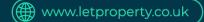


LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Street, Gorseinon, Swansea, SA4

222375858











Property Description

Our latest listing is in Mill Street, Gorseinon, Swansea, SA4

Get instant cash flow of £550 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £780 which would provide the investor a Gross Yield of 7.1% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Mill Street, Gorseinon, Swansea, SA4



Property Key Features

2 bedrooms

2 bathrooms

Spacious rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £780

222375858

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









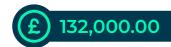
Initial Outlay





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£33,000.00**

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

Projected Investment Return





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

	£	780
()	1	

Returns Based on Rental Income	£550	£780
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£55.00	£78.00
Total Monthly Costs	£482.50	£505.50
Monthly Net Income	£67.50	£274.50
Annual Net Income	£810.00	£3,294.00
Net Return	1.99%	8.09%

Our industry leading letting agency **Let Property Management** 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

£1,734.00

Adjusted To

Net Return

4.26%

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

Annual Net Income

£1,314.00

Adjusted To

Net Return

3.23%

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 £145,000.



2 bedroom end of terrace house for sale

+ Add to repo

Gwalia Close, Gorseinon, Swansea, SA4 4DY

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jul 2025 to 6 Oct 2025 (83 days) by Nolan Estates, Powered by eXp, covering Killay, Dunvant, Upper Killay, Sketty, Uplands, Tycoch and surrounding



2 bedroom terraced house for sale



Box Road, Grovesend, Swansea, SA4 8DB

CURRENTLY ADVERTISED

SOLD STC

£140,000

Marketed from 17 Aug 2025 by Annie Rees Estates, Powered by eXp UK, South & West Wales

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom house

Maes Maddock, Gorseinon, SWANSEA

CURRENTLY ADVERTISED

Marketed from 17 Nov 2025 by Peter Alan, Morriston





2 bedroom house

Elm Crescent, Parc Penllergaer, Swansea

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2025 to 1 Sep 2025 (38 days) by John Francis, Gorseinon

£875 pcm

Current Tenant Profile



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.





Interested in this property investment?

Call us on **0141 478 0985**



Mill Street, Gorseinon, Swansea, SA4



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.