

LET PROPERTY PACK

INVESTMENT INFORMATION

Penybryn Terrace,
Mountain Ash, CF45

209586649

 www.letproperty.co.uk





Property Description

Our latest listing is in Penybryn Terrace, Mountain Ash, CF45

Get instant cash flow of **£450** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

Don't miss out on this fantastic investment opportunity...



Penybryn Terrace,
Mountain Ash, CF45

209586649



Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Spacious Lounge Areas

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £450

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£33,550.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 800

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£450	£800
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£45.00	£80.00
Total Monthly Costs	£388.13	£423.13
Monthly Net Income	£61.88	£376.88
Annual Net Income	£742.50	£4,522.50
Net Return	2.21%	13.48%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,922.50**
Adjusted To

Net Return **8.71%**

If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income **£2,947.50**
Adjusted To

Net Return **8.79%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £125,000.




3 bedroom terraced house for sale [+ Add to report](#)


Penrhawceiber Road, Penrhawceiber

CURRENTLY ADVERTISED


Marketed from 29 Aug 2024 by T Samuel Estate Agents, Mountain Ash

THREE BEDROOMS | GARAGE TO THE REAR | RECENTLY RENOVATED

 Sold price history: [View](#)

 Floor plan: [View](#)

£125,000




3 bedroom semi-detached house for sale [+ Add to report](#)


Penrhawceiber Road, Penrhawceiber

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 26 Apr 2024 by T Samuel Estate Agents, Mountain Ash

VILLAGE LOCATION | THREE BEDROOMS VILLA STYLE | VACANT POSSESSION AND NO ONWARD CHAIN

 Sold price history: [View](#)

 Floor plan: [View](#)

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom terraced house

+ Add to report

Woodfield Terrace, MOUNTAIN ASH

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Feb 2023 to 11 Apr 2023 (42 days) by Peter Alan, Pontypridd

MID TERRACED | 3 BEDROOMS | WORKING TENANTS ONLY | SORRY NO PETS



£800 pcm

3 bedroom semi-detached house

+ Add to report

Station Terrace, Penrhiwceiber, Mountain Ash, RCT, CF45 3SS

NO LONGER ADVERTISED LET AGREED






Marketed from 23 Feb 2023 to 6 Apr 2023 (41 days) by Ramsay & White Estate Agents, Aberdare

3 Bedrooms | Renovated To An Exceptional Standard | Semi Detached | First Floor Bathroom | Perfec...

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years +**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Penybryn Terrace, Mountain Ash, CF45

PROPERTY ID: 12345678

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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