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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 04th May 2025



NEATH ROAD, PONTARDAWE, SWANSEA, SA8

Price Estimate : £354,000

Moving You

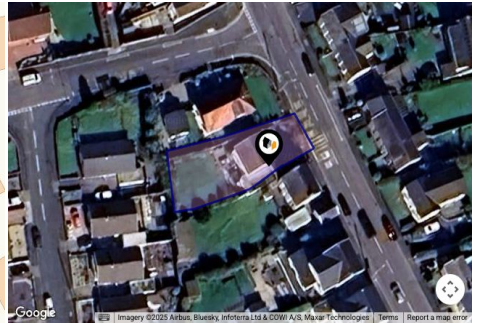
Moving You – South Wales

07717661188

andy.oneill@moving-you.co.uk

www.moving-you.co.uk





Property

Type:	Detached	Price Estimate:	£354,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.12 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,441		
Title Number:	WA212914		

Local Area

Local Authority:	Neath port talbot	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	England Only	5	80	1800
● Surface Water	England Only	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

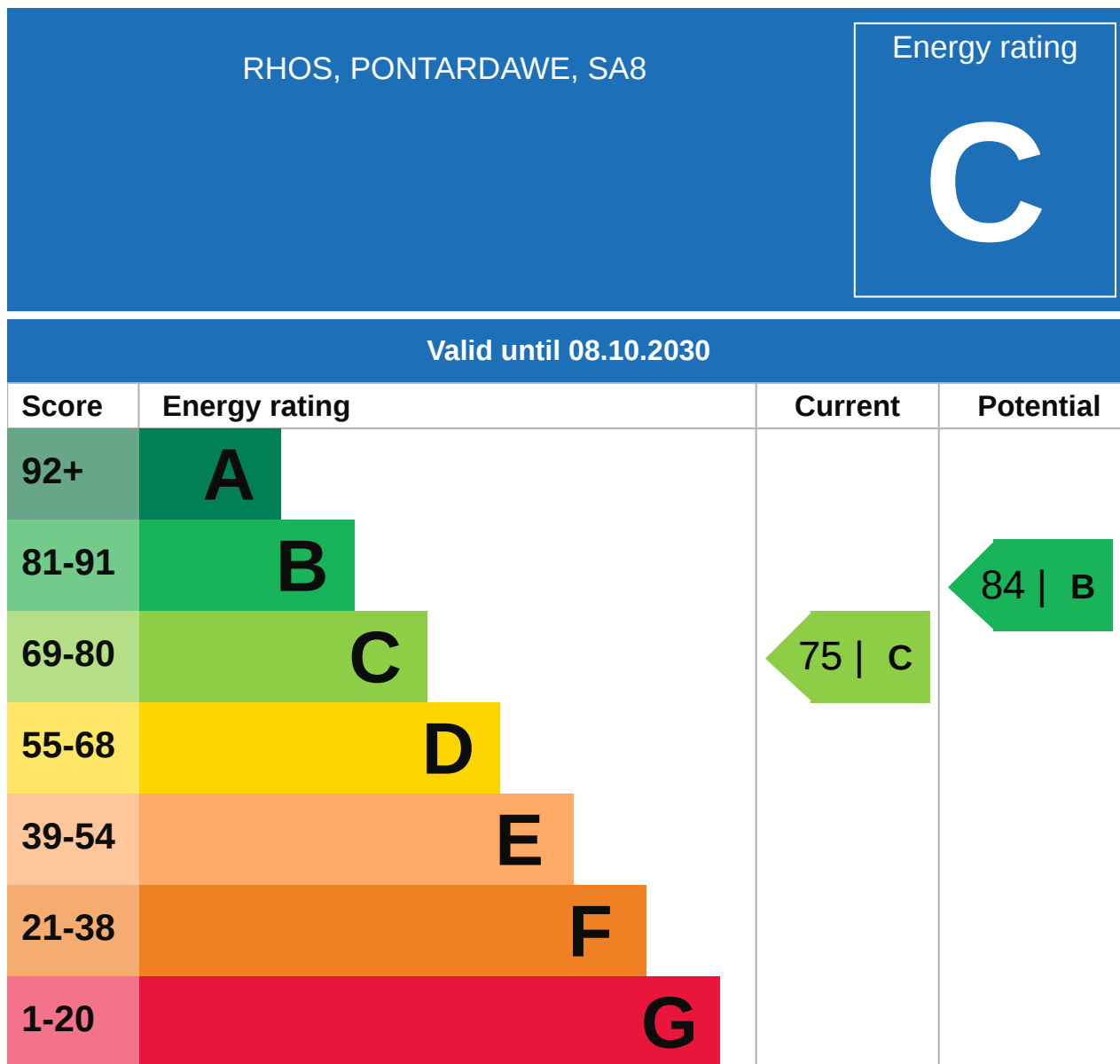
Planning History This Address



Planning records for: *Neath Road, Pontardawe, Swansea, SA8*

Reference - P2019/0353	
Decision:	Decided
Date:	10th April 2019
Description:	Retention of single storey rear extension and raised patio area including steps.

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, with additional insulation
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	112 m ²

125, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	21/11/2023	
Last Sold Price:	£610,000	
91, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	07/10/2022	26/01/1996
Last Sold Price:	£327,000	£47,000
113, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	25/06/2021	17/11/2000
Last Sold Price:	£600,000	£15,000
107, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	18/06/2021	
Last Sold Price:	£220,000	
97, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	23/04/2021	11/08/2006
Last Sold Price:	£140,000	£135,500
The Sanctuary, 81, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	25/11/2020	
Last Sold Price:	£320,000	
99, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	19/10/2020	
Last Sold Price:	£170,000	
87, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	19/02/2020	30/10/2015
Last Sold Price:	£272,000	£142,500
101, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	22/02/2016	20/07/2004
Last Sold Price:	£116,500	£93,000
79, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	11/09/2015	
Last Sold Price:	£140,000	
95, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	30/06/2011	
Last Sold Price:	£122,500	
93, Neath Road, Swansea, SA8 3EH		
Last Sold Date:	12/10/2007	
Last Sold Price:	£195,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



