

LET PROPERTY PACK

INVESTMENT INFORMATION

Llewellyn Street, Ferndale,
CF43

210221514

 www.letproperty.co.uk





Property Description

Our latest listing is in Llewellyn Street, Ferndale, CF43

Get instant cash flow of **£1,512** per calendar month with a **14.3%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



Llewellyn Street, Ferndale,
CF43

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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Convenient Storage Available

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,512

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £1,512 per calendar month.



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.



Returns Based on Rental Income	£1,512
Mortgage Payments on £95,250.00 @ 5%	£396.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£151.20
Total Monthly Costs	£563.08
Monthly Net Income	£948.93
Annual Net Income	£11,387.10
Net Return	31.15%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£4,942.50**

Net Return **-13.52%**

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

Annual Net Income Adjusted To **-£6,847.50**

Net Return **-18.73%**

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 £148,000.



£148,000

3 bedroom terraced house for sale

+ Add to report

Madeline street, Pontygwaith, Ferndale CF43

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Feb 2024 to 16 Aug 2024 (181 days) by Darlows, covering Tonypandy



£135,000

3 bedroom terraced house for sale

+ Add to report

Llewellyn Street, Pontygwaith, Ferndale CF43 3

NO LONGER ADVERTISED

Marketed from 8 Nov 2023 to 10 Apr 2024 (153 days) by Darlows, covering Tonypandy

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

3 bedroom terraced house

+ Add to report

Upper Alma Place, Pentre, CF41

NO LONGER ADVERTISED

Marketed from 3 Dec 2023 to 28 Dec 2023 (24 days) by OpenRent, London



£1,050 pcm

3 bedroom character property

+ Add to report

Ynyshir Road, PORTH

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2023 to 8 Sep 2023 (43 days) by Peter Alan, Pontypridd

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: **Moved in within the last 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.



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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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