

LET PROPERTY PACK

INVESTMENT INFORMATION

North Hill Rd Swansea SA1

225097851

 www.letproperty.co.uk





Property Description

Our latest listing is in North Hill Rd Swansea SA1

Get instant cash flow of **£1,047** per calendar month with a **11.4%** Gross Yield for investors.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



North Hill Rd Swansea
SA1

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,047

Market Rent: £1,047

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £1,047 per calendar month

£ 1,047

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



Returns Based on Rental Income	£1,047
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£104.70
Total Monthly Costs	£463.45
Monthly Net Income	£583.55
Annual Net Income	£7,002.60
Net Return	20.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,908.60**
Adjusted To

Net Return **14.44%**

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



Annual Net Income **£5,352.60**
Adjusted To

Net Return **15.74%**

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 £135,000.

 <p>View details</p> <p>£135,000</p>	<h3>2 bedroom terraced house for sale</h3> <p>North Hill Road, SWANSEA, West Glamorgan, SA1</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 8 May 2025 to 29 Mar 2026 (324 days) by John Francis, Swansea</p> <p>+ Add to report</p>
 <p>£130,000</p>	<h3>2 bedroom terraced house for sale</h3> <p>North Hill Road, Swansea, SA1 6XS</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 18 May 2026 by Nolan Estates, Powered by eXp, covering Killay, Dunvant, Upper Killay, Sketty, Uplands, Tycoch and surrounding</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.

 <p data-bbox="330 612 484 642">£1,200 pcm</p>	<p data-bbox="672 366 896 390">2 bedroom house</p> <p data-bbox="672 463 857 482">Waun Wen Terrace</p> <p data-bbox="678 521 942 541">NO LONGER ADVERTISED</p> <p data-bbox="672 579 1335 599">Marketed from 21 Apr 2026 to 27 Apr 2026 (6 days) by Peter Alan, Swansea</p> <p data-bbox="1421 380 1605 405">+ Add to report</p>
 <p data-bbox="336 987 490 1016">£1,150 pcm</p>	<p data-bbox="672 727 896 751">2 bedroom house</p> <p data-bbox="672 827 838 847">Waun Wen Road</p> <p data-bbox="678 886 942 906">NO LONGER ADVERTISED</p> <p data-bbox="967 886 1097 906">LET AGREED</p> <p data-bbox="672 947 1335 967">Marketed from 21 Apr 2026 to 28 Apr 2026 (7 days) by Peter Alan, Swansea</p> <p data-bbox="1421 740 1605 765">+ Add to report</p>

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: **4 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.



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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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