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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...

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Abercynon Road, Mountain Ash CF45

209940131

3 bedroom 1 Bathroom Spacious Rooms

Property Key Features

Three Piece Bathroom

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Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £725 Market Rent: £900 Lounge







Kitchen







Bedrooms





Bathroom





Exterior





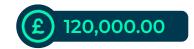
Initial Outlay





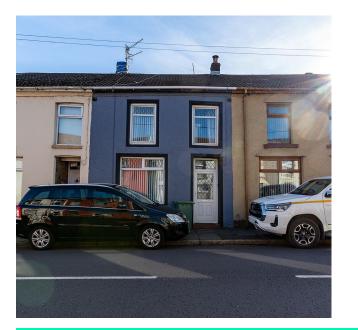
purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



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



LETOR(I)DER

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	твс	
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	aarte Landan		
£140,000	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		
22	3 bedroom semi-detached house for sale	+ Add to report		
	Maes Y Ffynnon, Mountain Ash, South Glamorgan, Rhondda Cyr NO LONGER ADVERTISED UNDER OFFER	non Taff, CF45		
£140,000	Marketed from 13 Feb 2021 to 21 Jun 2021 (127 days) by Penhill Jones Property, Aberdare			
	Spacious Property Beautifully Designed Throughout Large Living Roor 	n 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**.

ATT.	3 bedroom terraced house	+ Add to report	
	King Street, Abercynon, MOUNTAIN ASH		
£900 pcm	Marketed from 26 Mar 2024 to 3 May 2024 (37 days) by Peter Alan, Aberdare - Lettings		
	Newly Renovated Three Bedrooms A470 Close By		
	Sold price history:	View	
ARE	4 bedroom terraced house	+ Add to report	
	Aberdare Road, Abercynon NO LONGER ADVERTISED LET AGREED		
£900 pcm	Marketed from 15 May 2022 to 17 Jul 2022 (62 days) by Darlows, Merthyr Tydfil		
	Four Bedroom House Rear Garden Downstairs WC Depo	Upstairs Family Bathroom Available With	
	Sold price history:	View	

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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





Interested in this property investment?

Call us on **0141 478 0985**

Abercynon Road, Mountain Ash CF45

PROPERTY ID: 12345678

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.