127a, Neath Road, Swansea, SA8 3EH

Last Sold Date:	31/01/2001	21/02/1997
Last Sold Price:	£60,000	£52,000

75, Neath Road, Swansea, SA8 3EH

Last Sold Date:	13/09/1999
Last Sold Price:	£40,000

111, Neath Road, Swansea, SA8 3EH

Last Sold Date:	04/05/1999
Last Sold Price:	£40,000

133, Neath Road, Swansea, SA8 3EH

Last Sold Date:	22/05/1997
Last Sold Price:	£83,000

117, Neath Road, Swansea, SA8 3EH

Last Sold Date:	05/05/1995
Last Sold Price:	£36,000

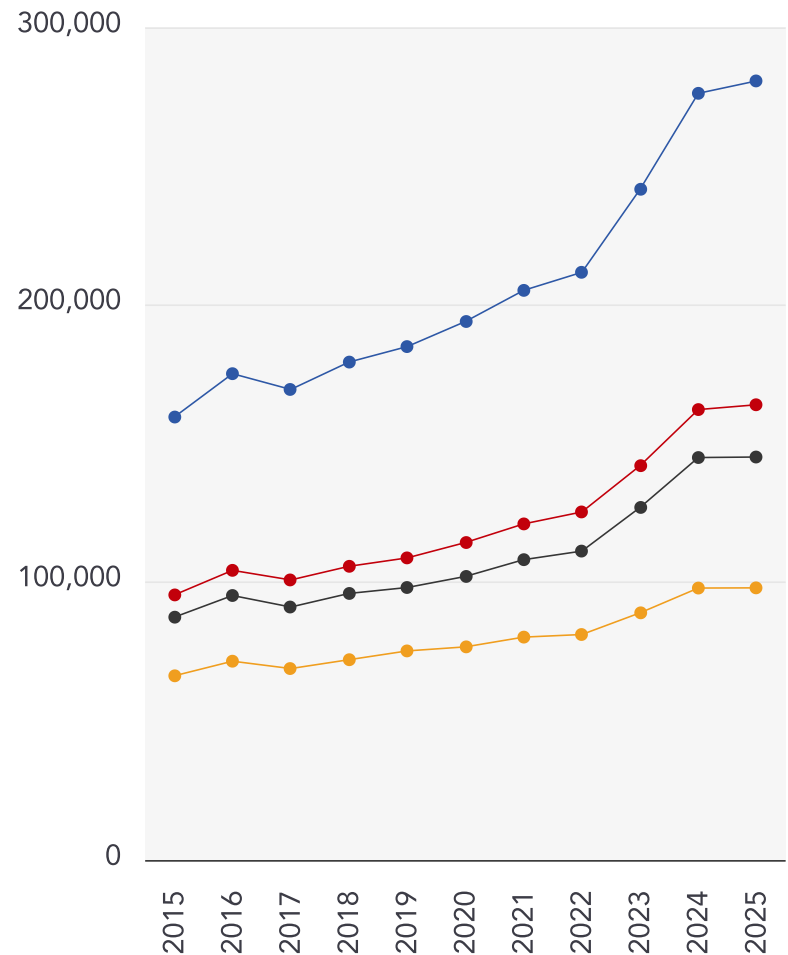
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SA8



Detached

+75.87%

Semi-Detached

+71.72%

Terraced

+65.94%

Flat

+47.73%

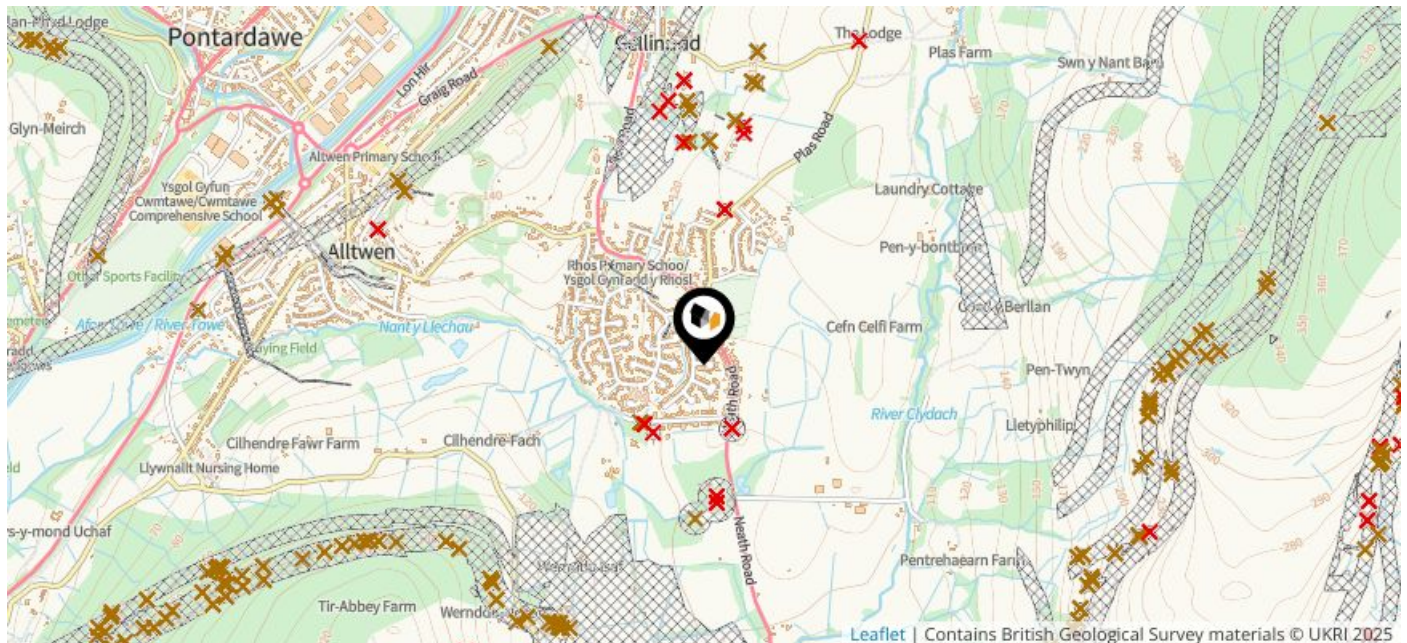
Maps

Coal Mining

Moving You



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

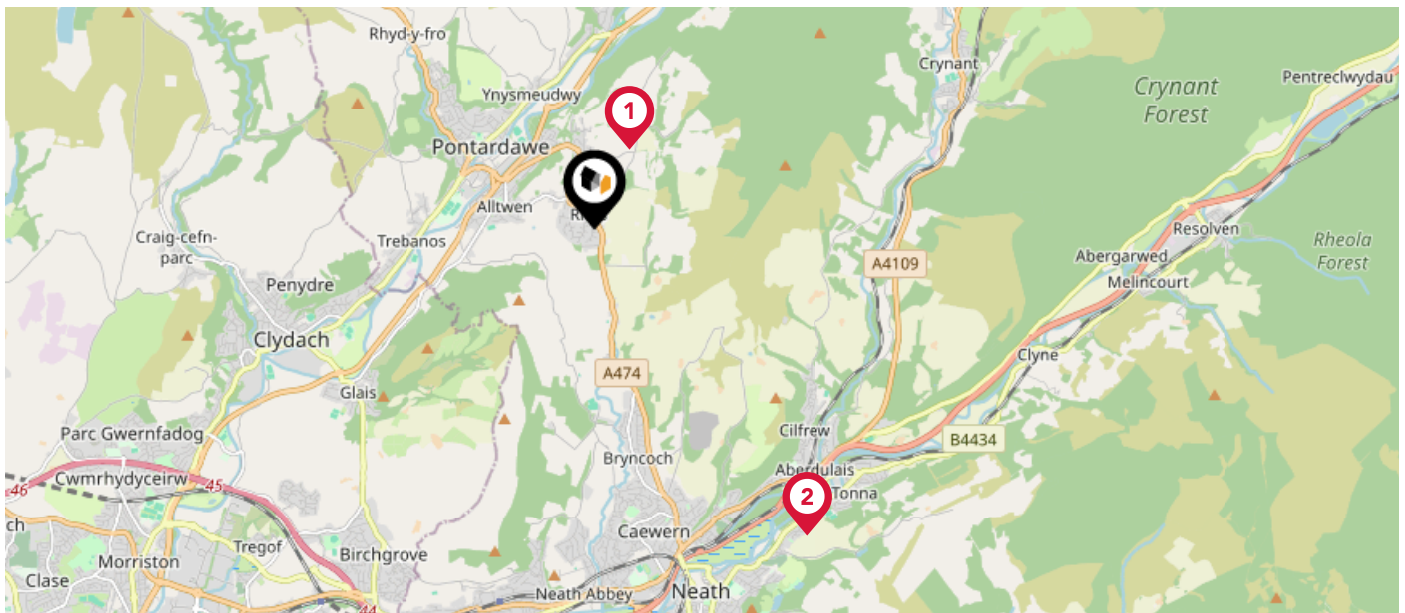
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Cilybebyll



