

LET PROPERTY PACK

INVESTMENT INFORMATION

Porset Drive, Caerphilly,
CF83

219067539

 www.letproperty.co.uk





Property Description

Our latest listing is in Porset Drive, Caerphilly, CF83

Get instant cash flow of **£660** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Porset Drive, Caerphilly,
CF83

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Balcony

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 35 years

Current Rent: £660

Market Rent: £1,200

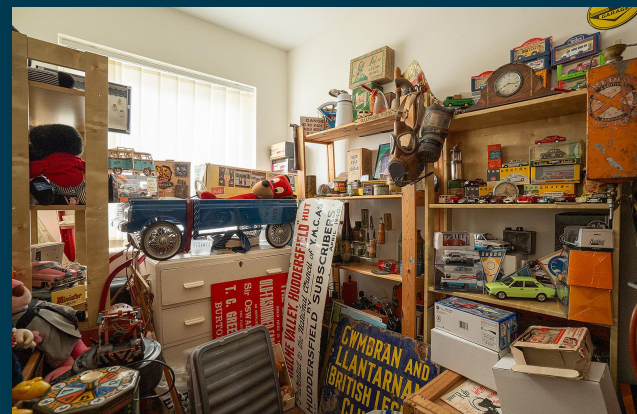
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit **£37,500.00**

SDLT Charge **£8,000**

Legal Fees **£1,000.00**

Total Investment **£46,500.00**

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £660 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£660	£1,200
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£66.00	£120.00
Total Monthly Costs	£549.75	£603.75
Monthly Net Income	£110.25	£596.25
Annual Net Income	£1,323.00	£7,155.00
Net Return	2.85%	15.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,755.00**
Adjusted To

Net Return **10.23%**

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

Annual Net Income **£4,905.00**
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 £184,950.



£184,950

3 bedroom semi-detached house for sale

+ Add to rep

Porset Drive, Caerphilly

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Oct 2019 to 2 Oct 2020 (364 days) by Peter Alan, Caerphilly



£154,000

3 bedroom end of terrace house for sale

+ Add to

Van Road, Caerphilly, CF83

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2021 to 23 Dec 2021 (266 days) by The Good Estate Agent, National

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

3 bedroom maisonette

Pen-Y-Graig Rhiwbina, Cardiff, CF14

NO LONGER ADVERTISED

Marketed from 16 Jul 2025 to 28 Jul 2025 (12 days) by OpenRent, London

+ Add to report



£1,200 pcm

3 bedroom apartment

Barbrook Close, Lisvane, Cardiff, CF14

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Dec 2023 to 9 Feb 2024 (42 days) by Hogg & Hogg, Cardiff

+ 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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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