

# Property Valuation

Flat 1 81 Mansel Street  
Swansea  
SA1 5TY

Created by  
Hello New Home  
4 Mar 2021

## Agent profile

Your agent has generated this in-depth valuation report using data from Zoopla and Hometrack. Hometrack are the UK's largest valuer of residential property for professionals.

Having seen your property, your agent will be able to give you an expert opinion on the recommended asking price.

## Your property summary

This exclusive report provides a unique up-to-date insight into the value of your property and analysis of the local market, for **Flat 1 81 Mansel Street Swansea, SA1 5TY**



Property type  
**Converted Flat**



Total floor area  
**unknown**



Year built  
**unknown**



Receptions  
**1**



Bedrooms  
**1**



Bathrooms  
**1**

## Market insights

Swansea

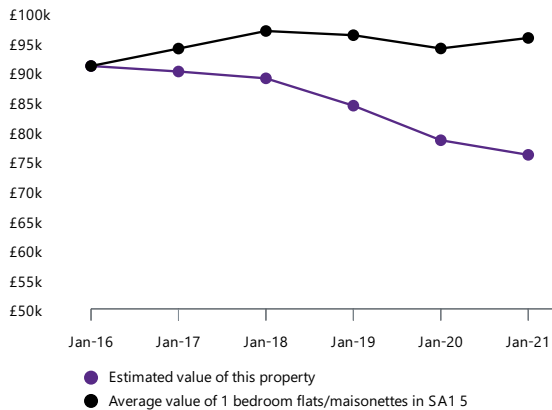
**97%**

Properties near you are achieving an average of **97%** of the asking price



**14** weeks  
on market

Properties near you spend an average time on the market of **14 weeks**



Price change over the last 5 years of  
1 bedroom flats/maisonettes in **SA1 5**

**10,027** searches



There were **10,027 searches** for properties in SA1 on Zoopla over the past 28 days

## Recent activity near you



Gore Terrace  
Distance: 0.20 miles  
Type: 2 bedroom flat/maisonette  
Size: 1097 sqft  
Last sold price: £66,000  
Sold date: October 2016



Princess Way  
Distance: 0.24 miles  
Type: 1 bedroom flat/maisonette  
Size: 484 sqft  
Last sold price: £67,500  
Sold date: February 2019



Brunswick Street  
Distance: 0.32 miles  
Type: 1 bedroom flat/maisonette  
Size: 538 sqft  
**For sale price: £84,950**  
Last sold price: £47,250  
Sold date: August 2002  
Status: SSTC



St. Helens Road  
Distance: 0.40 miles  
Type: 1 bedroom flat/maisonette  
Size: 538 sqft  
**For sale price: £45,000**  
Last sold price: £55,000  
Sold date: April 2016  
Status: SSTC



St. Helens Road  
Distance: 0.42 miles  
Type: 2 bedroom flat/maisonette  
Size: unknown  
**For sale price: £115,000**  
Last sold price: £135,000  
Sold date: May 2008  
Status: For sale



Phillips Parade  
Distance: 0.47 miles  
Type: 2 bedroom flat/maisonette  
Size: 1022 sqft  
Last sold price: £125,500  
Sold date: May 2019

## Your valuation powered by Hometrack

Estimated capital value  
**£76,000**

Estimated value range  
**£61,000 to £91,000**

Confidence in valuation estimate  
**low**

Last sale  
**unknown**

Estimated rental value  
**£510 pcm**

Estimated gross rental yield  
**8.1%**

Hometrack are the UK's largest valuer of residential property for professionals, trusted by 80% of major mortgage lenders. In 2017 they became part of Zoopla Property Group.

Hello New Home

65 Woodfield Street, Morriston,  
Swansea  
SA6 8BQ

01792 929001

[sales@hellonewhome.co.uk](mailto:sales@hellonewhome.co.uk)  
<https://hellonewhome.co.uk>



This report was created by Hometrack, the UK's largest automated valuer of residential property. Hometrack's data is relied upon by 85% of UK mortgage lenders today.

The estimated valuations in this report were generated using Hometrack's automated valuation model - a computer model which generates estimated valuations by combining statistical techniques with market data.

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