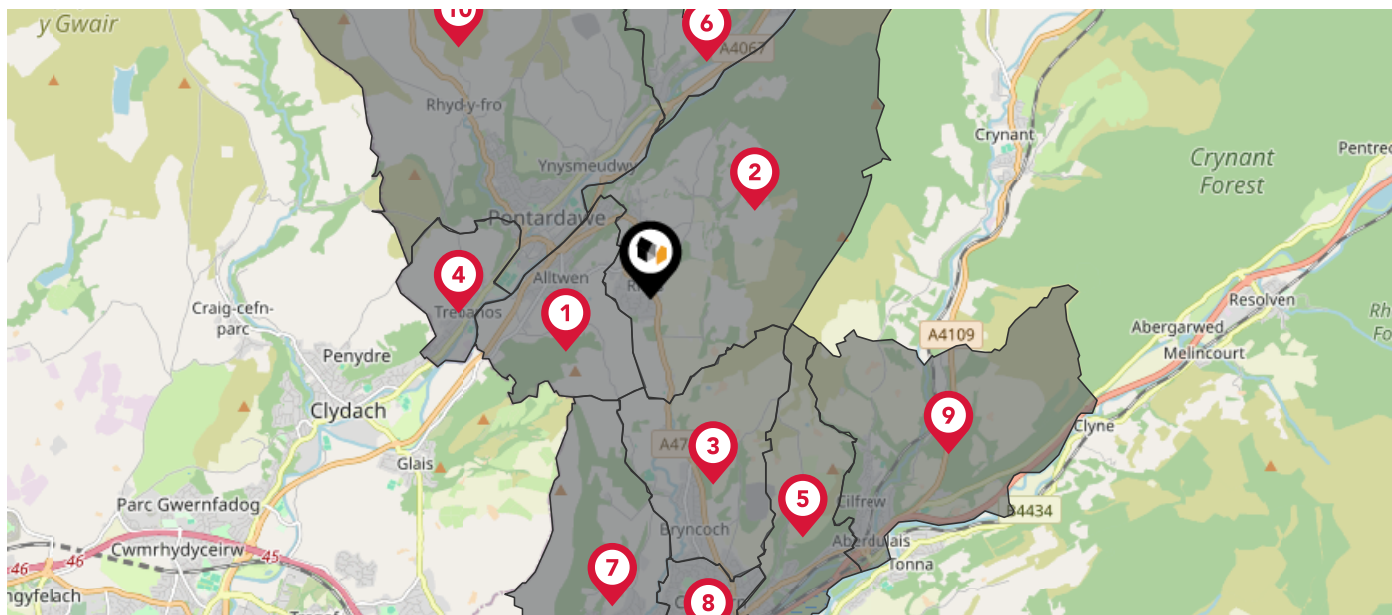
Tonna Canal Depot

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Allt-wen ED

2

Rhos ED

3

Bryn-coch North ED

4

Trebanos ED

5

Cadoxton ED

6

Godre'r Graig ED

7

Dyffryn ED

8

Bryn-coch South ED

9

Aberdulais ED

10

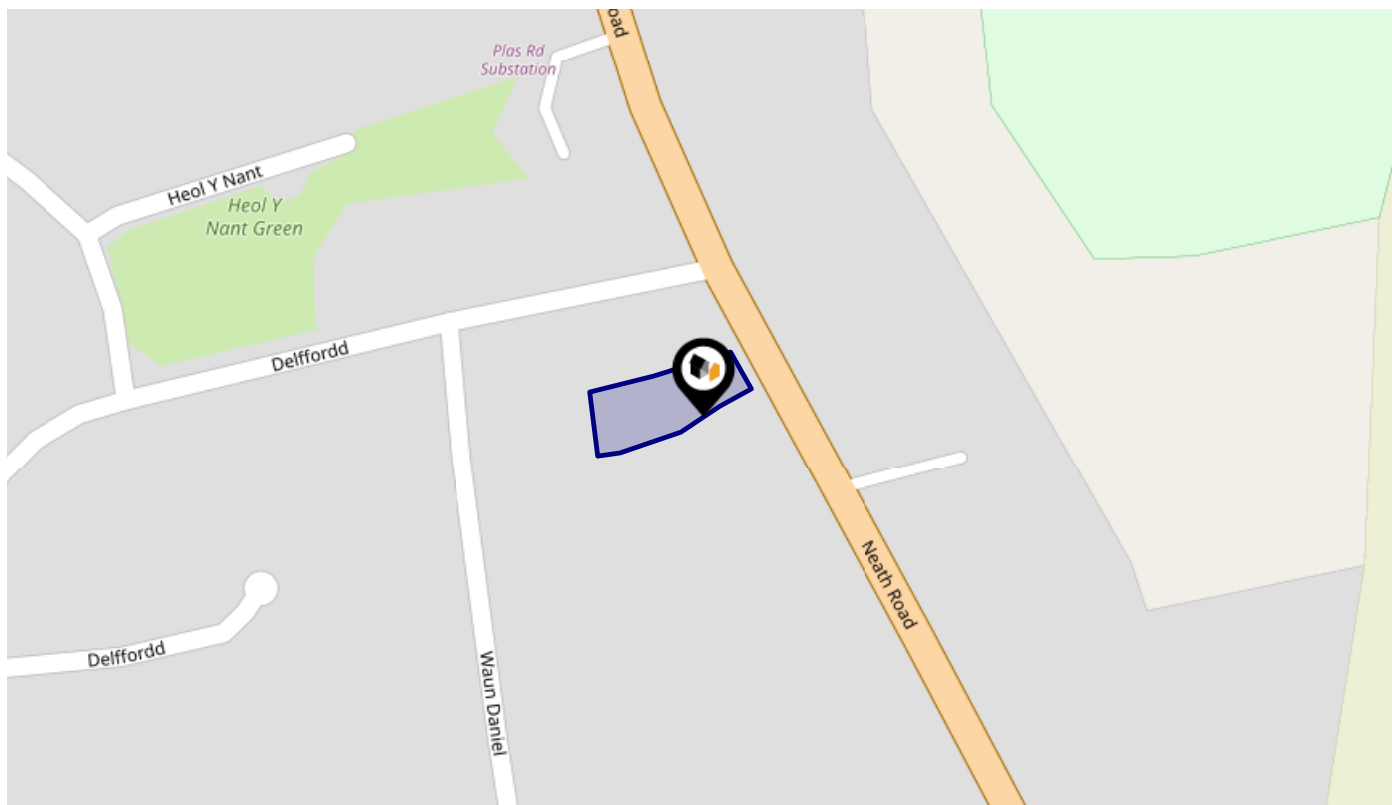
Pontardawe ED

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

