

LET PROPERTY PACK

INVESTMENT INFORMATION

Bute Street, Treorchy, CF42

219840584

 www.letproperty.co.uk





Property Description

Our latest listing is in Bute Street, Treorchy, CF42

Get instant cash flow of **£1,500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£3,965** which would provide the investor a Gross Yield of **13.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Bute Street, Treorchy,
CF42

219840584



Property Key Features

2 bedrooms

3 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,500

Market Rent: £3,965

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit £86,250.00

SDLT Charge £24,500

Legal Fees £1,000.00

Total Investment £111,750.00

Projected Investment Return



The monthly rent of this property is currently set at £1,500 per calendar month but the potential market rent is

£ 3,965



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



Returns Based on Rental Income	£1,500	£3,965
Mortgage Payments on £258,750.00 @ 5%	£1,078.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	FREEHOLD	
Ground Rent	FREEHOLD	
Letting Fees	£150.00	£396.50
Total Monthly Costs	£1,243.13	£1,489.63
Monthly Net Income	£256.88	£2,475.38
Annual Net Income	£3,082.50	£29,704.50
Net Return	2.76%	26.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£21,774.50**
Adjusted To

Net Return **19.49%**

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

Annual Net Income **£24,529.50**
Adjusted To

Net Return **21.95%**

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 £395,000.



£395,000

2 bedroom detached bungalow for sale

+ Add to report

57 Glan Road, Gadlys, Aberdare

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Aug 2024 to 12 Mar 2025 (195 days) by Manning Estate Agents, Aberdare



£359,950

2 bedroom detached bungalow for sale

+ Add to report

Wyndham Street Treherbert - Treherbert

NO LONGER ADVERTISED

Marketed from 11 Dec 2024 to 25 Jun 2025 (196 days) by Property Plus Estate Agents, Tonyrefail

We are delighted and excited to offer to the market this rare opportunity to purchase this property.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

2 bedroom flat

+ Add to report

Brandon House, Hensol, The Vale of Glamorgan CF72 8GR

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 28 Aug 2025 (201 days) by Herbert R Thomas, Cowbridge

Two double bedroom first floor apartment | Situated in the exclusive gated Hensol Castle Park dev



£2,000 pcm

2 bedroom flat

+ Add to report

Branden House, Hensol Castle Park

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 8 Sep 2025 (213 days) by Jeffrey Ross, Pontcanna

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: **3+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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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