

LET PROPERTY PACK

INVESTMENT INFORMATION

Wordsworth Street,
Cwmaman, Aberdare,
CF44

225274029

 www.letproperty.co.uk





Property Description

Our latest listing is in Wordsworth Street, Cwmaman, Aberdare, CF44

This property has a potential to rent for **£697** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £1.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £697

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 697

Returns Based on Rental Income	£697
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	Freehold
Letting Fees	£69.70
Total Monthly Costs	£445.08
Monthly Net Income	£251.93
Annual Net Income	£3,023.10
Net Return	8.52%

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 **£1,629.10**

Net Return **4.59%**

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

Annual Net Income Adjusted To **£1,298.10**

Net Return **3.66%**

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 £132,500.



3 bedroom terraced house for sale + Add to

Byron Street, Cwmaman, Aberdare

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Aug 2024 to 12 Feb 2025 (174 days) by Penhill Jones Property, Aberdare

£132,500



3 bedroom end of terrace house for sale + Add to

Mountain Road, Cwmaman, Aberdare

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Mar 2025 to 26 Aug 2025 (154 days) by Penhill Jones Property, Aberdare

£130,000

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

3 bedroom terraced house

+ Add to

Burns Street, Aberdare, CF44 6HH

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2026 to 19 Mar 2026 (42 days) by Ramsay & White Estate Agents, Aberdare



£750 pcm

3 bedroom terraced house

+ Add to req

Wordsworth St, Cwmaman, Aberdare, CF44 6HL






NO LONGER ADVERTISED

Marketed from 27 Jan 2026 to 17 Mar 2026 (48 days) by Ramsay & White Estate Agents, Aberdare

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**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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