

LET PROPERTY PACK

INVESTMENT INFORMATION

Tanrefail Cottage,
Porthdafarch
Road, Holyhead, LL65 2SA

213307182

 www.letproperty.co.uk





Property Description

Our latest listing is in Tanrefail Cottage, Porthdafarch Road, Holyhead, LL65 2SA

Get instant cash flow of **£604** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Holyheads, it will make for a reliable long term investment for an investor.

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



Tanrefail Cottage,
Porthdafarch
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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £604

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £33,200.00

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.

The monthly rent of this property is currently set at £604 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£604	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.40	£90.00
Total Monthly Costs	£434.78	£464.38
Monthly Net Income	£169.23	£435.63
Annual Net Income	£2,030.70	£5,227.50
Net Return	6.12%	15.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **10.32%**

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


Annual Net Income **£3,502.50**
Adjusted To

Net Return **10.55%**

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 £140,000.



2 bedroom semi-detached house for sale


Park Square, Blaenau Ffestiniog

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 May 2023 to 24 Jun 2024 (396 days) by Tom Parry & Co, Blaenau Ffestiniog

Semi-detached two bedroom property | Modern En Suite Shower Room and Bathroom | Hot Tub | Fully m...

£140,000

 [View floor plan](#)


Sold price history:

24/06/2024	£127,000
27/11/2019	£44,500

EPC:

(Approx.) Sqft: **1,141 sq ft** Price (£) per sqft: **£122.70**

[+ Add to report](#)



2 bedroom semi-detached house for sale

Church Walks, Old Colwyn, Colwyn Bay, Conwy, LL29

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 May 2023 to 16 Oct 2023 (150 days) by Dafydd Hardy, Colwyn Bay

Well-Proportioned Semi-Detached Home | 2 Double Bedrooms | Convenient Residential Location | Open...





£140,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	<div data-bbox="716 279 1394 345"><h3>2 bedroom semi-detached house</h3><div data-bbox="1232 295 1385 339">+ Add to report</div></div> <div data-bbox="716 345 1394 394"><p>Top Llan Road, Glan Conwy, Conwy, LL28</p><div data-bbox="716 394 1029 421">NO LONGER ADVERTISED LET AGREED</div></div> <div data-bbox="716 421 1394 470"><p>Marketed from 20 Oct 2023 to 4 Dec 2023 (45 days) by Anthony Flint, Llandudno</p></div> <div data-bbox="716 470 1394 541"><p>UNDER OFFER APPLICATION MADE SEMI DETACHED 2 BEDROOM HOUSE ADDITIONAL ATTIC ROOM GAS CENTRA...</p></div> <div data-bbox="716 541 1394 628"><div data-bbox="716 541 1394 628"><p> Sold price history: View</p><table data-bbox="716 582 1394 628"><tr><td>28/04/2000</td><td>£49,575</td></tr></table></div></div> <div data-bbox="716 628 1394 689"><div data-bbox="716 628 1394 689"><p> EPC: View</p></div></div> <div data-bbox="716 689 1394 743"><p>(Approx.) Sqft: 1,076 sq ft Price (£) per sqft: £0.84</p></div>	28/04/2000	£49,575
28/04/2000	£49,575		
	<div data-bbox="716 743 1394 809"><h3>2 bedroom semi-detached house</h3><div data-bbox="1232 781 1385 825">+ Add to report</div></div> <div data-bbox="716 809 1394 858"><p>Chapelfield, Deganwy, LL31 9BF</p><div data-bbox="716 858 1029 885">NO LONGER ADVERTISED LET AGREED</div></div> <div data-bbox="716 885 1394 934"><p>Marketed from 6 Jul 2023 to 31 Jul 2023 (25 days) by Beresford Adams Lettings, Llandudno</p></div> <div data-bbox="716 934 1394 1007"><p>Lovely quiet residential area Built circa 1998 Parking for two cars Rear garden with Pergol...</p></div>		

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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