

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Pontypridd,
CF37

227660744

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Pontypridd, CF37

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to 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.

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



High Street, Pontypridd,
CF37

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £790

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £130,000.

ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge £6,600

Legal Fees £1,000

Total Investment £137,600

Projected Investment Return



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



Returns Based on Rental Income	£790
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£79.00
Total Monthly Costs	£94.00
Monthly Net Income	£696.00
Annual Net Income	£8,352.00
Net Return	6.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,772**
Adjusted To

Net Return **4.92%**

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

[+ Add to report](#)

Clive Terrace, Pontypridd

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Mar 2023 to 26 Jan 2024 (309 days) by Darlows, Pontypridd

£170,000



3 bedroom terraced house for sale

[+ Add to report](#)

High Street, Ynysybwl, Pontypridd, CF37 3EE

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Nov 2024 to 22 May 2025 (195 days) by Wayne Lewis - Property Expert, Cardiff

£140,000

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 letting team at **Let Property Management**.



3 bedroom house

[+ Add to report](#)

Thompson Street, Ynysybwl, PONTYPRIDD

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Feb 2025 to 4 Mar 2025 (16 days) by Peter Alan, Pontypridd

£850 pcm



3 bedroom end of terrace house

[+ Add to report](#)

Gelli Road, Ynysybwl, Pontypridd

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2025 to 26 Jul 2025 (74 days) by Hoskins Johnson, Pontypridd

£800 pcm

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



www.letproperty.co.uk

High Street, Pontypridd, CF37

PROPERTY ID: 227660744

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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