

LET PROPERTY PACK

INVESTMENT INFORMATION

Gwscwm Road, Burry Port, SA16

219481511











Property Description

Our latest listing is in Gwscwm Road, Burry Port, SA16

Get instant cash flow of £840 per calendar month with a 4.6% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Gwscwm Road, Burry Port, SA16



4 bedroom

2 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

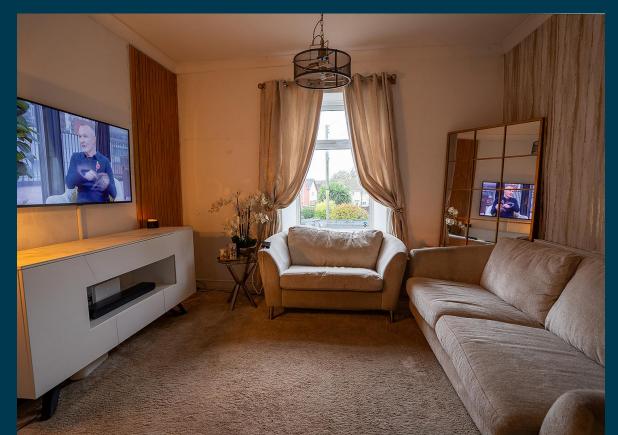
Current Rent: £840

Market Rent: £1,200

21948151

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£54,500.00**

SDLT Charge £12,760

Legal Fees £1,000.00

Total Investment £68,260.00

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 £840 per calendar month but the potential market rent is

| | 1200 |
|-----|-------|
| (エ) | 1,200 |
| | |

| Returns Based on Rental Income | £840 | £1,200 |
|---------------------------------------|----------|---------------|
| Mortgage Payments on £163,500.00 @ 5% | £681.25 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £84.00 | £120.00 |
| Total Monthly Costs | £780.25 | £816.25 |
| Monthly Net Income | £59.75 | £383.75 |
| Annual Net Income | £717.00 | £4,605.00 |
| Net Return | 1.05% | 6.75 % |

Return Stress Test Analysis Report





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

Annual Net Income

£2,205.00

Adjusted To

Net Return

3.23%

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

Annual Net Income

£1,335.00

Adjusted To

Net Return

1.96%

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 £225,000.



£225,000

4 bedroom semi-detached house for sale

+ Add to rep

Gwscwm Road, Burry Port, Carmarthenshire, SA16

NO LONGER ADVERTISED

Marketed from 27 Jan 2023 to 21 Mar 2023 (53 days) by John Francis, Llanelli



£210,000

4 bedroom semi-detached house for sale

+ Add to report

Blaen Y Berllan, Graig, Burry Port

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 3 Feb 2025 (177 days) by West Wales Properties, Llanelli

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property**Management.



4 bedroom house

+ Add to report

Parc Tyisha, Burry Port

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2023 to 27 Nov 2023 (83 days) by John Francis, Gorseinon





£1,250 pcm

4 bedroom house

+ Add to report

Stepney Road, Burry Port, Carmarthenshire

CURRENTLY ADVERTISED

Marketed from 26 Mar 2025 by John Francis, Gorseinon

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: **Moved in** within the last 2 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**



Gwscwm Road, Burry Port, SA16



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.