

LET PROPERTY PACK

INVESTMENT INFORMATION

Heol Y Llan Barmouth
LL42

222754410

 www.letproperty.co.uk





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

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Property Key Features

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

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

£ 200,000.00

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

£ 750

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.



£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

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



£195,500

3 bedroom terraced house for sale

+ Add to report

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

3 bedroom terraced house

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

+ Add to report



£750 pcm

3 bedroom terraced house

High Street, Talsarnau

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report

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**



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 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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