

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

John Street, Bridgend,
CF32 7SU

227873115





PROPERTY DESCRIPTION

Our latest listing is in John Street, Bridgend, CF32 7SU

Rent currently agreed with tenant of **£700** per calendar month which calculates to a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



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Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £700

Market Rent: £706

Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £110,000.



£110,000

3 bedroom terraced house for sale

Brynogwy Terrace, Nantymoel, Bridgend

NO LONGER ADVERTISED

Marketed from 31 Jul 2025 to 19 Aug 2025 (18 days) by Hunters, Bridgend

+ Add to report



£110,000

3 bedroom terraced house for sale

John Street, Nantymoel, Bridgend, Bridgend County. CF32 7SU

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jul 2024 to 28 May 2025 (308 days) by Peter Morgan, Bridgend

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

3 bedroom terraced house

Stormy Lane, Nantymoel, BRIDGEND

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2025 to 23 Jun 2025 (54 days) by Allen & Harris, Talbot Green

+ Add to report



£835 pcm

3 bedroom terraced house

Brynogwy Terrace, Nantymoel, Bridgend

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 10 Sep 2025 (19 days) by Hunters, Bridgend

+ Add to report



John Street, Bridgend, CF32 7SU

PROPERTY ID: 227873115

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.