

LET PROPERTY PACK

INVESTMENT INFORMATION

Abercynon Road,
Mountain Ash, CF45

209940131

 www.letproperty.co.uk





Property Description

Our latest listing is in Abercynon Road, Mountain Ash CF45

Get instant cash flow of **£725** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Abercynon Road,
Mountain Ash CF45

209940131



Property Key Features

3 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £725

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 900



Returns Based on Rental Income	£725	£900
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£72.50	£90.00
Total Monthly Costs	£462.50	£480.00

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,240.00**
Adjusted To

Net Return **8.48%**

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

Annual Net Income **£3,240.00**
Adjusted To

Net Return **8.48%**

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 £140,000.



3 bedroom semi-detached house for sale [+ Add to report](#)

Maes Y Ffynnon, Mountain Ash, CF45

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Sep 2023 to 11 Jan 2024 (125 days) by The Property Experts, London

Three bedroom semi detached property on the Maes Y Ffennon Estate

 Sold price history: [View](#)

 Floor plan: [View](#)



3 bedroom semi-detached house for sale [+ Add to report](#)

Maes Y Ffynnon, Mountain Ash, South Glamorgan, Rhondda Cynon Taff, CF45

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 13 Feb 2021 to 21 Jun 2021 (127 days) by Penhill Jones Property, Aberdare

Spacious Property | Beautifully Designed Throughout | Large Living Room | 3 Good Sized Bedrooms |...

 Floor plan: [View](#)

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**.



3 bedroom terraced house [+ Add to report](#)

King Street, Abercynon, MOUNTAIN ASH

NO LONGER ADVERTISED **LET AGREED**

Marketed from 26 Mar 2024 to 3 May 2024 (37 days) by Peter Alan, Aberdare - Lettings

Newly Renovated | Three Bedrooms | A470 Close By | Well Presented | Council Tax Band- B | Shop...

 Sold price history: [View](#)



4 bedroom terraced house [+ Add to report](#)

Aberdare Road, Abercynon

NO LONGER ADVERTISED **LET AGREED**

Marketed from 15 May 2022 to 17 Jul 2022 (62 days) by Darlows, Merthyr Tydfil

Four Bedroom House | Rear Garden | Downstairs WC | Upstairs Family Bathroom | Available With Depo...

 Sold price history: [View](#)

Current Tenant Profile



As this property is currently tenanted, 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: **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.



 www.letproperty.co.uk

Abercynon Road, Mountain Ash CF45

PROPERTY ID: 12345678

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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