

LET PROPERTY PACK

INVESTMENT INFORMATION

Maes Delfryn, Llanelli, SA14

221824474

 www.letproperty.co.uk





Property Description

Our latest listing is in Maes Delfryn, Llanelli, SA14

Get instant cash flow of **£1,000** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,065** which would provide the investor a Gross Yield of **5.9%** 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...



Maes Delfryn, Llanelli,
SA14

221824474



Property Key Features

3 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,000

Market Rent: £1,065

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 215,000.00

25% Deposit	£53,750.00
SDLT Charge	£12,550
Legal Fees	£1,000.00
Total Investment	£67,300.00

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 £1,000 per calendar month but the potential market rent is

£ 1,065

Returns Based on Rental Income	£1,000	£1,065
Mortgage Payments on £161,250.00 @ 5%	£671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£100.00	£106.50
Total Monthly Costs	£786.88	£793.38
Monthly Net Income	£213.13	£271.63
Annual Net Income	£2,557.50	£3,259.50
Net Return	3.80%	4.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,129.50**
Adjusted To

Net Return **1.68%**

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

Annual Net Income **£34.50**
Adjusted To

Net Return **0.05%**

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 £215,000.

 £215,000	3 bedroom semi-detached house for sale Maes Delfryn, LLANELLI NO LONGER ADVERTISED Marketed from 12 Jul 2025 to 28 Aug 2025 (46 days) by Peter Alan, Gorseinon Downstairs W.C Driveway parking Freehold Tenants in Situ Easy Investment Close to M4	+ Add to report
 £210,000	3 bedroom semi-detached house for sale Maes Delfryn, Llanelli NO LONGER ADVERTISED Marketed from 16 Oct 2024 to 26 Feb 2025 (133 days) by Peter Alan, Gorseinon	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom house

Golwg Gwynfaen, Gorseinon, Swansea

CURRENTLY ADVERTISED

Marketed from 12 Sep 2025 by John Francis, Gorseinon

+ Add to report

Three bedroom modern home | Ensuite to master bedroom | Air source heat pump central heating & so...



£1,100 pcm

3 bedroom detached bungalow

Brynymor Road, Loughor, Swansea

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2024 to 31 Dec 2024 (68 days) by John Francis, Gorseinon

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

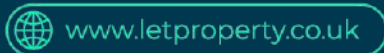


Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for the 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.



Maes Delfryn, Llanelli, SA14

221824474

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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