


**High Street,**

**Bangor**

**6 Bed**

**House**

**Asking Price**
**£335,000**







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GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

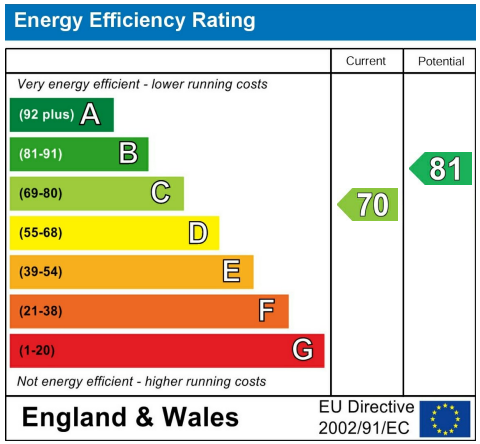
1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.




TOTAL FLOOR AREA : 1755 sq.ft. (163.1 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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- Gross rent of £42,240 secured for the 2026/27 academic year
- Spacious communal living and dining area
- Walking distance to Bangor city centre and local amenities
- All en-suite bedrooms
- Garage and private rear parking
- EPC rating - C




This is an excellent investment opportunity, generating a gross rental income of £42,240 for the 2026/27 academic year, providing immediate and dependable returns. Since the 2022/23 academic year, the property has secured a total gross rental income in excess of £176,000, demonstrating a strong and consistent letting history.

Woodlands is a spacious, modern six-bedroom student property, ideally situated within easy reach of Bangor city centre, Bangor University, local amenities, and excellent transport links. Designed to meet the demands of the student rental market, the property comprises six generously proportioned bedrooms, each with its own en-suite bathroom, in addition to a separate communal bathroom, offering both comfort and convenience.

The heart of the home is a contemporary, fully equipped kitchen fitted with an electric oven, microwave, fridge freezer, and washing machine, catering to all the essentials of modern student living. A generous communal lounge and dining area provides an inviting social space, complete with a dining table and flat-screen TV, making it ideal for relaxing, studying, and entertaining.

Woodlands enjoys a convenient location close to supermarkets, shops, and a range of everyday amenities, making it a consistently popular choice among students seeking high-quality accommodation in Bangor. Externally, the property also benefits from a garage and private off-road parking to the rear, further enhancing its appeal to both tenants and investors.

## CONTACT

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