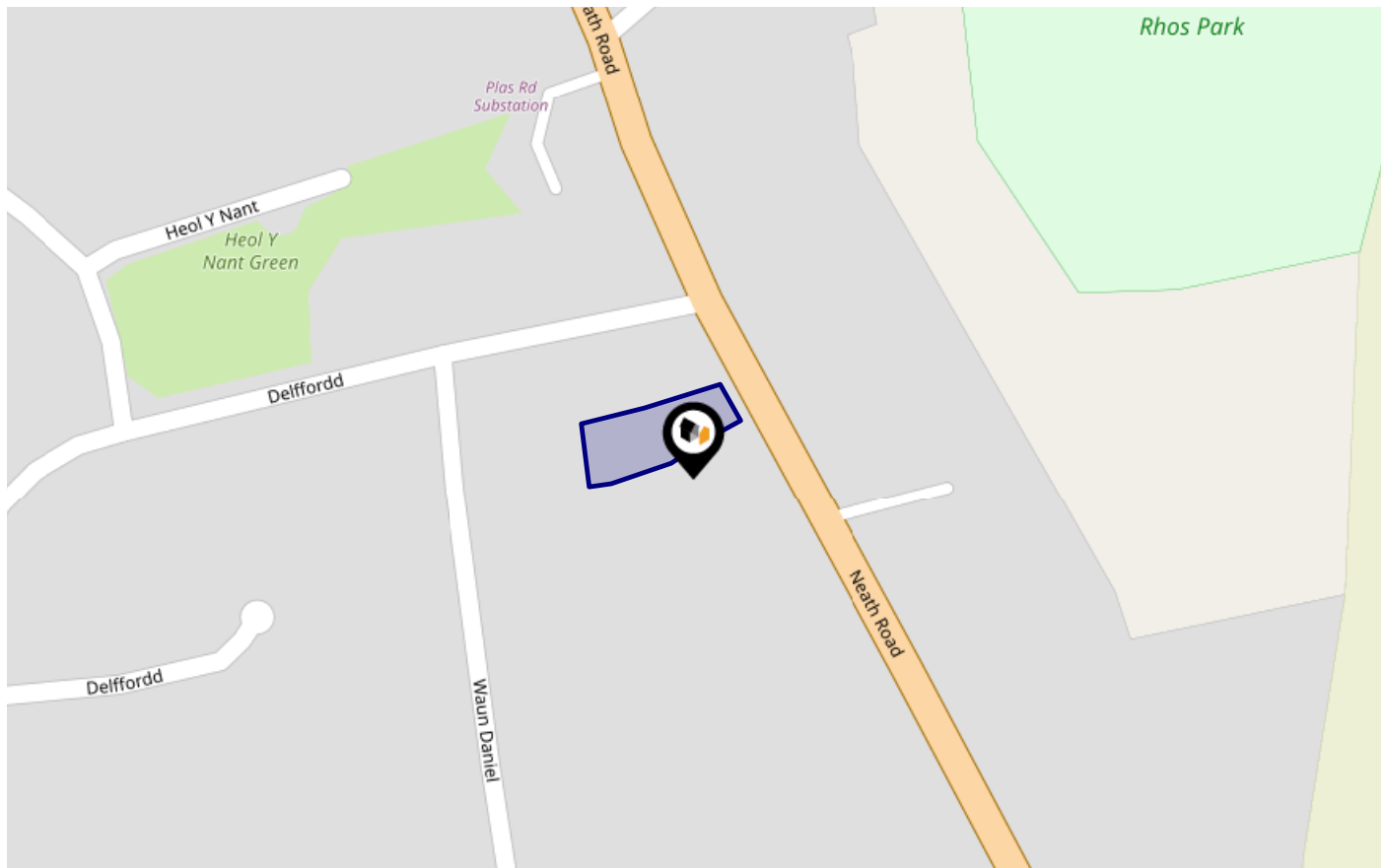
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: England Only

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

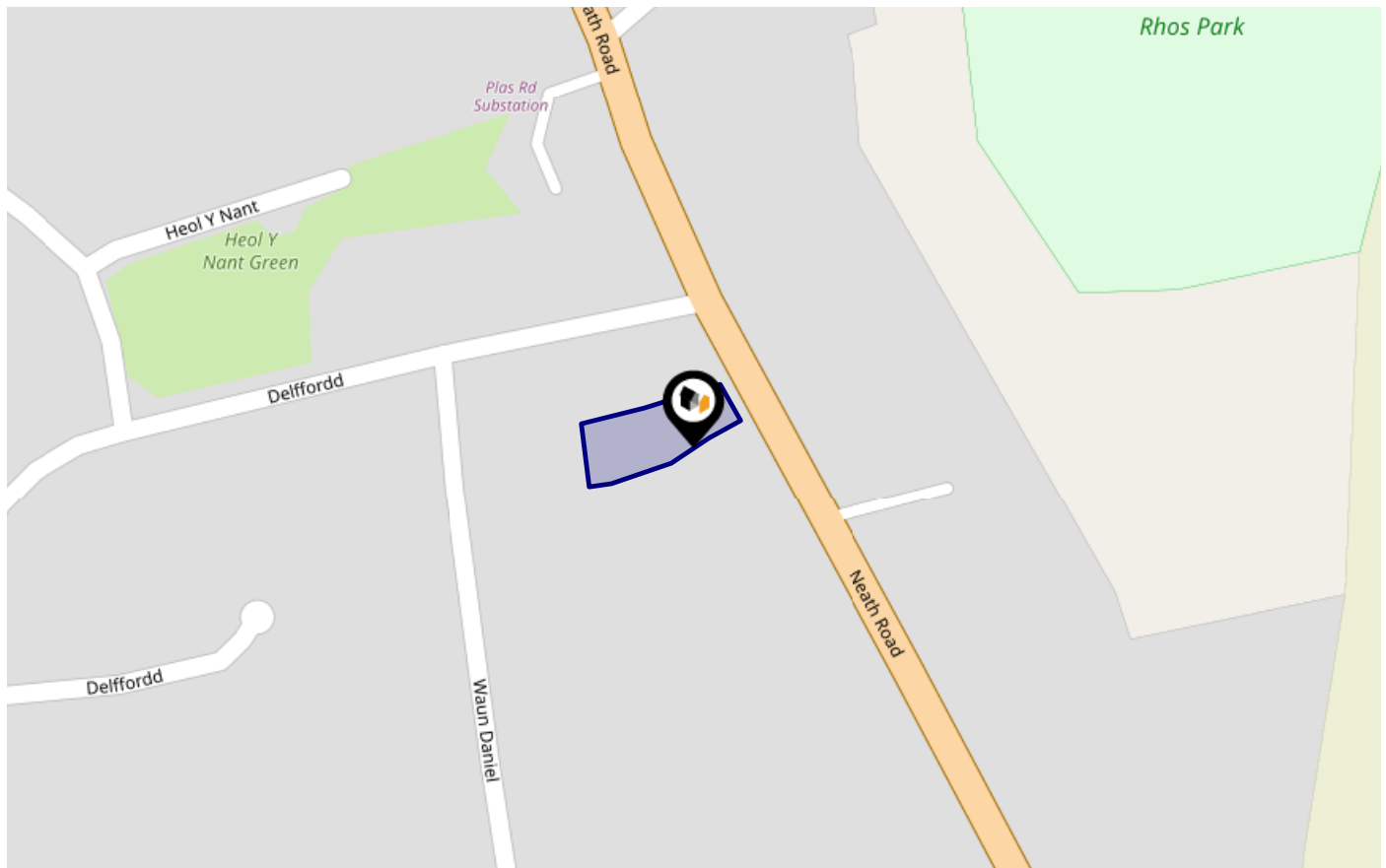
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: England Only

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

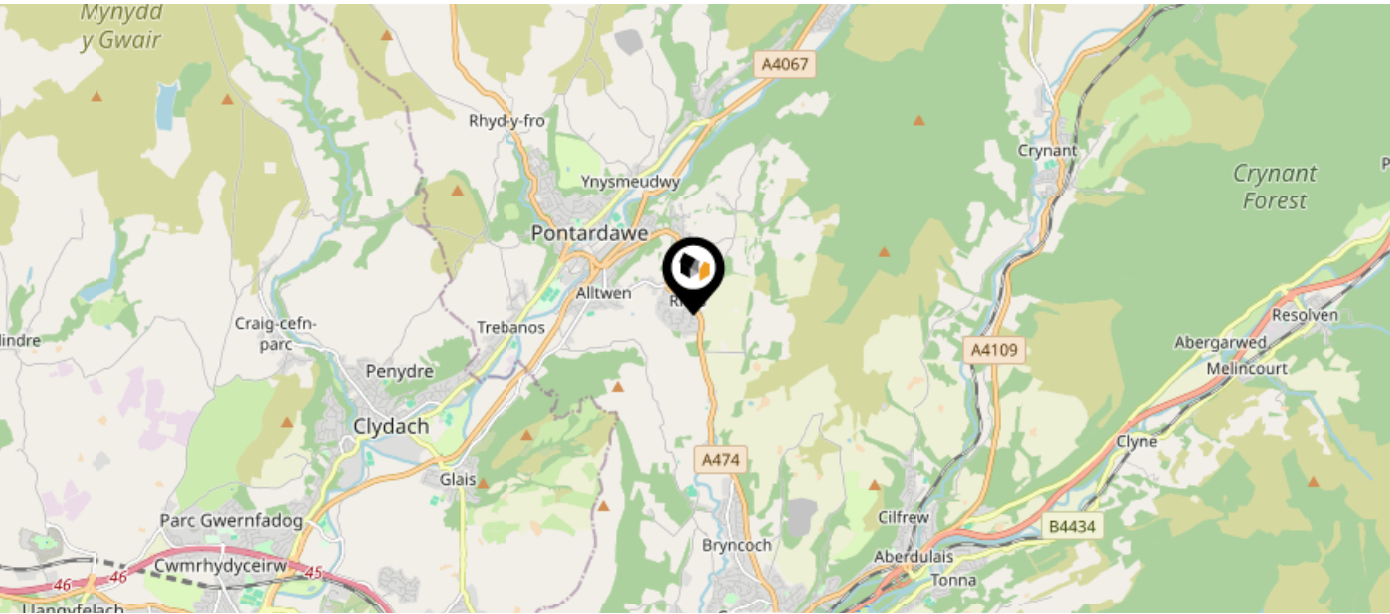
No data available.

