

7-PROPERTY INVESTMENT PORTFOLIO

CAERPHILLY AREA

ASKING PRICE
£2,450,000

KEY
EXECUTIVE
SALES

KEY
EXECUTIVE
SALES

Asking Price £2,450,000 Church Street, Llanbradach, Caerphilly CF83 3LS



£172,584
 ANNUAL INCOME
£14,382
 MONTHLY INCOME
17
 PROPERTIES
7.04% GROSS YIELD
AT AN ASKING PRICE OF
£2,450,000

KEY
EXECUTIVE
SALES



INCOME TODAY.
POTENTIAL FOR TOMORROW.
KEY
 ESTABLISHED RENTAL INCOME
 17-PROPERTIES
 POTENTIAL FOR RENTAL GROWTH
 &
 CAPITAL APPRECIATION
KEY
 EXECUTIVE
 SALES

- 17-Property Residential Investment Portfolio
- Asking Price: £2,450,000
- £172,584 Annual Rental Income
- £14,382 Monthly Rental Income
- Approx. 7.04% Gross Rental Yield
- Established Income-Producing Portfolio
- Potential for Future Rental Growth
- Long-Term Capital Growth Potential

The Portfolio Key investment highlights • **Multiple Residential Assets in One Acquisition** • **Can Be Sold In Smaller Groups**

exposure to the underlying residential property market provides the potential for both ongoing income and longer-term capital growth. Future performance will depend on local market conditions, individual property values and rental demand.

£172,584 annual rental income

£14,382 monthly rental income

7.04% indicative gross yield

Established residential locations across Caerphilly and the South Wales Valleys

Potential for future rental growth, subject to market conditions and applicable tenancy legislation

Long-term capital appreciation potential

Location & Growth Potential

The portfolio benefits from exposure to established residential communities across Caerphilly and the surrounding South Wales Valleys. The area offers a range of local amenities, employment opportunities and transport connections towards Cardiff, Newport and other regional centres.

An Income-Led Investment Opportunity

At £2,450,000, the portfolio offers investors the opportunity to acquire multiple residential assets in a single transaction, with an established rental income stream and scope to explore future income enhancement.

A substantial South Wales residential portfolio combining £14,382 per month in rental income with a 7.04% gross yield and potential for long-term growth.

Gross yield is calculated before finance, management, maintenance, insurance, taxation and other ownership costs. Rental income should be verified during due diligence. Capital growth is not guaranteed, and property values can fall as well as rise.

For investors, the combination of recurring rental income and

, Church Street, Llanbradach,
Caerphilly, CF83 3LS

17-Property Residential Investment Portfolio – Caerphilly

Asking Price: £2,450,000

An exceptional opportunity to acquire a substantial 17-property residential investment portfolio across Caerphilly.

Generating £172,584 per annum in rental income, equivalent to £14,382 per month.

Offering an indicative 7.04% gross rental yield, the portfolio presents an established income-producing investment with potential for future rental growth and long-term capital appreciation.

Please call and email to register your interest and for any questions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	69
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Key Executive Sales

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