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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 31st October 2026



SWANSEA ROAD, TREBANOS, PONTARDAWE, SWANSEA, SA8

Moving You

Moving You – South Wales
07717661188
andy.oneill@moving-you.co.uk
www.moving-you.co.uk

The Property Ombudsman

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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,323 ft^2 / 123 m^2		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,541		
Title Number:	WA135872		

Local Area

Local Authority: Neath port talbot

Conservation Area: No

Flood Risk:

- Rivers: Very low
- Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	45 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

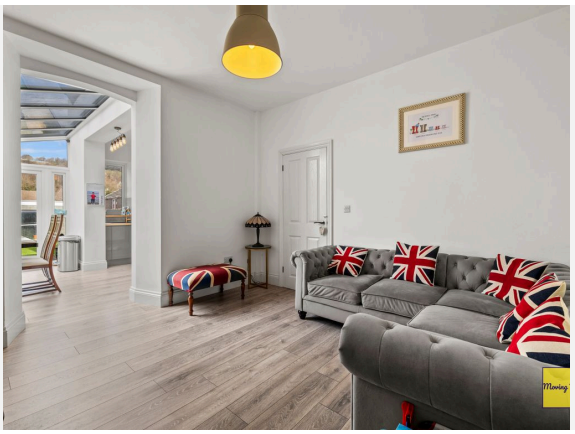
Satellite/Fibre TV Availability:

Gallery
Photos











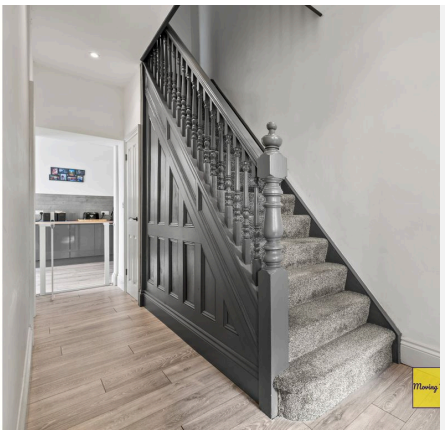






Gallery
Photos













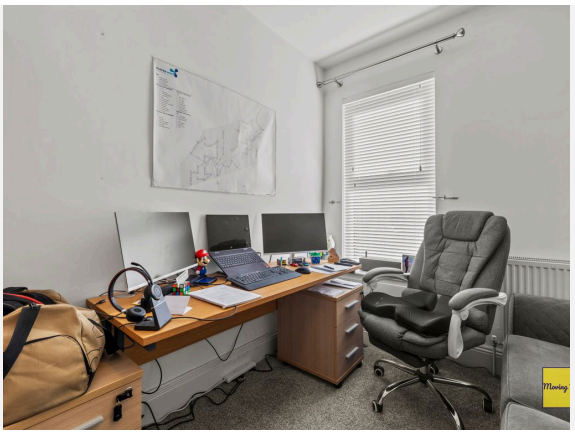




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Gallery
Photos

















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Gallery
Photos









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Gallery
Floorplan

SWANSEA ROAD, TREBANOS, PONTARDAWE, SWANSEA, SA8



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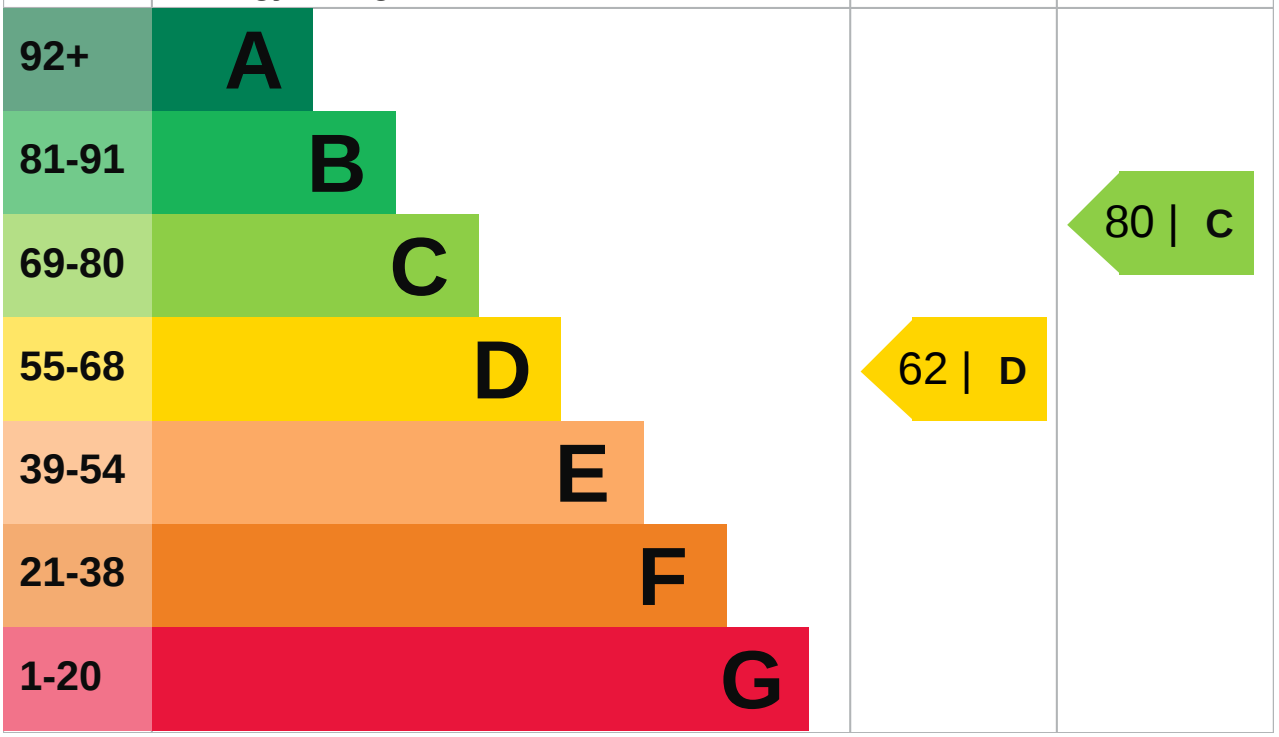
Property
EPC - Certificate

