

LET PROPERTY PACK

INVESTMENT INFORMATION

Tyn Y Bonau Road,
Pontarddulais, Swansea,
SA4 8RY

221371090

 www.letproperty.co.uk





Property Description

Our latest listing is in Tyn Y Bonau Road, Pontarddulais, Swansea, SA4 8RY

Get instant cash flow of **£775** per calendar month with a **5.31%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.89%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Tyn Y Bonau Road,
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Property Key Features

3 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit £50,250.00

SDLT Charge £11,570

Legal Fees £1,000.00

Total Investment £62,820.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 1,150

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



Returns Based on Rental Income	£775	£1,150
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£77.50	£115.00
Total Monthly Costs	£720.63	£758.13
Monthly Net Income	£54.38	£391.88
Annual Net Income	£652.50	£4,702.50
Net Return	1.04%	7.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,402.50**
Adjusted To

Net Return **3.82%**

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

Annual Net Income **£1,687.50**
Adjusted To

Net Return **2.69%**

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 £210,000.



£210,000

3 bedroom end of terrace house for sale

+ Add to report

Mill Race, Neath Abbey, Neath, Neath Port Talbot. SA10 7FL

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Oct 2024 to 18 Dec 2024 (49 days) by Peter Morgan, Neath

End Of Terraced Property | Three Bedrooms | Quiet Location | Easy Access To M4 Corridor | Freeho...



£205,000

3 bedroom end of terrace house for sale

+ Add to report

Ridgeway Lane, Llandarcy, Neath, SA10 6FY

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Apr 2025 to 6 Jun 2025 (58 days) by Abbey Residential Agents, Neath

Three Bedrooms | Well Presented | End of link in a row of four homes | Lounge with french doors l...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom end of terrace house

+ Add to report

36, Yarrow Close, Cardiff, South Glamorgan, CF5 4QS

NO LONGER ADVERTISED

Marketed from 3 Mar 2025 to 20 Mar 2025 (17 days) by Watts & Morgan, Penarth

EPC:- C | Downstairs Cloakroom | Three Bedrooms | Garage | Gas Central Heating | Driveway | Garde...



£1,200 pcm

3 bedroom end of terrace house

+ Add to report

Plasnewydd Walk, Llantwit Major, South Glamorgan, Vale Of Glamorgan, The, CF61

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 to 5 Dec 2024 (52 days) by Linda McClenchy Lettings Agents, Llantwit Major

THREE BEDROOM | MASTER BEDROOM WITH EN SUITE | END OF LINK | FITTED KITCHEN | FAMILY BATHROOM | ...

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 the last 2 years**



Payment history: **On time for 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.



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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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