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

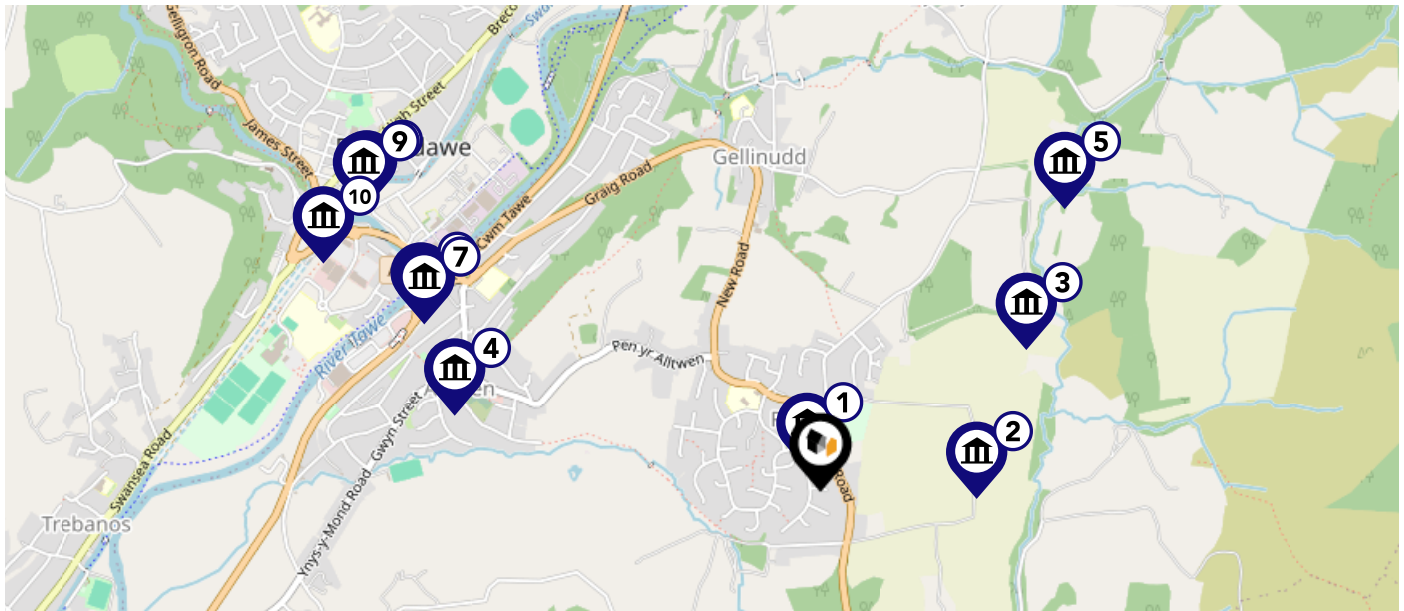
No data available.











Maps

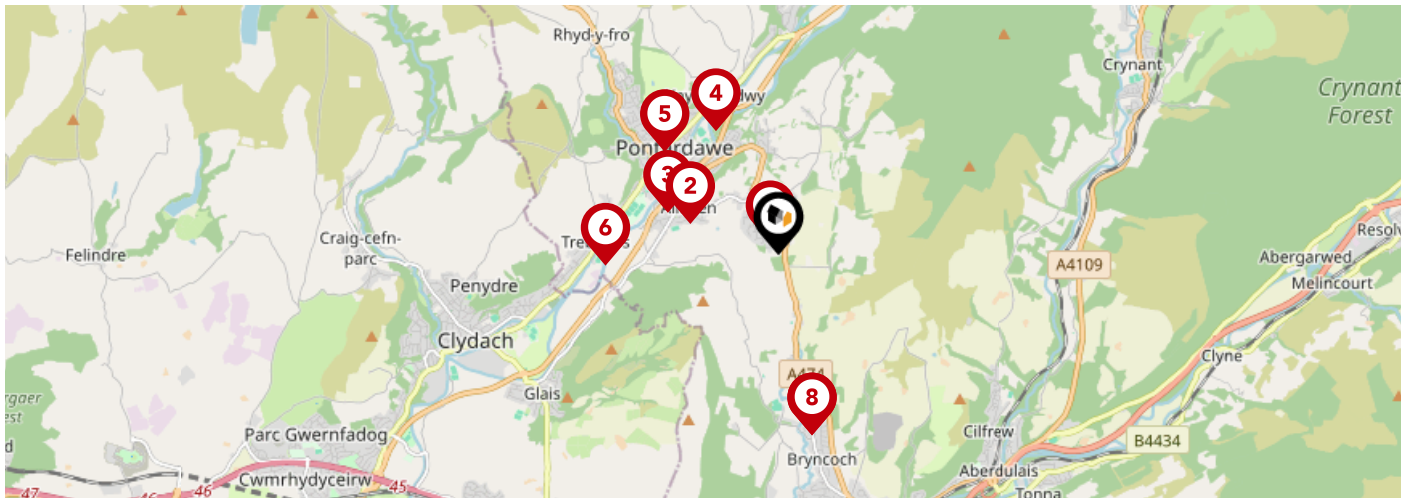
Listed Buildings



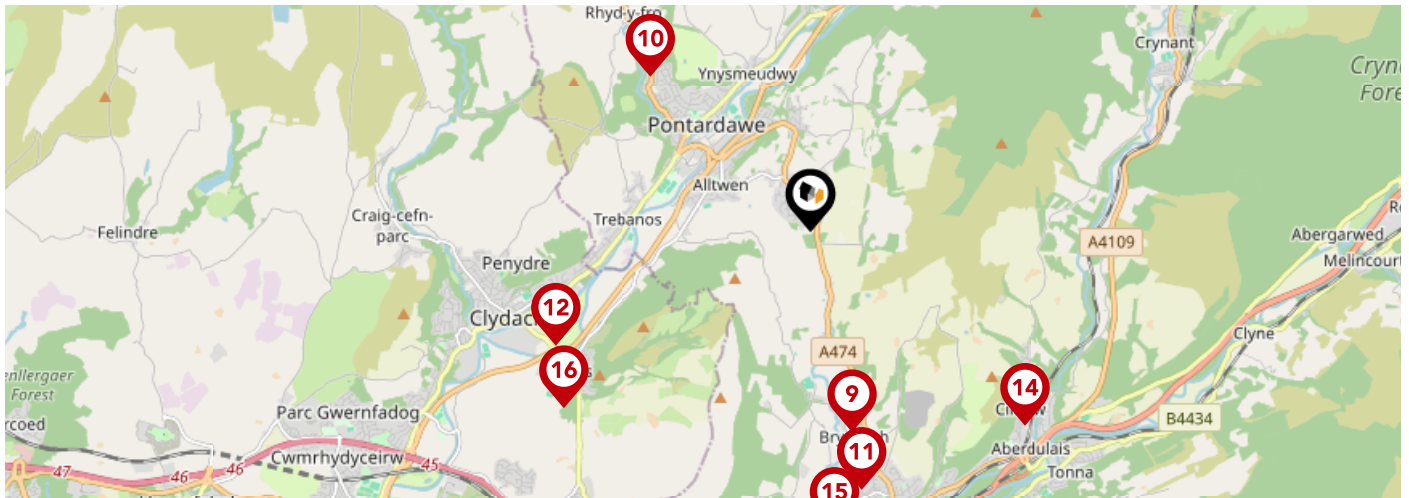
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	87882 - Finger Post On Neath Road / Plas Road	Grade II	0.1 miles
	11193 - Cefn Celfi	Grade II	0.4 miles
	82293 - Outbuilding At The Mill	Grade II	0.6 miles
	82292 - Memorial Drinking Fountain And Railings	Grade II	0.8 miles
	87765 - Concrete Outbuilding At Plas Farm	Grade II	0.9 miles
	11200 - Pont Ar Dawe (partly In Cilybebyll Community)	Grade II	1.0 miles
	82294 - Pont Ar Dawe (partly In Pontardawe Community)	Grade II	1.0 miles
	80992 - Graveslab And Railings To William Parsons, Churchyard Of Church Of Saint Peter	Grade II	1.2 miles
	80986 - Church Of Saint Peter	Grade II	1.2 miles
	11199 - Upper Clydach Aqueduct And Overflow On Swansea Canal	Grade II	1.2 miles



