



## **73 Bro Tudur, Llangefni, Anglesey LL77 7LG**

### **£89,950**

Attention investors! We are pleased to offer this 3 bedroom end terraced house situated on Bro Tudur Estate in the market town of Llangefni. The property comprises of Lounge, Kitchen, three bedroom and a bathroom and benefits from Gas Central Heating & Double Glazing.

The property, which is rented on an Assured Short hold Tenancy is currently receiving a rental income achieving a yield return of 6%, making it attractive from an investment perspective.

EPC Rating: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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