LET PROPERTY PACK

INVESTMENT INFORMATION

Llys Ty Coed, Bryn Awelon,
Buckley, CH7

229347825

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Llys Ty Coed, Bryn Awelon, Buckley, CH7

Get instant cash flow of **£750** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£850.00** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Llys Ty Coed, Bryn
Awelon, Buckley, CH7

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Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £154.00 PM

Ground Rent: £13.60 PM

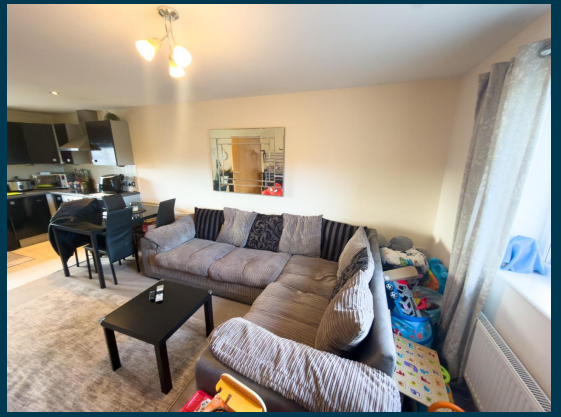
Lease Length: 132 Years

Current Rent: £750 PM

Market Rent: £850.00 PM

Lounge







Kitchen







Bedrooms







Bathroom







Exterior





Initial Outlay



Figures based on assumed purchase price of £127,000 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	**£31,750.00**
SDLT Charge	**£6,390**
Legal Fees	**£1,000.00**
Total Investment	**£39,140.00**

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 850.00

Returns Based on Rental Income	£750	£850.00
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£154.00	
Ground Rent	£13.60	
Letting Fees	£75.00	£85.00
Total Monthly Costs	£654.48	£664.48
Monthly Net Income	£95.53	£185.53
Annual Net Income	£1,146.30	£2,226.30
Net Return	2.93%	5.69%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£526.30**
Net Return	**1.34%**

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

Annual Net Income Adjusted To	**£484.50**
Net Return	**1.24%**

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 £130,000.



2 bedroom apartment for sale

+ Add to repor

Llys Ty Coed, Buckley, CH7

NO LONGER ADVERTISED SOLD STC

Marketed from 4 Sep 2025 to 7 May 2026 (244 days) by Pinewood Estate Agency, Chester

£130,000



2 bedroom apartment for sale

+ Add to repo

Nant View Court, Buckley

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Mar 2026 to 9 Oct 2026 (216 days) by Cavendish Estate Agents, Mold

£120,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

+ Add to repor

Farm Road, Buckley, CH7

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Dec 2025 to 13 Jan 2026 (33 days) by Pinewood Estate Agency, Deeside

£900 pcm



2 bedroom semi-detached house

+ Add to repo

Farm Road, Buckley, CH7

NO LONGER ADVERTISED LET AGREED

Marketed from 18 Jun 2026 to 6 Aug 2026 (48 days) by Currans, North Wales

£895 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: **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.



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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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