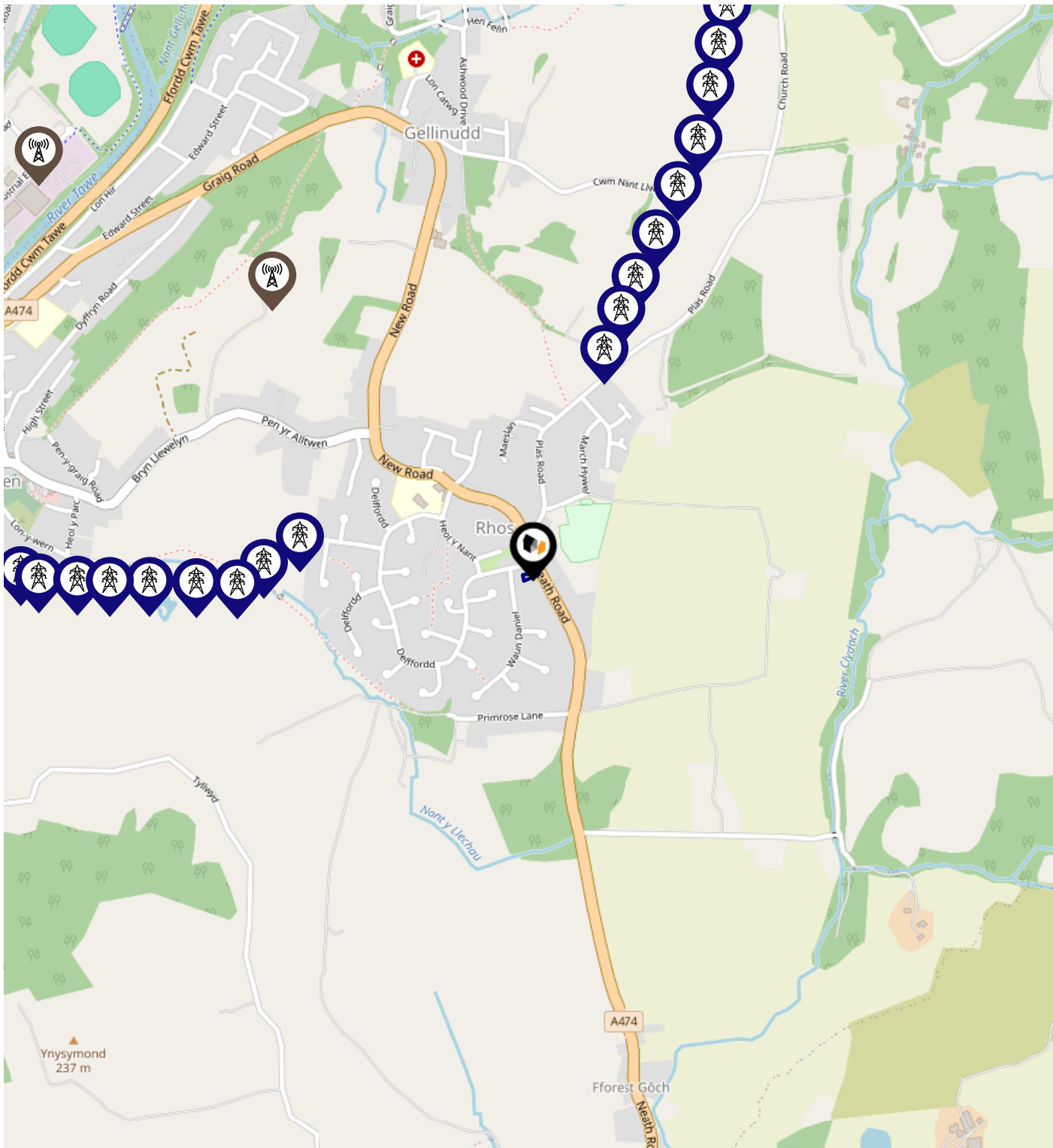
		Nursery	Primary	Secondary	College	Private
1	Rhos Primary School Ofsted Rating: Adequate Pupils:0 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Alltwen Primary School Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cwmtawe Community School Ofsted Rating: Excellent Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Llangiwg Primary School Ofsted Rating: Good Pupils:0 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	YGG Pontardawe Ofsted Rating: Good Pupils:0 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	YGGD Trebannws Ofsted Rating: Adequate Pupils:0 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Hendrefelin Ofsted Rating: Not Rated Pupils:0 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ysgol Maes Y Coed Ofsted Rating: Not Rated Pupils:0 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bryncoch CIW Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rhydyfro Primary School Ofsted Rating: Good Pupils:0 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blaenhonddan Primary School Ofsted Rating: Good Pupils:0 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Godre'rgrraig Primary School Ofsted Rating: Good Pupils:0 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cilffriw Primary School Ofsted Rating: Adequate Pupils:0 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wauanceirch Primary School Ofsted Rating: Good Pupils:0 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glais Primary School Ofsted Rating: Good Pupils:0 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

