

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Morfa Nefyn, Pwllheli, LL53

210733201

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Morfa Nefyn, Pwllheli, LL53

Get instant cash flow of **£800** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Morfa Nefyn, Pwllheli,  
LL53

210733201



## Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £125.00 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£61,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150



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	£800	£1,150
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£851.25	£886.25
Monthly Net Income	-£51.25	£263.75
Annual Net Income	-£615.00	£3,165.00
Net Return	-1.00%	5.14%

# Return Stress Test Analysis Report



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

Annual Net Income      **£865.00**  
Adjusted To

Net Return      **1.40%**

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



Annual Net Income      **£135.00**  
Adjusted To

Net Return      **0.22%**

# 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 £280,000.

 <p>£280,000</p>	<p><b>3 bedroom flat for sale</b></p> <p>Lon Golff, Morfa Nefyn, Pwllheli</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 30 Jun 2022 to 30 Aug 2022 (60 days) by Tudor Estate Agents, Pwllheli</p>	<p>+ Add to report</p>
 <p>£189,995</p>	<p><b>3 bedroom flat for sale</b></p> <p>Tywod Arian, Lon Golff, Pwllheli, Gwynedd, LL53</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 15 Sep 2020 to 19 Apr 2021 (215 days) by Beresford Adams, Pwllheli</p>	<p>+ Add to report</p>



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 4 bedroom property

Morfa Nefyn, Pwllheli

**CURRENTLY ADVERTISED**

Marketed from 4 Nov 2024 by Beresford Adams Lettings, Pwllheli

+ Add to report



£850 pcm

## 3 bedroom detached bungalow

Stad Y Bryn, Morfa Nefyn

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 9 Aug 2024 to 13 Sep 2024 (35 days) by Tudor Estate Agents, Pwllheli

+ 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: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 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.



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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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