

LET PROPERTY PACK

INVESTMENT INFORMATION

Ystradfechan, Treorchy,
CF42

210145392

 www.letproperty.co.uk





Property Description

Our latest listing is in Ystradfechan, Treorchy, CF42

Get instant cash flow of **£2,550** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Ystradfechan, Treorchy,
CF42

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Property Key Features

3 Bedrooms

3 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

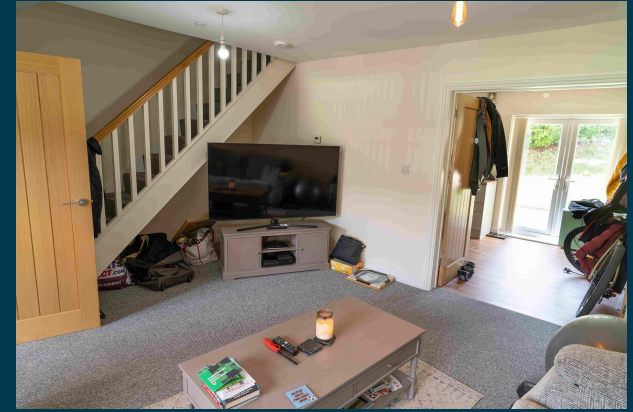
Ground Rent: freehold

Lease Length: leasehold

Current Rent: £2,550

Market Rent: £3,200

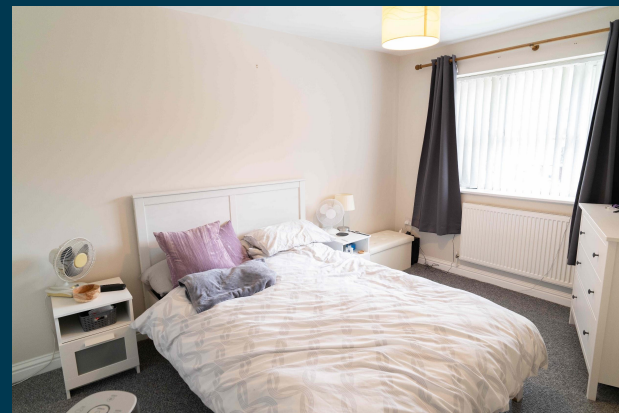
Lounge



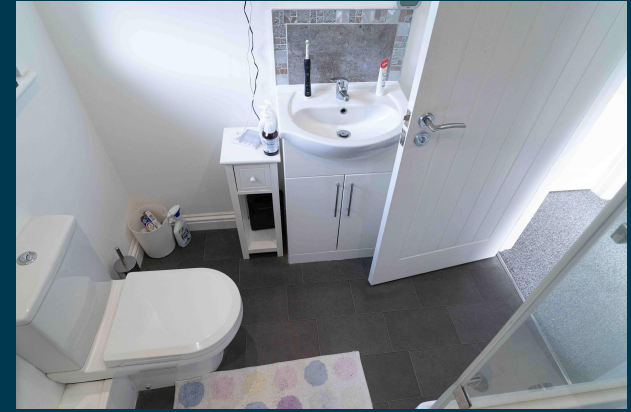
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 575,000.00

25% Deposit	£143,750.00
SDLT Charge	£33,500
Legal Fees	£1,000.00
Total Investment	£178,250.00

Projected Investment Return



The monthly rent of this property is currently set at £2,550 per calendar month but the potential market rent is

£ 3,200

Returns Based on Rental Income	£2,550	£3,200
Mortgage Payments on £431,250.00 @ 5%	£1,796.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£255.00	£320.00
Total Monthly Costs	£2,066.88	£2,131.88
Monthly Net Income	£483.13	£1,068.13
Annual Net Income	£5,797.50	£12,817.50
Net Return	3.25%	7.19%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,417.50**
Adjusted To

Net Return **3.60%**

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

Annual Net Income **£4,192.50**
Adjusted To

Net Return **2.35%**

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 £705,000.



3 bedroom end of terrace house for sale [+ Add to report](#)


Senghenydd Street Treorchy - Treorchy

NO LONGER ADVERTISED

Marketed from 26 Jan 2024 to 19 Mar 2024 (52 days) by Property Plus Estate Agents, Tonyrefail

£235,000

Excellent side street location - Heart of the village | Four bedrooms | Garden and driveway | Gar...



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

Herbert Street Treorchy - Treorchy

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Nov 2023 to 21 Jun 2024 (204 days) by Property Plus Estate Agents, Tonyrefail

£214,995

Tastefully decorated | Beautifully presented | Completely renovated and modernised | Heart of the...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,985 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom terraced house

+ Add to report

Taff Terrace, Treorchy, CF42

NO LONGER ADVERTISED

Marketed from 10 May 2024 to 21 Jun 2024 (41 days) by OpenRent, London



£850 pcm

3 bedroom terraced house

+ Add to report

Tynybedw Street, Treorchy

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2024 to 30 May 2024 by NEXA South Wales, Pontypridd

** PLEASE ENQUIRE ONLINE ** NEXA South Wales are delighted to offer this fully renovated mid-

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**

 Current term of tenancy: **3 years+**

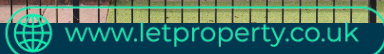
 Standard Tenancy Agreement In Place: **Yes**

 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.



Ystradfechan, Treorchy, CF42

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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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