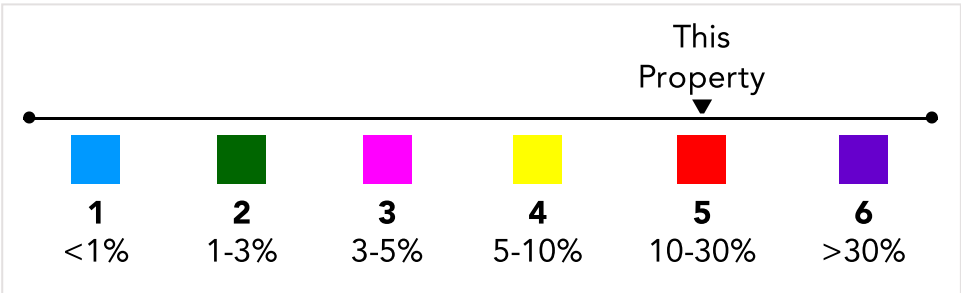
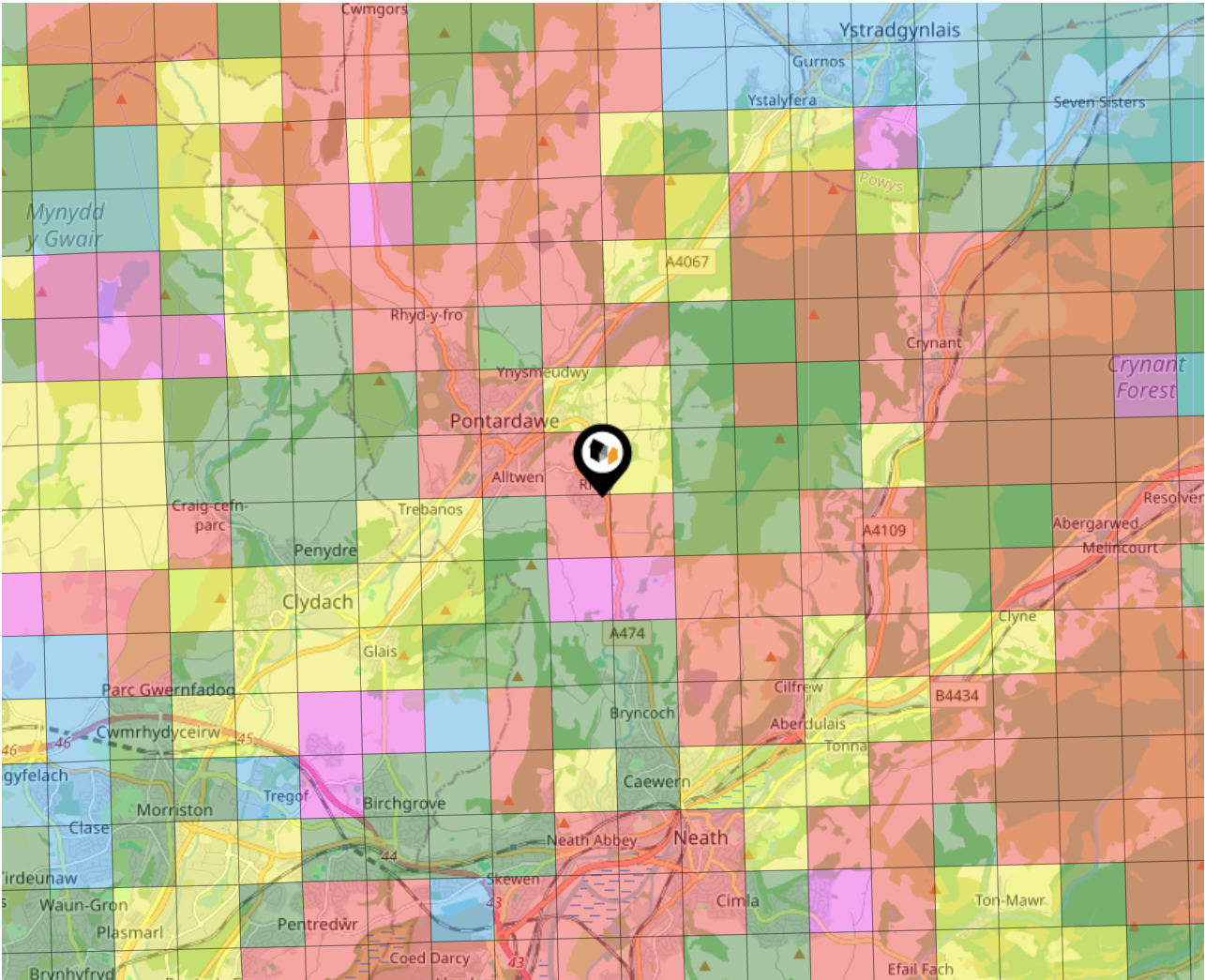
Environment

