

LET PROPERTY PACK

INVESTMENT INFORMATION

Clwyd Terrace, Llandyrnog, Denbigh, LL16

22103291











Property Description

Our latest listing is in Clwyd Terrace, Llandyrnog, Denbigh, LL16

Get instant cash flow of £650 per calendar month with a 4.5% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.0% 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...







1 Clwyd Terrace, Llandyrnog, Denbigh, LL16 4YG

Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,150

22103291

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £172,500.00 and borrowing of £129,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£43,125.00**

SDLT Charge £9,575

Legal Fees £1,000.00

Total Investment £53,700.00

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 £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£1,150
Mortgage Payments on £129,375.00 @ 5%	£539.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£65.00	£115.00
Total Monthly Costs	£619.06	£669.06
Monthly Net Income	£30.94	£480.94
Annual Net Income	£371.25	£5,771.25
Net Return	0.69%	10.75%

Return Stress Test Analysis Report





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

£3,471.25

Annual Net Income

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Adjusted To

Net Return

6.46%

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

Annual Net Income

£3,183.75

Adjusted To

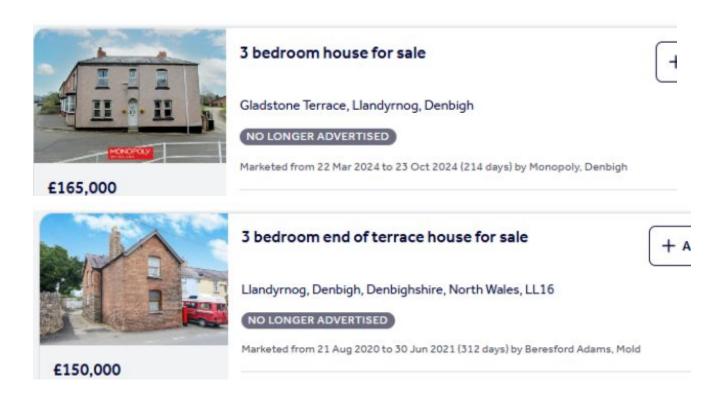
Net Return

5.93%

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 £165,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

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Rhyd Y Byll, Ruthin

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 May 2025 to 14 Jul 2025 (54 days) by Williams Estates, Rhuddlan





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3 bedroom terraced house

Rhyd Y Byll, Ruthin, LL15

NO LONGER ADVERTISED

Marketed from 14 Aug 2025 to 19 Aug 2025 (4 days) by OpenRent, London

£875 pcm

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 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.





Interested in this property investment?

Call us on **0141 478 0985**



Clwyd Terrace, Llandyrnog, Denbigh, LL16



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.