

LET PROPERTY PACK

INVESTMENT INFORMATION

130 Townhill Road SA2 0UU

223576935

 www.letproperty.co.uk





Property Description

Our latest listing is in 130 Townhill Road SA2 0UU

Get instant cash flow of **£1,047** per calendar month with a **8.4%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



130 Townhill Road SA2
0UU

223576935



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 89 years

Current Rent: £1,047

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



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



| | |
|--------------------------------------|-----------|
| Returns Based on Rental Income | £1,047.00 |
| Mortgage Payments on £86,250.00 @ 5% | £359.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | TBC |
| Letting Fees | £104.70 |
| Total Monthly Costs | £479.08 |
| Monthly Net Income | £567.93 |
| Annual Net Income | £6,815.10 |
| Net Return | 19.20% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,721.10**
Adjusted To

Net Return **13.30%**

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

Annual Net Income **£5,090.10**
Adjusted To

Net Return **14.34%**

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 £140,000.



£140,000

3 bedroom terraced house for sale

Gwynfor Road, Cockett, Swansea

NO LONGER ADVERTISED

Marketed from 26 Aug 2025 to 22 Nov 2025 (87 days) by Peter Alan, Swansea

+ Add to report



£140,000

3 bedroom end of terrace house for sale

Gwynedd Avenue, Townhill, Swansea

CURRENTLY ADVERTISED

Marketed from 29 Aug 2025 by Peter Alan, Swansea

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom semi-detached house

Graiglwyd Road, SWANSEA

NO LONGER ADVERTISED

Marketed from 1 Feb 2025 to 4 Feb 2025 (3 days) by Darlows, Merthyr Tydfil

+ Add to report



£1,050 pcm

3 bedroom house

Merlin Crescent, Townhill, SWANSEA

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2025 to 30 Sep 2025 (24 days) by Peter Alan, Swansea

+ 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

130 Townhill Road SA2 0UU

223576935

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