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Flat 2, 9 Cefni Fruit, 9 Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER

*GUIDE PRICE £30,000–£40,000



Not to scale. For identification purposes only

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- **One bedroomed duplex flat. Double glazing.**

Description A one bedroomed duplex flat benefiting from double glazing. The property is in need of repair and modernisation following which the property would be suitable for investment purposes with a potential rental income of in excess of £4200 per annum.

Situated Off Ffordd Yr Efail above William Hill in Llangefni town centre within close proximity to all local amenities.

Second Floor Hall, Open plan Lounge/Kitchen.

Third Floor Bedroom, Bathroom/WC

Loft Works have started on a loft conversion.