

LET PROPERTY PACK

INVESTMENT INFORMATION

North Hill Road, Swansea
SA1

225101913

 www.letproperty.co.uk





Property Description

Our latest listing is in North Hill Road, Swansea SA1

Get instant cash flow of **£1,047** per calendar month with a **10.9%** Gross Yield for investors.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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SA1

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,047

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 £1,047 per calendar month.

£ 1,047

Returns Based on Rental Income	£1,047
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£104.70
Total Monthly Costs	£479.08
Monthly Net Income	£567.93
Annual Net Income	£6,815.10
Net Return	19.20%

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 **£4,721.10**
Adjusted To

Net Return **13.30%**

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

Annual Net Income **£5,090.10**
Adjusted To

Net Return **14.34%**

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 £160,000.



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Baptist Well Place, Swansea, SA1

CURRENTLY ADVERTISED SOLD STC

Marketed from 11 Nov 2025 by John Francis, Swansea



£149,999

3 bedroom terraced house for sale

+ Add to report

Colbourne Terrace, Swansea, City And County of Swansea.



CURRENTLY ADVERTISED

Marketed from 10 Mar 2025 by Clee Tompkinson & Francis, Swansea

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom house	+ Add to report
	Short Street (Now), Mount Pleasant, Swansea	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 23 Jan 2026 to 23 Feb 2026 (30 days) by The Living Room Letting Agency, Cardiff	
£1,300 pcm		
	3 bedroom house	+ Add to report
	Nicander Parade	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 13 Apr 2026 to 23 Apr 2026 (9 days) by Peter Alan, Swansea	
£1,200 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**



Current term of tenancy: **4 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.



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