

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Yowley Road, Ewloe,  
Deeside, CH5

225376528

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Yowley Road, Ewloe, Deeside, CH5

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,125** which would provide the investor a Gross Yield of **11.3%** 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...



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £1,125**

# Lounge



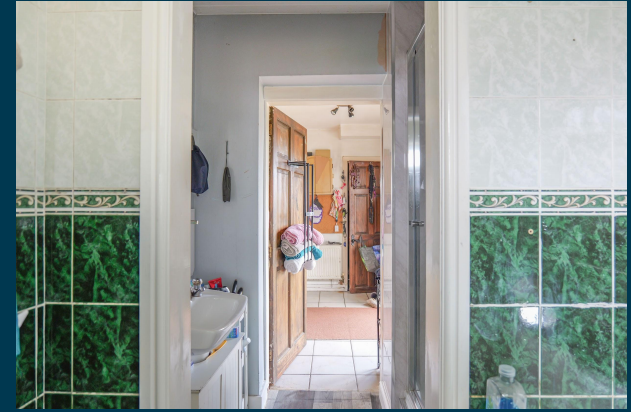
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,125



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



Returns Based on Rental Income	£600	£1,125
Mortgage Payments on £90,000.00 @ 5%	<b>£375.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£60.00</b>	<b>£112.50</b>
<b>Total Monthly Costs</b>	<b>£450.00</b>	<b>£502.50</b>
<b>Monthly Net Income</b>	<b>£150.00</b>	<b>£622.50</b>
<b>Annual Net Income</b>	<b>£1,800.00</b>	<b>£7,470.00</b>
<b>Net Return</b>	<b>4.86%</b>	<b>20.19%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,220.00**  
Adjusted To

Net Return                      **14.11%**

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



Annual Net Income      **£5,670.00**  
Adjusted To

Net Return                      **15.32%**

# 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.

	<p><b>3 bedroom semi-detached house for sale</b></p> <p>Circular Drive, Ewloe CH5 3</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 25 Jan 2022 to 26 May 2022 (120 days) by Reades, Hawarden</p>
<p><b>£180,000</b></p>	
	<p><b>3 bedroom semi-detached house for sale</b></p> <p>Aston Hill, Ewloe, CH5</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 5 Feb 2024 to 8 Feb 2025 (368 days) by Pinewood Estate Agency, Deeside</p>
<p><b>£170,000</b></p>	<p>+ Add t</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 3 bedroom semi-detached house

+ Add to report

Oakfield Road, Hawarden, Flintshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2025 to 6 Feb 2026 (66 days) by Jayne Clarke Lettings & Property Management, Chester



£1,100 pcm

## 3 bedroom semi-detached house

Sorrel Court, Hawarden

NO LONGER ADVERTISED






LET AGREED

Marketed from 19 Nov 2025 to 16 Jan 2026 (57 days) by Cavendish Rentals Ltd, Mold

# 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 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.



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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.



**LETPROPERTY**