

LET PROPERTY PACK

INVESTMENT INFORMATION

Llewellyn Street, Ferndale,
CF43

210221514

 www.letproperty.co.uk





Property Description

Our latest listing is in Llewellyn Street, Ferndale, CF43

This property has a potential to rent for **£1,512** which would provide the investor a Gross Yield of **14.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Llewellyn Street, Ferndale,
CF43

210221514



Property Key Features

3 Bedrooms

1 Bathroom

A Successful Holiday Let

Open-Plan Lounge and Dining Area

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,512

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit £31,500.00

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

Projected Investment Return



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 | £1,512 |
| Mortgage Payments on £94,500.00 @ 5% | £393.75 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | Freehold |
| Letting Fees | £151.20 |
| Total Monthly Costs | £559.95 |
| Monthly Net Income | £952.05 |
| Annual Net Income | £11,424.60 |
| Net Return | 29.43% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,400.60**
Adjusted To

Net Return **21.64%**

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

Annual Net Income **£9,534.60**
Adjusted To

Net Return **24.56%**

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 £148,000.



£148,000

3 bedroom terraced house for sale

Madeline street, Pontygwaith, Ferndale CF43

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Feb 2024 to 16 Aug 2024 (181 days) by Darlows, covering Tonypandy

+ Add to report



£135,000

3 bedroom terraced house for sale

Llewellyn Street, Pontygwaith, Ferndale CF43 3

NO LONGER ADVERTISED

Marketed from 8 Nov 2023 to 10 Apr 2024 (153 days) by Darlows, covering Tonypandy

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

3 bedroom terraced house

Upper Alma Place, Pentre, CF41

NO LONGER ADVERTISED

Marketed from 3 Dec 2023 to 28 Dec 2023 (24 days) by OpenRent, London

+ Add to report



£1,050 pcm

3 bedroom character property

Ynyshir Road, PORTH

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2023 to 8 Sep 2023 (43 days) by Peter Alan, Pontypridd

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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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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