

LET PROPERTY PACK

INVESTMENT INFORMATION

Broad Street, Blaenavon,
Pontypool, NP4

225920168

 www.letproperty.co.uk





Property Description

Our latest listing is in Broad Street, Blaenavon, Pontypool, NP4

Get instant cash flow of **£800** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.4%** 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...



Broad Street, Blaenavon,
Pontypool, NP4

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 852 years

Current Rent: £800

Market Rent: £1,150

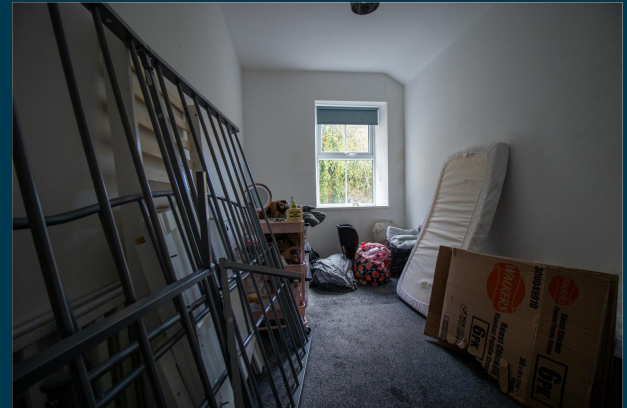
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£554.38	£589.38
Monthly Net Income	£245.63	£560.63
Annual Net Income	£2,947.50	£6,727.50
Net Return	6.47%	14.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,427.50**
Adjusted To

Net Return **9.72%**

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

Annual Net Income **£4,522.50**
Adjusted To

Net Return **9.93%**

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 £170,000.



3 bedroom end of terrace house for sale

Llanover Road, Blaenavon, Pontypool

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Aug 2021 to 7 Apr 2022 (227 days) by One2One, Torfaen

£170,000



3 bedroom terraced house for sale

Alma Street, Blaenavon, Pontypool

NO LONGER ADVERTISED

Marketed from 24 Jun 2025 to 17 Jul 2025 (23 days) by Donna Stonelake Estate Agents Ltd, Cwmbran

£160,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

3 bedroom end of terrace house

Brookside, Pontypool

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Apr 2026 by haart, Newport



£800 pcm

3 bedroom house

Broad Street, Blaenavon, PONTYPOOL

NO LONGER ADVERTISED






LET AGREED

Marketed from 2 Feb 2026 to 3 Mar 2026 (28 days) by Peter Alan, Cwmbran

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.



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