

LET PROPERTY PACK

INVESTMENT INFORMATION

Old School House,
Glanyrafon Road,
Dwygyfylchi,
Penmaenmawr, LL34 6UD

216012492

 www.letproperty.co.uk





Property Description

Our latest listing is in Old School House, Glanyrafon Road, Dwygyfylchi, Penmaenmawr, LL34 6UD

Get instant cash flow of **£845** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Old School House,
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6UD
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Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Private Garage Parking – Fits Two Cars

Bangor Hospital and Bangor University being in close proximity so attracting attention from lots of professionals

Outdoor Seating Area with Space for BBQ

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £845

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £183,000.00 and borrowing of £137,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 183,000.00

25% Deposit £45,750.00

SDLT Charge £10,310

Legal Fees £1,000.00

Total Investment £57,060.00

Projected Investment Return



The monthly rent of this property is currently set at £845 per calendar month but the potential market rent is

£ 1,150



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£845	£1,150
Mortgage Payments on £137,250.00 @ 5%	£571.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£84.50	£115.00
Total Monthly Costs	£671.38	£701.88
Monthly Net Income	£173.63	£448.13
Annual Net Income	£2,083.50	£5,377.50
Net Return	3.65%	9.42%

Return Stress Test Analysis Report



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

Annual Net Income **£3,077.50**
Adjusted To

Net Return **5.39%**

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

Annual Net Income **£2,632.50**
Adjusted To

Net Return **4.61%**

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 £230,000.



£230,000

2 bedroom end of terrace house for sale

+ Add to report

Ellis Way, Conwy, LL32

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Mar 2023 to 21 Mar 2024 (378 days) by Dafydd Hardy, Llandudno

Lovely End Terrace Home | 2 Double Bedrooms | Desirable Conwy Marina Location | Short Walk to Wat...



£220,000

2 bedroom end of terrace house for sale

+ Add to report

High Street, Penmaenmawr, Conwy, LL34

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jun 2024 to 3 Mar 2025 (247 days) by Dafydd Hardy, Llandudno

Lovely End Terrace Home | 2 Double Bedrooms | Spectacular Sea & Mountain Views | Convenient Locat...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

3 bedroom detached house

+ Add to report

Y Bluen Goch, Dwygyfylchi

CURRENTLY ADVERTISED

Marketed from 2 May 2025 by Fletcher & Poole, Conwy



£1,300 pcm

3 bedroom house

+ Add to report

Gwel Y Mor, Dwygyfylchi, LL34 6SB

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 to 19 Aug 2024 (13 days) by Beresford Adams Lettings, Llandudno

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.



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Dwygyfylchi, Penmaenmawr, LL34 6UD

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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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