



# 81 Neath Road, Pontardawe

## Property Information Questionnaire

81 Neath Road Pontardawe, Swansea, SA8 3EH

Kotini has gathered this property information, and the sellers have confirmed it to be accurate as of:

**22/04/2025 08:11**

# Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

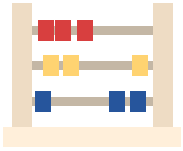
The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



# Contents

- ↓ Additional information
- Alterations & changes
- Boundaries
- Completion & moving
- Connectivity
- Council Tax
- Disputes & complaints
- Electricity
- Electrical works
- Energy efficiency
- Environmental issues
- Guarantees, warranties, and indemnity insurances
- Heating
- Insurance
- Listing & conservation
- Notices
- Ownership
- Parking
- Rights and informal arrangements
- Services crossing the property
- Specialist issues
- Type of construction
- Water & drainage



# Additional information

Other material issues

No

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Other charges not mentioned elsewhere

No

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Non-compliant with restrictions on use and alterations

No

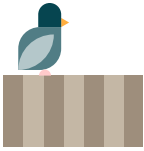
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# Alterations & changes

End of section



# Boundaries

End of section



# Completion & moving

End of section



# Connectivity

## ↓ Telephone

Telephone line connected to the property

Yes

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Telephone supplier

BT

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## ↓ Cable & TV

Cable or satellite TV connected to the property

Yes

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Cable or satellite TV supplier

SKY

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## ↓ Broadband

Broadband connection at the property

FTTC (Fibre to the Cabinet)

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## ↓ Mobile coverage

Mobile signal issues at the property

No

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End of section





# Council Tax

**Local Authority**  
Neath Port Talbot

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**Council Tax band**  
D

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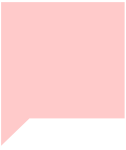
**Annual Council Tax**  
2440.78

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**Alterations affecting Council Tax band**  
No

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End of section



# Disputes & complaints

End of section



# Electricity

## ↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

Eon

Electricity meter location

Side of house

## ↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

No

## ↓ Other electricity sources

Other sources of electricity connected to the property

No

End of section



# Electrical works

Electrics tested by a qualified electrician

Yes

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Year the electrics were tested

2021

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Any electrical works at the property since 2005

Yes

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Year the electrical work was carried out

2021

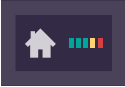
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Details of the electrical work

Full electrics Hot tub electrics added 2022 Outdoor office electrics 2024

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End of section



# Energy efficiency

**Date of inspection**

2020-10-09

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**Certificate date (valid for 10yrs)**

2020-10-09

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**Certificate number**

5130-2520-8009-0551-0206

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**Current Energy Performance rating**

C

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**Current energy efficiency**

75

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**Potential Energy Performance rating**

B

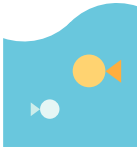
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**Potential energy efficiency**

84

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End of section



# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

No

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## ↓ Radon

Radon remedial measures on construction

Not known

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Radon test carried out

No

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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## ↓ Coastal erosion

Coastal erosion risk

No

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↓ Other

Other environmental risks

No

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End of section



# Guarantees, warranties, and indemnity insurances

End of section





# Heating

Type of heating system

Central heating

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Central heating fuel

Mains gas

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Mains gas, Oil or LPG supplier

Eon

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Location of the gas meter

Side of house

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Was a gas boiler installed after 1st April 2005, or a solid fuel or oil boiler installed after 1st October 2010?

Yes

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Is the heating system in good working order

Yes

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Other heating features at the property

Double glazing

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End of section



# Insurance

End of section



# Listing & conservation

## ↓ Listing status

Listed building in England or Wales

No

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## ↓ Conservation

Located in a designated conservation area

No

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## ↓ Tree Preservation

Tree preservation order in place

No

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End of section



# Notices

Infrastructure project notice(s)

No

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Neighbour development notice(s)

No

---

Listed building application notice(s)

No

---

Party wall act notice(s)

No

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Planning application notice(s)

No

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Required maintenance notice(s)

No

---

Other notices

No

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End of section



# Ownership - WA212914

Tenure of the property

Freehold

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Title number

WA212914

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Whole freehold being sold

Yes

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End of section



# Parking

**Type of parking available**

Garage, Driveway, On Street

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**Controlled parking in place**

No

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**Disabled parking available**

Not known

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**Electrical vehicle charging point at the property**

No

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End of section



# Rights and informal arrangements

## Shared contributions

No

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## Neighbouring land rights

Yes

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## Details of neighbouring land rights

We have a right to access on one side of property where the gutters hang on the land next door, we have a right to access to fix them, this is a legal agreement.

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## Attempts to restrict access

No

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## Public right of way

No

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## Rights of light

No

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## Rights of support

No

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## Rights created through custom

No

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## Rights to take from land

No

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**Mines and minerals under the property**

No

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**Church chancel liability**

No

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**Other rights**

No

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End of section





# Services crossing the property

End of section



# Specialist issues

Subsidence or structural faults

No

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Property treated for dry rot, wet rot or damp

No

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Ongoing health or safety issues at the property

No

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Japanese knotweed at the property or neighbouring land

No

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Asbestos at the property

No

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End of section



# Type of construction

Property is built with standard forms of construction

Yes

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Spray foam installed at the property

No

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Details of any accessibility adaptations at the property

No accessibility adaptations

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## ↓ Building safety

Building safety issues at the property

No

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## ↓ Loft

Property has access to a loft

Yes

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How the loft is accessed

Folding ladder attached the loft door

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Loft boarded

Yes

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Loft insulated

Yes

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End of section



# Water & drainage

## ↓ Water

Mains water connected to the property

Yes

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Mains water supplier

Dwr Cymru

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Location of the stopcock

Utility

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Mains water supply metered

No

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## ↓ Drainage

Surface water drainage connected to the property

Yes

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Mains foul drainage connected to the property

Yes

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Mains foul drainage supplier

Dwr Cymru

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Maintenance agreements in place for the drainage system

No

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End of section