

LET PROPERTY PACK

INVESTMENT INFORMATION

Llys Y Porth, Porthmadog,
LL49

216764781

 www.letproperty.co.uk





Property Description

Our latest listing is in Llys Y Porth, Porthmadog, LL49

Get instant cash flow of **£795** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,058** which would provide the investor a Gross Yield of **6.7%** 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...



Llys Y Porth, Porthmadog,
LL49

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Property Key Features

3 bedrooms

2 bathrooms

Spacious Room

Modern Kitchen

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795

Market Rent: £1,058

Lounge



Kitchen



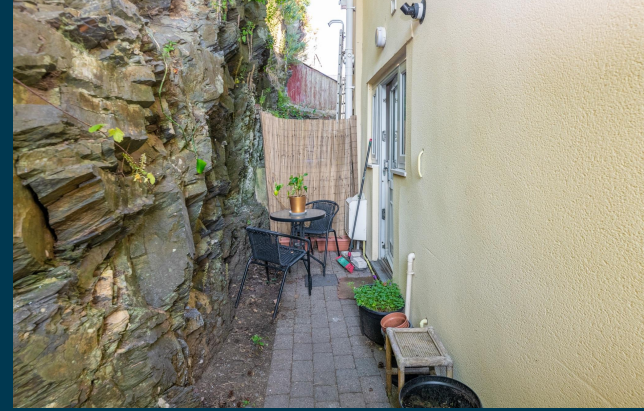
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit £47,500.00

SDLT Charge £10,800

Legal Fees £1,000.00

Total Investment £59,300.00

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 £795 per calendar month but the potential market rent is

£ 1,058

Returns Based on Rental Income	£795	£1,058
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.50	£105.80
Total Monthly Costs	£688.25	£714.55
Monthly Net Income	£106.75	£343.45
Annual Net Income	£1,281.00	£4,121.40
Net Return	2.16%	6.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,005.40**
Adjusted To

Net Return **3.38%**

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

Annual Net Income **£1,271.40**
Adjusted To

Net Return **2.14%**

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 £225,000.



3 bedroom terraced house for sale

[+ Add to report](#)

Britannia Place, Porthmadog, Gwynedd, LL49

NO LONGER ADVERTISED

Marketed from 1 Apr 2022 to 26 Jun 2023 (450 days) by Beresford Adams, Porthmadog

£225,000



3 bedroom terraced house for sale

[+ Add to report](#)

Madoc Street, Porthmadog

NO LONGER ADVERTISED

Marketed from 25 Nov 2025 to 2 Jun 2026 (189 days) by Tom Parry & Co, Porthmadog

£210,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom cottage

Cwm Cynfal, Blaenau Ffestiniog

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 17 Jun 2025 (25 days) by Beresford Adams Lettings, Pwllheli

+ Add to report



£1,200 pcm

3 bedroom semi-detached house

Awel Y Grug, Porthmadog, LL49

NO LONGER ADVERTISED

Marketed from 4 Jun 2026 to 11 Jul 2026 (36 days) by OpenRent, London

+ Add to report

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 in 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.



www.letproperty.co.uk

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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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