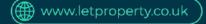


LET PROPERTY PACK

INVESTMENT INFORMATION

Heol Y Llan Barmouth LL42

222754410











Property Description

Our latest listing is in Heol Y Llan Barmouth LL42

Get instant cash flow of £700 per calendar month with a 4.2% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 4.5% 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...





Heol Y Llan Barmouth LL42



3 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £750

222754410

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









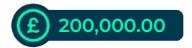
Initial Outlay





Figures based on assumed purchase price of 200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£50,000.00**

SDLT Charge £11,500

Legal Fees £1,000.00

Total Investment £62,500.00

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 £700 per calendar month but the potential market rent is

(E)	750
1	

Returns Based on Rental Income	£700	£750
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£75.00
Total Monthly Costs	£710.00	£715.00
Monthly Net Income	-£10.00	£35.00
Annual Net Income	-£120.00	£420.00
Net Return	-0.19%	0.67%

Return Stress Test Analysis Report





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

Annual Net Income

-£1,080.00

Adjusted To

Net Return

-1.73%

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

Annual Net Income

-£2,580.00

Adjusted To

Net Return

-4.13%

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 £199,950.



3 bedroom terraced house for sale

+ Add to report

5 Aelfor Terrace, King Edward Street, Barmouth, LL42 1PD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Aug 2025 by Walter Lloyd Jones & Co., Dolgellau

£199,950

3 Bedrooms | 2 Bathrooms | Accommodation across 4 floors | Sash Windows | Front and Rear Courtyar...

3 bedroom terraced house for sale

+ Add to report

£195,500

2 Glan Y Werydd, St. Annes Square, Barmouth, LL42 1AS

NO LONGER ADVERTISED

Marketed from 15 Sep 2023 to 3 Dec 2024 (445 days) by Walter Lloyd Jones & Co., Barmouth

A charming traditional cottage. | Delightful and full of charm | Immaculately presented | 3 bedr...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm



£750 pcm

3 bedroom terraced house

+ Add to report

Pensarn, Aberllefenni, Machynlleth, SY20

NO LONGER ADVERTISED

Marketed from 3 Jul 2025 to 30 Jul 2025 (27 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2447824

3 bedroom terraced house

Add to report

High Street, Talsarnau

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 27 May 2025 (50 days) by Beresford Adams Lettings, Pwllheli

Available Now! Three Bedroom Home Private Rear Yard Spacious Living Areas Neutrally Decor...

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 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**



Heol Y Llan Barmouth LL42



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.