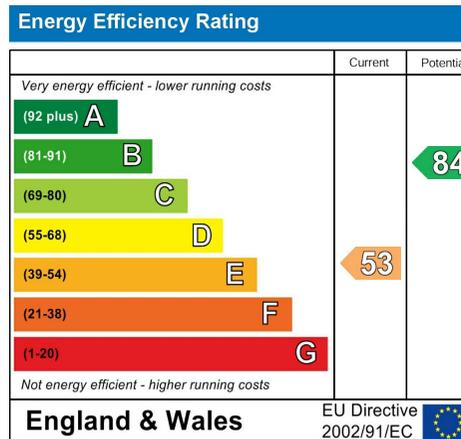
2ND FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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- 4 Bedroom HMO Next to University
- £23,405 Gross Rent Secured For 26/27 Academic Year
- 4x Double Bedrooms
- 100 Metres From Main University Building
- Spacious Bathroom With Shower and Bath
- Sold With All Furnishings and Fittings



Located just 100 metres from Bangor University's main building, 2 Lower Penrallt presents a fantastic investment opportunity in the heart of the city. This fully let four bedroom HMO generates a gross rental income of £23,405 secured for the 25/26 academic year, making it a turnkey addition to any portfolio.

The property features four generously sized double bedrooms, each fully furnished with a double bed and ample storage. A spacious and well appointed bathroom includes both a separate shower cubicle and a full sized bath, offering excellent facilities for occupants.

The communal areas are bright and inviting, with a large living room featuring two sofas and a dining table with chairs, perfect for shared living. The kitchen is well equipped, offering plentiful storage along with a washing machine, fridge-freezer, and an oven with hob.

This property is to be sold fully furnished, including all existing fixtures and fittings, allowing for immediate rental continuity. Its exceptional location ensures consistent demand from students, with pubs, shops, and a local supermarket all within walking distance.

An ideal hassle-free investment in a high-demand rental area.

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