Swansea Road, Trebanos, Pontardawe, SA8

Energy rating

D

Valid until 29.07.2029



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Property
EPC - Additional Data

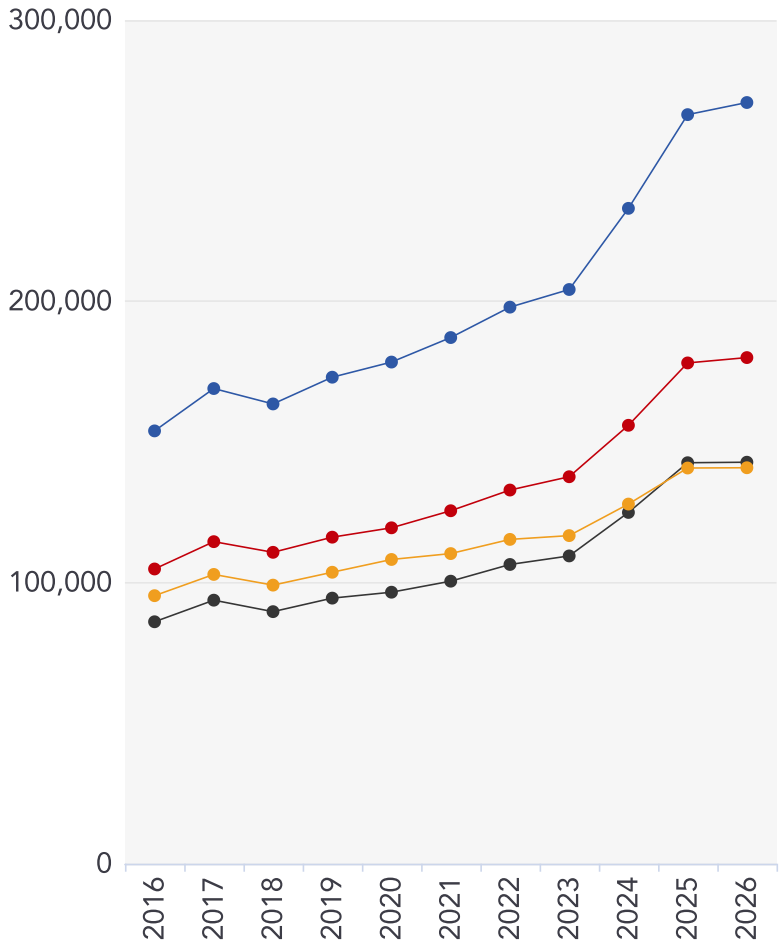
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 57% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	123 m^2

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Market
House Price Statistics