Radon Gas

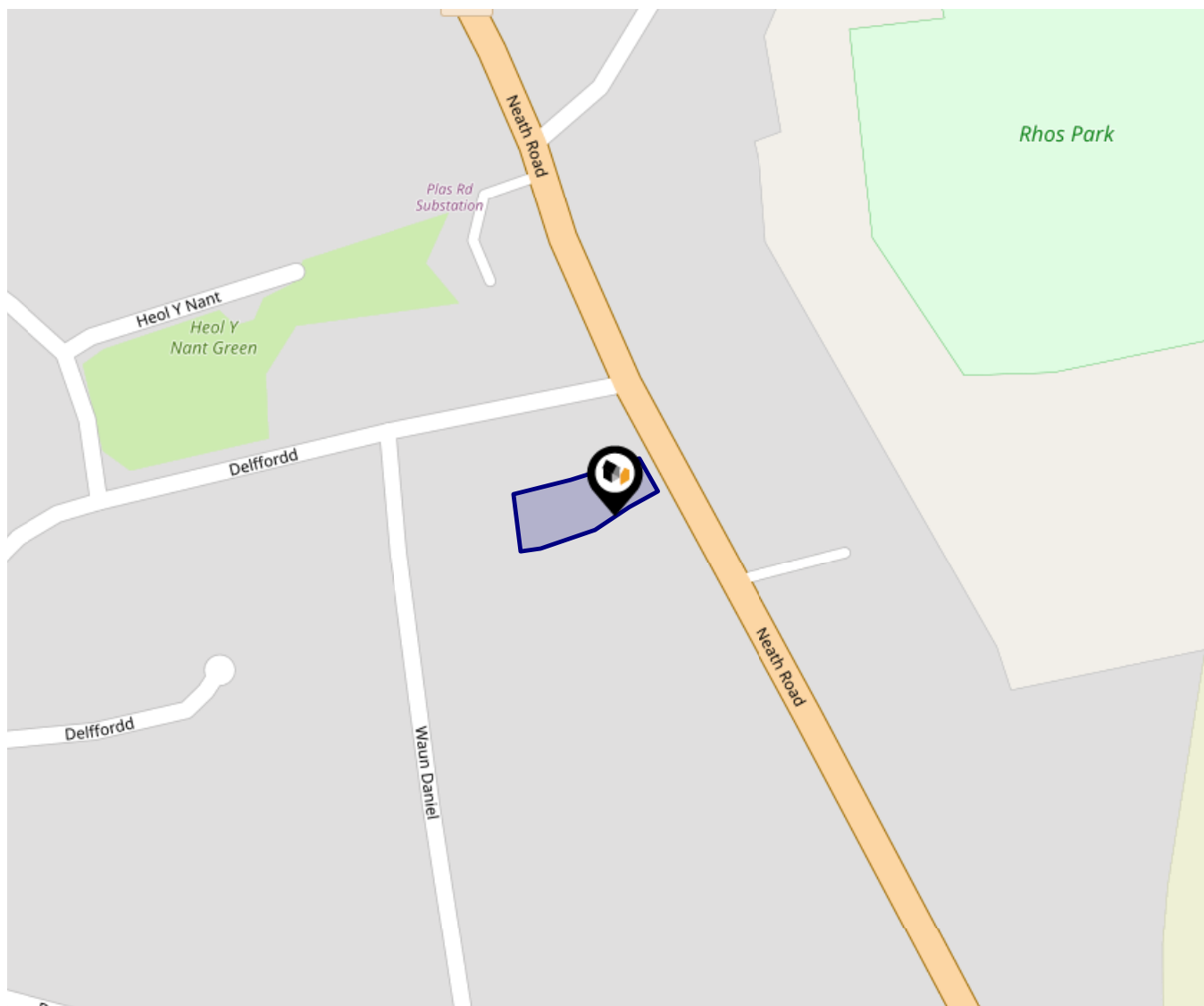


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

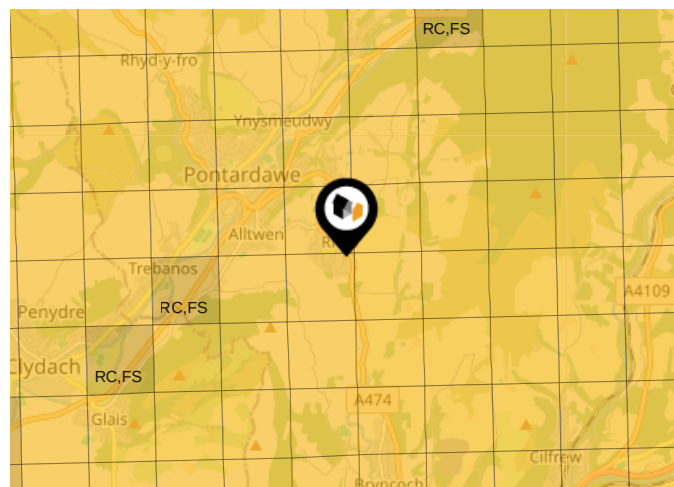


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

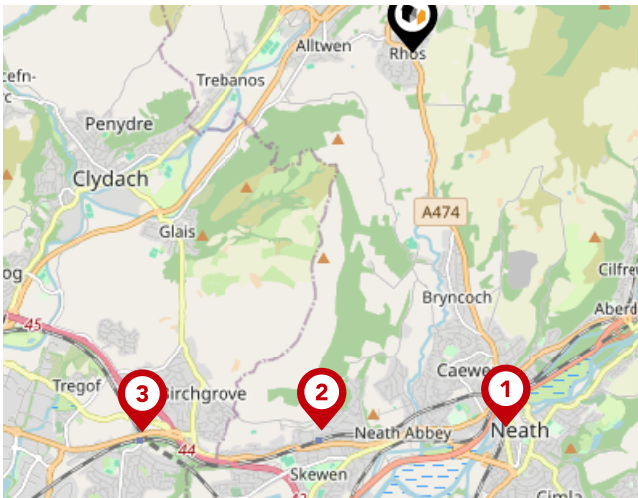
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



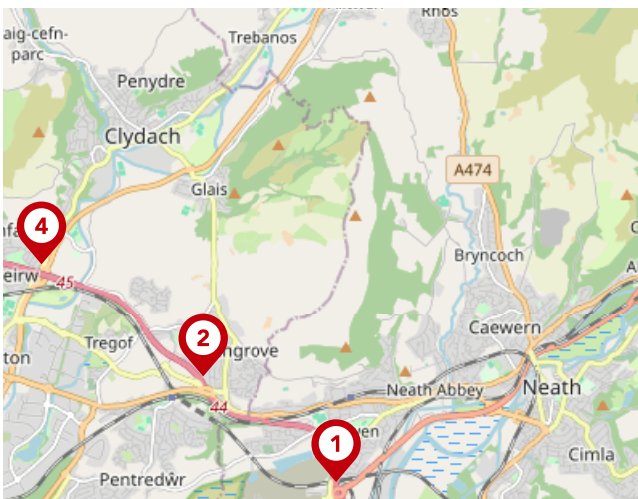
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



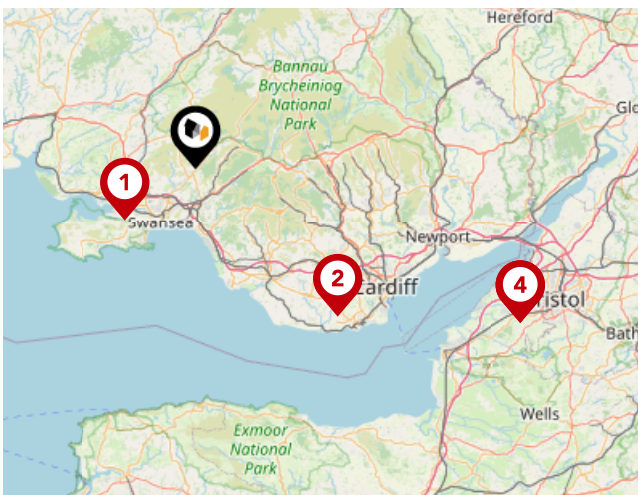
National Rail Stations

Pin	Name	Distance
1	Neath Rail Station	3.54 miles
2	Skewen Rail Station	3.58 miles
3	Llanamlet Rail Station	4.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J43	4.45 miles
2	M4 J44	4.04 miles
3	M4 J42	5.38 miles
4	M4 J45	4.39 miles
5	M4 J41	7.86 miles

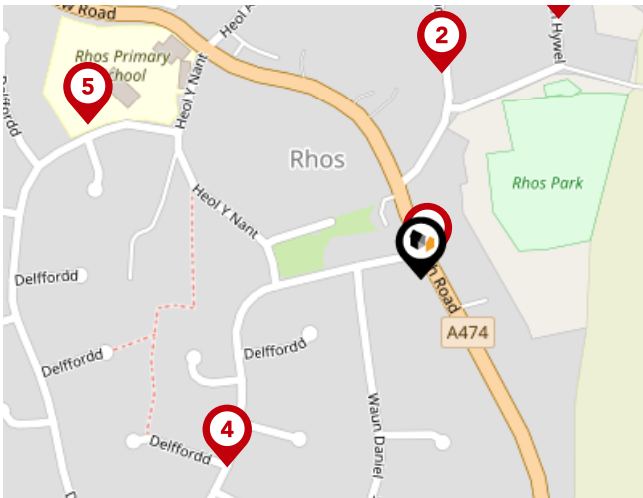


Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	12.83 miles
2	Cardiff Airport	30.16 miles
3	Felton	52.99 miles
4	Bristol Airport	52.99 miles

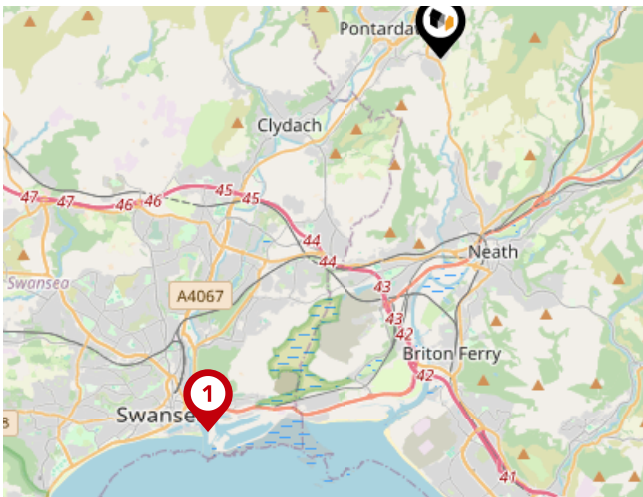
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rhos Post Office	0.01 miles
2	Rhos Village Hall	0.12 miles
3	Cae Rhedyn	0.17 miles
4	Delffordd South	0.15 miles
5	Rhos Primary School	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	8.09 miles



Moving You

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By working with preferred partners offering mortgages, conveyancing, surveys and removals, your Personal Property Expert will be able to assist with the process of buying or selling from start to finish. Call 07717661188 for more information.



Testimonial 1



I sold my property with Andy this year, after trying several other estate agents I didn't get on with, I found Andy to be easy to talk to, always available to answer any queries I had, moved through the process quickly, had a friendly and professional team behind him and overall a pleasure to work with. Moving You gave me the best valuation on my property and sold it for a better price than I had imagined I'd get. I recommend using Moving You to anyone

Testimonial 2



Superb service. Andy has been brilliant from the start. He explained from the outset the best way to sell our house and was able to show his reasoning from his research of the market, advertising techniques and local sale prices. His house sale portal was very helpful, providing full details of viewing appointments, offers and progress of the sale. Would highly recommend Andy to anyone looking to put their house on the market!

Testimonial 3



Pleasure to deal with, previously had dealings with another major high street estate agent with no success, whereas Andy at Moving You was knowledgeable of the whole process, market and gave a personal service and was great to be able to communicate through WhatsApp etc. Won't go anywhere else ever again, you have my business for life. Keep it up thank you!

Testimonial 4



Superb personal service and results! The previous estate agent failed over 3 months but Andy produced a result within 1 week. Can't recommend enough.



/movingyouestateagents



/moving_you_property_experts



/company/38123486

Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Moving You and therefore no warranties can be given as to their good working order.

Moving You Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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