

LET PROPERTY PACK

INVESTMENT INFORMATION

Heol Y Meinciau, Llanelli,
SA15

222640794

 www.letproperty.co.uk





Property Description

Our latest listing is in Heol Y Meinciau, Llaneli, SA15

Get instant cash flow of **£568** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£768** which would provide the investor a Gross Yield of **6.8%** 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...



Heol Y Meinciau, Llanelli,
SA15

222640794



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £568

Market Rent: £768

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit £34,000.00

SDLT Charge £7,020

Legal Fees £1,000.00

Total Investment £42,020.00

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 £568 per calendar month but the potential market rent is

£ 768

Returns Based on Rental Income	£568	£768
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£56.80	£76.80
Total Monthly Costs	£496.80	£516.80
Monthly Net Income	£71.20	£251.20
Annual Net Income	£854.40	£3,014.40
Net Return	2.03%	7.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,478.40**
Adjusted To

Net Return **3.52%**

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

Annual Net Income **£974.40**
Adjusted To

Net Return **2.32%**

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

3 bedroom semi-detached house for sale

[+ Add to report](#)

Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Nov 2024 to 23 Apr 2025 (162 days) by John Francis, Carmarthen



£175,000

3 bedroom end of terrace house for sale

[+ Add to report](#)

Heol Y Meinciau, Pontyates, Llanelli, Carmarthenshire, SA15

CURRENTLY ADVERTISED

Marketed from 3 Dec 2025 by John Francis, Carmarthen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom house

Heol Nazareth, Pontyates, Carmarthenshire

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 18 Apr 2025 (71 days) by John Francis, Gorseinon

+ Add to report



£795 pcm

3 bedroom terraced house

31 Maesglas, Llanelli

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report

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: **5 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.



www.letproperty.co.uk

Heol Y Meinciau, Llanelli, SA15

222640794

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