



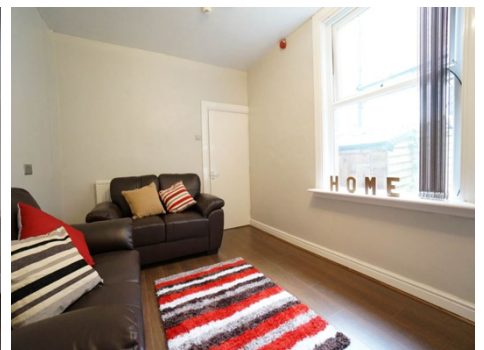
# VARCITY LIVING .co.uk



Garfield Terrace

**£240,000**

FOR SALE | AR WERTH



## Property Features:

- Generously Sized Rear Garden
- Multiple Bathrooms & WC's
- Five Bedroom HMO
- EPC Rating C
- Ground Floor Bay Window
- Current Occupants in Situ
- Central Heating
- Rear Ground Floor Extension

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## Description

Well established five bedroom HMO offering ample space throughout. Current occupants in situ until 31st July 2024, with the property advertised for the 24/25 academic year at a net rent (minus utilities) of £24,444. Demonstrating consistent occupancy since gaining HMO status in 2007.

Originating from Victorian era, circa 1900, Garfield Terrace offers a special character unrivalled by many student properties. Previously lived in by Huw Iorlys Hughes, a Welsh civil engineer, who was behind the invention of the Mulberry harbours. While modernised by the current owners, many original features remain intact, giving the property an elegant feel, proving popular with past occupants. Furnished throughout with standardised furniture including beds, study desks, chairs, wardrobes and chest of drawers in each bedroom.

Ground floor composition: large ground floor front bedroom with bay window. rear bedroom with double

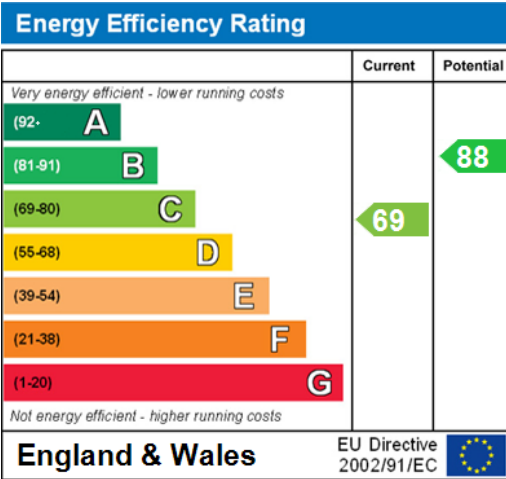
## Location

Travelling along Garth Road towards the seafront, Garfield Terrace is a row of terraced houses on the left-hand side, located opposite Bangor swimming pool. Situated 75 metres from Beach Road.

## Room Dimensions

- Bathroom 1: 1.93m ( 6'4" ) x 1.52m ( 5'0" )
- Bathroom 2: 2.34m ( 7'9" ) x 1.89m ( 6'3" )
- Bedroom 1: 4.07m ( 13'5" ) x 3.59m ( 11'10" )
- Bedroom 2: 3.71m ( 12'3" ) x 3.07m ( 10'1" )
- Bedroom 3: 2.81m ( 9'3" ) x 2.24m ( 7'5" )
- Bedroom 4: 3.68m ( 12'1" ) x 3.09m ( 10'2" )
- Bedroom 5: 4.74m ( 15'7" ) x 3.40m ( 11'2" )
- Living room : 3.74m ( 12'4" ) x 2.87m ( 9'5" )
- Kitchen: 3.54m ( 11'8" ) x 2.85m ( 9'5" )

## EPC Certificate



## Floor Plan



"We have taken reasonable care and attention to ensure that the particulars contained in this document are accurate and a true reflection of the listing, however we cannot guarantee complete accuracy. Any interested parties should satisfy themselves through inspection of the property"