

LET PROPERTY PACK

INVESTMENT INFORMATION

Vera Road, Swansea, SA6
5QD

220851470

 www.letproperty.co.uk





Property Description

Our latest listing is in Vera Road, Swansea, SA6 5QD

Get instant cash flow of **£650** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,064** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Vera Road, Swansea, SA6
5QD

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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,064

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 176,000.00

25% Deposit	£44,000.00
SDLT Charge	£9,820
Legal Fees	£1,000.00
Total Investment	£54,820.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,064



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



Returns Based on Rental Income	£650	£1,064
Mortgage Payments on £132,000.00 @ 5%	£550.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£65.00	£106.40
Total Monthly Costs	£630.00	£671.40
Monthly Net Income	£20.00	£392.60
Annual Net Income	£240.00	£4,711.20
Net Return	0.44%	8.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,583.20**
Adjusted To

Net Return **4.71%**

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

Annual Net Income **£2,071.20**
Adjusted To

Net Return **3.78%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

Vera Road, Clydach, Swansea

CURRENTLY ADVERTISED

Marketed from 2 Sep 2025 by Sullivans, Powered by eXp, Birchgrove

+ Add to report



£160,000

3 bedroom terraced house for sale

Kelvin Road, Clydach, SWANSEA

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Aug 2024 to 21 Feb 2025 (175 days) by Peter Alan, Morriston

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

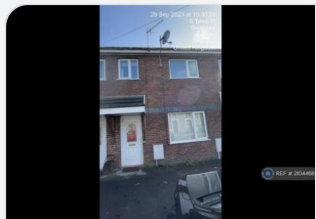
3 bedroom house

Tawe Place, Clydach, SWANSEA

NO LONGER ADVERTISED

Marketed from 5 Apr 2025 to 8 May 2025 (32 days) by Peter Alan, Morriston

+ Add to report



£895 pcm

3 bedroom end of terrace house

Tawe Place, Clydach, Swansea, SA6

NO LONGER ADVERTISED

Marketed from 1 Jun 2024 to 2 Jun 2024 by OpenRent, London

+ Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 2104468

Current Tenant Profile



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.



Vera Road, Swansea, SA6 5QD

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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.



LETPROPERTY