

LET PROPERTY PACK

INVESTMENT INFORMATION

Westbourne Drive, Rhostyllen, Wrexham, LL14

214609617











Property Description

Our latest listing is in Westbourne Drive, Rhostyllen, Wrexham, LL14

This property has a potential to rent for £1,450 which would provide the investor a Gross Yield of 6.4% 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...







Westbourne Drive, Rhostyllen, Wrexham, LL14

214609617



4 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,450

Lounge









Kitchen









Bedrooms



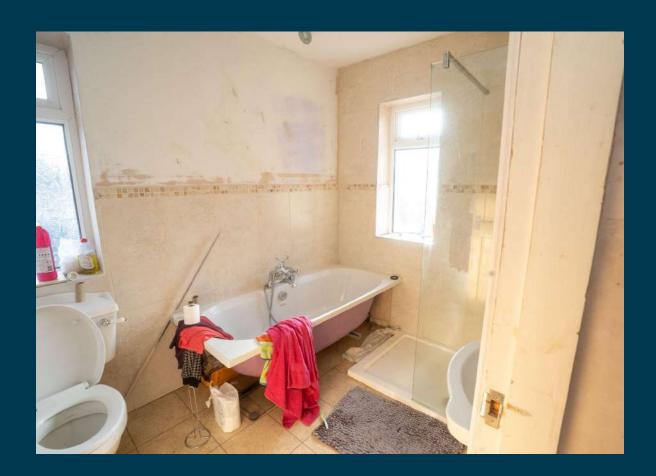






Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of 270,000.00 and borrowing of £202,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£67,500.00**

SDLT Charge £17,000

Legal Fees £1,000.00

Total Investment £85,500.00

Projected Investment Return





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

Returns Based on Rental Income	£1,450
Mortgage Payments on £202,500.00 @ 5%	£843.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	FREEHOLD
Letting Fees	£145.00
Total Monthly Costs	£1,003.75
Monthly Net Income	£446.25
Annual Net Income	£5,355.00
Net Return	6.26%

Return Stress Test Analysis Report





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

Annual Net Income

£2,455.00

Adjusted To

Net Return

2.87%

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

Annual Net Income

£1,305.00

Adjusted To

Net Return

1.53%

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 £250,000.



£250,000



£250,000

4 bedroom semi-detached house for sale

+ Add to report

Talwrn Road, Coedpoeth, Wrexham

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 24 Oct 2025 (156 days) by Monopoly Estate Agents, Rossett

SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME | SEMI-RURAL VII LIAGE LOCATION |

4 bedroom semi-detached house for sale

+ Add to report

Glascoed Way, Summerhill, Wrexham, LL11

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 May 2025 to 11 Sep 2025 (132 days) by Whitegates, Wrexham

Impraccive A hadroom sami datached home | Freuita to ground floor hadroom | Extremely well pracen

Rent Comparables Report



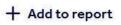
This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at Let Property Management.



£1,450 pcm



4 bedroom semi-detached house



Trefynant Park, Acrefair, Wrexham

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2025 to 10 Jul 2025 (42 days) by Monopoly Estate Agents, Rossett



£1,200 pcm

4 bedroom semi-detached house

+ Add to report

Nant Court, Brymbo, Wrexham

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Dec 2024 to 20 Jan 2025 (28 days) by Town & Country Estate Agents, Wrexham

Three stores comi datached proporty | Four good sized bodrooms | Englaced rear garden | Two on su

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**



Westbourne Drive, Rhostyllen, Wrexham, LL14

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.

