

LET PROPERTY PACK

INVESTMENT INFORMATION

Ffordd Pant Y Celyn,
Prestatyn, LL19

220379582

 www.letproperty.co.uk





Property Description

Our latest listing is in Ffordd Pant Y Celyn, Prestatyn, LL19

Get instant cash flow of **£950** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.9%** 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...



Ffordd Pant Y Celyn,
Prestatyn, LL19

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Property Key Features

3 bedrooms

2 bathrooms

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: £5.83

Lease Length: 975 years

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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 £950 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	£950	£1,150
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£5.83	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£743.96	£763.96
Monthly Net Income	£206.05	£386.05
Annual Net Income	£2,472.54	£4,632.54
Net Return	3.94%	7.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,332.54**
Adjusted To

Net Return **3.71%**

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

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 £190,000.



£190,000

3 bedroom semi-detached house for sale

Clos St. Ffransis, Prestatyn, Denbighshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Feb 2025 to 21 Mar 2025 (20 days) by LL Estates, Rhuddlan



£190,000

3 bedroom semi-detached house for sale

Llandaff Drive, Prestatyn, Denbighshire, LL19

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jul 2023 to 18 Sep 2023 (52 days) by LL Estates, Rhuddlan

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 house

Ffordd Tanrallt, Prestatyn

NO LONGER ADVERTISED

Marketed from 8 Aug 2025 to 12 Aug 2025 (4 days) by Williams Estates, Rhuddlan



£1,050 pcm

3 bedroom terraced house

Rhodfa Peris, Prestatyn

CURRENTLY ADVERTISED

LET AGREED

Marketed from 8 Sep 2025 by Williams Estates, Rhuddlan

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: **1 year+**



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.



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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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