

LET PROPERTY PACK

INVESTMENT INFORMATION

Farm Road, Neath, SA11
2TA

222970973

 www.letproperty.co.uk





Property Description

Our latest listing is in Farm Road, Neath, SA11 2TA

Get instant cash flow of **£990** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** 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...



Farm Road, Neath, SA11
2TA

222970973



Property Key Features

4 bedroom

2 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £990

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Projected Investment Return



The monthly rent of this property is currently set at £990.00 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£990.00	£1,150.00
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£99.00	£115.00
Total Monthly Costs	£704.63	£720.63
Monthly Net Income	£285.38	£429.38
Annual Net Income	£3,424.50	£5,152.50
Net Return	5.81%	8.74%

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



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,852.50**

Net Return **4.84%**

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

Annual Net Income Adjusted To **£2,317.50**

Net Return **3.93%**

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 £180,000.



£180,000

4 bedroom town house for sale

+ Add to report

Alexander Road, Briton Ferry, Neath, SA11 2SN

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Jul 2025 by Abbey Residential Agents, Neath



£169,500

4 bedroom semi-detached house for sale

+ Add to report

Shelone Road, Neath, SA11 2NE

NO LONGER ADVERTISED

Marketed from 4 Aug 2025 to 20 Nov 2025 (107 days) by MRE - Peter Morgan Real Estate, Powered by eXp, Neath

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

4 bedroom house

Havard Jones Close, NEATH

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jun 2024 to 5 Jul 2024 (27 days) by Peter Alan, Neath

+ Add to report



£990 pcm

4 bedroom house

Farm Road, NEATH

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2025 to 15 Sep 2025 (23 days) by Peter Alan, Neath

+ Add to report

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 the last 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.



Interested in this
property investment?

Call us on
0141 478 0985

 www.letproperty.co.uk

Farm Road, Neath, SA11 2TA

222970973

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.



LETPROPERTY