

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cynlas, Kinmel Bay, Rhyl,  
LL18

226280918

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cynlas, Kinmel Bay, Rhyl, LL18

Get instant cash flow of **£528** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£660** which would provide the investor a Gross Yield of **6.1%** 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...



Cynlas, Kinmel Bay, Rhyl,  
LL18

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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £528 PM**

**Market Rent: £660 PM**

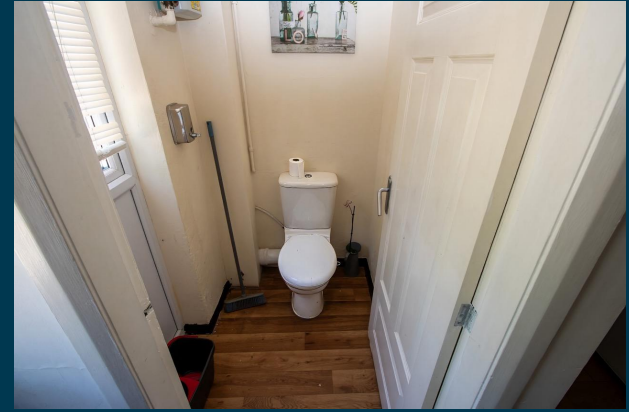
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £528 per calendar month but the potential market rent is

£ 660



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



Returns Based on Rental Income	£528	£660
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.80	£66.00
<b>Total Monthly Costs</b>	<b>£474.05</b>	<b>£487.25</b>
<b>Monthly Net Income</b>	<b>£53.95</b>	<b>£172.75</b>
<b>Annual Net Income</b>	<b>£647.40</b>	<b>£2,073.00</b>
<b>Net Return</b>	<b>1.61%</b>	<b>5.17%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£753.00**  
Adjusted To

Net Return                      **1.88%**

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

Annual Net Income      **£123.00**  
Adjusted To

Net Return                      **0.31%**

# 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 £150,000.



£150,000

## 3 bedroom detached bungalow for sale

+ Add to repo

Clwyd Gardens, Kinmel Bay, Conwy LL18 5NB

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Oct 2025 by Peter Large Estate Agents, Rhyl



£140,000

## 3 bedroom semi-detached house for sale

+ Add to rep

Maesgwyn, Kinmel Bay, Rhyl, Conwy, LL18

CURRENTLY ADVERTISED

Marketed from 7 May 2026 by Beresford Adams, Prestatyn

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom bungalow

+ Add to report

Lyndon Drive, Rhyl, Conwy, LL18

NO LONGER ADVERTISED

Marketed from 3 Dec 2025 to 5 Jan 2026 (33 days) by Monopoly, Denbigh



£775 pcm

## 2 bedroom terraced house

+ Add to report

Foryd Road, Kinmel Bay, Rhyl, Conwy, LL18

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Dec 2025 to 19 Dec 2025 (18 days) by Reeds Rains, Rhyl

# 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: **6 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.



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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.



**LETPROPERTY**