

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pant Y Gino, Trimsaran,  
Kidwelly, SA17 4DJ

216313229

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Pant Y Gino, Trimsaran, Kidwelly, SA17 4DJ

Get instant cash flow of **£600** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£822** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



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## Property Key Features

**3 bedrooms**

**2 bathrooms**

**Private Driveway Parking**

**Private Garden (back only)**

**Factor Fees: tbc**

**Ground Rent: tbc**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £822**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit £40,250.00

SDLT Charge £8,770

Legal Fees £1,000.00

Total Investment £50,020.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 822

Returns Based on Rental Income	£600	£822
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£60.00	£82.20
Total Monthly Costs	£578.13	£600.33
Monthly Net Income	£21.88	£221.68
Annual Net Income	£262.50	£2,660.10
Net Return	0.52%	5.32%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,016.10**  
Adjusted To

Net Return                      **2.03%**

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

Annual Net Income      **£245.10**  
Adjusted To

Net Return                      **0.49%**

# 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 £170,000.



£170,000

## 3 bedroom terraced house for sale

+ Add to report

Dan Y Cwarre, Carway, Kidwelly, Carmarthenshire, SA17

CURRENTLY ADVERTISED

Marketed from 11 Feb 2025 by John Francis, Carmarthen



£169,500

## 3 bedroom end of terrace house for sale

+ Add to report

Dan Y Cwarre, Carway, Kidwelly.

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Oct 2024 to 15 Apr 2025 (181 days) by Clee Tompkinson & Francis, Carmarthen

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 3 bedroom terraced house

+ Add to report

Bro Deri, Burry Port, Carmarthenshire, Mid Wales, SA16

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2021 to 19 Jan 2021 (12 days) by Swan Letting, Swansea

Swan letting are thrilled to introduce you all this furnished 3 bed property located in Llanelli....



£795 pcm

## 3 bedroom terraced house

+ Add to report

31 Maesglas, Llanelli

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2025 to 18 Mar 2025 (53 days) by Homelink, Pembrokeshire

# 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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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.



**LETPROPERTY**