

LET PROPERTY PACK

INVESTMENT INFORMATION

Hafod-Y-Ddol, Mostyn,
Holywell, CH8 9EJ

213104452

 www.letproperty.co.uk





Property Description

Our latest listing is in Hafod-Y-Ddol, Mostyn, Holywell, CH8 9EJ

Get instant cash flow of **£630** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£695** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Mostyn, it will make for a reliable long term investment for an investor.

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



Hafod-Y-Ddol, Mostyn,
Holywell, CH8 9EJ

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £630

Market Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£4,470
Legal Fees	£1,000.00
Total Investment	£42,720.00

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 £630 per calendar month but the potential market rent is

£ 695

Returns Based on Rental Income	£630	£695
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£63.00	£69.50
Total Monthly Costs	£543.63	£550.13
Monthly Net Income	£86.38	£144.88
Annual Net Income	£1,036.50	£1,738.50
Net Return	2.43%	4.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£348.50**
Adjusted To

Net Return **0.82%**

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


Annual Net Income **-£496.50**
Adjusted To

Net Return **-1.16%**

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 semi-detached house for sale

Ffordd Pennant, Mostyn, Holywell

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Mar 2024 to 3 Jan 2025 (296 days) by Reid and Roberts, Holywell


THREE BEDROOM EXTENDED SEMI DETACHED | THREE RECEPTION ROOMS | CONSERVATORY | KITCHEN | FRONT & R...

EPC: [View](#)

(Approx.) Sqft: **969 sq ft** Price (£) per sqft: **£154.84**

[View floor plan](#)

[+ Add to report](#)



3 bedroom semi-detached house for sale

Ffordd Pennant, Holywell, CH8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Dec 2023 to 16 Dec 2024 (361 days) by Purplebricks, covering Chester & Wirral


3 BEDROOM FAMILY HOME | LARGE LIVING ROOM | NEW KITCHEN AND WET-ROOM | CLOSE TO SCHOOLS AND TOWN ...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



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

Selbourne Close, Wirral

NO LONGER ADVERTISED **LET AGREED**

Marketed from 30 Sep 2022 to 24 Oct 2022 (24 days) by TVG Lettings, Liverpool


Three Bedrooms | Unfurnished | Modern Kitchen | Immaculate Bathroom | Large Gardens | Great Locat...

Sold price history: [View](#)

06/02/2006	£42,500
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EPC: [View](#)

(Approx.) Sqft: **667 sq ft** Price (£) per sqft: **£1.05**



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

65 Queens Avenue Flint Flintshire

NO LONGER ADVERTISED **LET AGREED**






Marketed from 24 Jun 2022 to 4 Aug 2022 (41 days) by William Gleave, Deeside

Minimum Income £21000 | Semi Detached House | Three Bedrooms | Enclosed Garden | Considers Pets [...]

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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