

LET PROPERTY PACK

INVESTMENT INFORMATION

Tyisaf Road, Pentre, CF41

226840135

 www.letproperty.co.uk





Property Description

Our latest listing is in Tyisaf Road, Pentre, CF41

This property has a potential to rent for **£742** which would provide the investor a Gross Yield of **6.6%** 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...



Tyisaf Road, Pentre, CF41

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £742

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £135,000.

ASSUMED PURCHASE PRICE

£ 135,000

SDLT Charge £6,950

Legal Fees £1,000

Total Investment £142,950

Projected Investment Return



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



Returns Based on Rental Income	£742
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£74.20
Total Monthly Costs	£89.20
Monthly Net Income	£652.80
Annual Net Income	£7,833.60
Net Return	5.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,350**
Adjusted To

Net Return **4.44%**

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.



3 bedroom end of terrace house for sale

[+ Add to report](#)

Dinam Park Avenue, Ton Pentre, Pentre, Rhondda Cynon Taf, CF41

NO LONGER ADVERTISED

Marketed from 14 Apr 2022 to 27 Jul 2022 (103 days) by British Homesellers, National

£150,000



3 bedroom terraced house for sale

[+ Add to report](#)

Smith Street, Gelli, CF41

NO LONGER ADVERTISED

Marketed from 25 Feb 2023 to 28 Feb 2023 (3 days) by Purplebricks, covering Cardiff

£140,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

3 bedroom terraced house

+ Add to report

Ystrad Road, PENTRE

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2023 to 16 Oct 2023 (132 days) by Allen & Harris, Talbot Green



£765 pcm

3 bedroom terraced house

+ Add to report

Bronllwyn Road, Gelli, Treorchy, CF41

NO LONGER ADVERTISED

Marketed from 1 May 2026 to 6 May 2026 (5 days) by OpenRent, London

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Tyisaf Road, Pentre, CF41

PROPERTY ID: 226840135

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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