

LET PROPERTY PACK

INVESTMENT INFORMATION

North Hill Road, Swansea,
SA1

225102286

 www.letproperty.co.uk





Property Description

Our latest listing is in North Hill Road, Swansea, SA1

Get instant cash flow of **£2,094** per calendar month with a **19.0%** 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 Road, Swansea,
SA1

225102286



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: £2,094

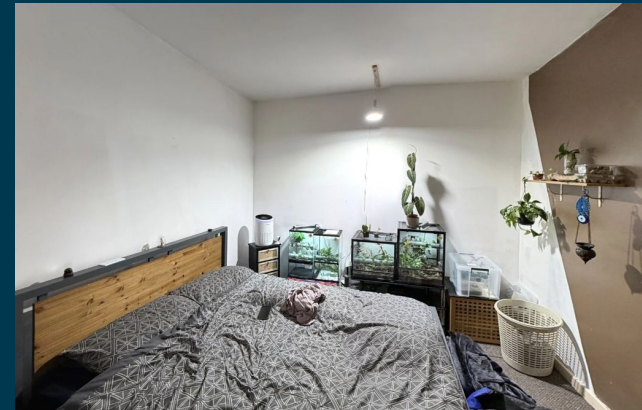
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



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



The monthly rent of this property is currently set at £2,094 per calendar month.

Returns Based on Rental Income	£2,094
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£209.40
Total Monthly Costs	£636.90
Monthly Net Income	£1,457.10
Annual Net Income	£17,485.20
Net Return	42.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,297.20**
Adjusted To

Net Return **32.64%**

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

Annual Net Income **£15,505.20**
Adjusted To

Net Return **38.06%**

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 £140,000.



£140,000

2 bedroom end of terrace house for sale

Terrace Road, SWANSEA

CURRENTLY ADVERTISED

Marketed from 14 May 2026 by Peter Alan, Swansea

+ Add to report



£139,995

2 bedroom terraced house for sale

Milton Terrace, Swansea, City And County of Swansea.

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2026 to 7 May 2026 (68 days) by Cleo Tompkinson & Francis, Swansea

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,950 based on the analysis carried out by our letting team at **Let Property Management**.



£2,950 pcm

2 bedroom terraced house

+ Add to report

Newfoundland Road, Cardiff, CF14

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Mar 2026 to 31 Mar 2026 (19 days) by OpenRent, London



£2,500 pcm

2 bedroom cottage

+ Add to report

The Cottage, Sutton Mawr Farm, Barry

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2026 to 4 May 2026 (65 days) by The Gray House, Cardiff

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: **3 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.



North Hill Road, Swansea, SA1

225102286

 www.letproperty.co.uk

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