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



Detached

+75.87%

Semi-Detached

+71.72%

Flat

+47.73%

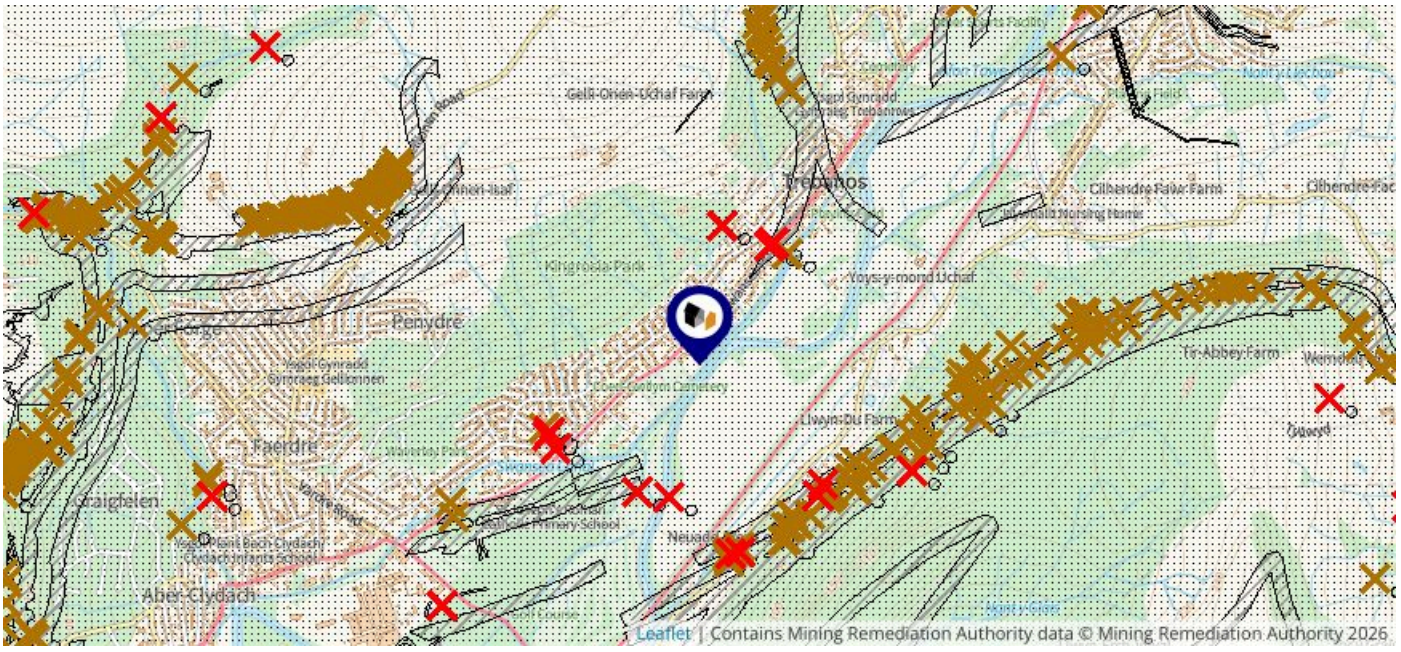
Terraced

+65.94%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

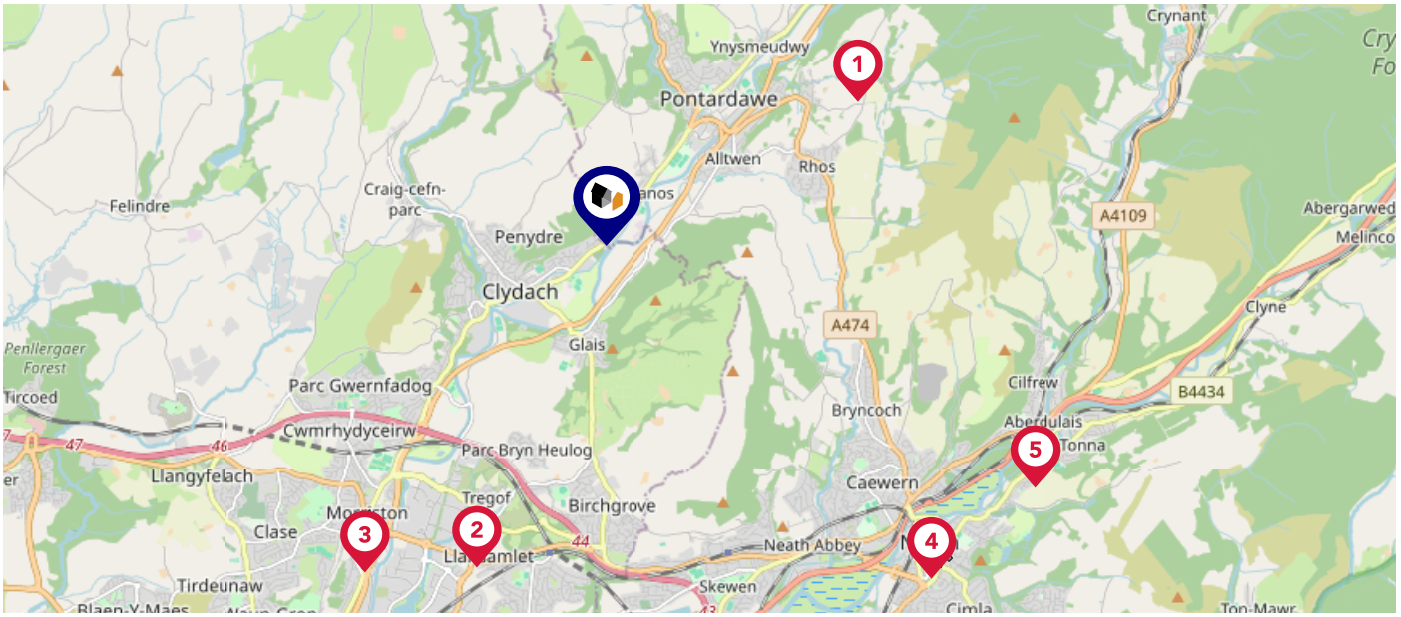
- Adit
- Gutter Pit
- Shaft

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.



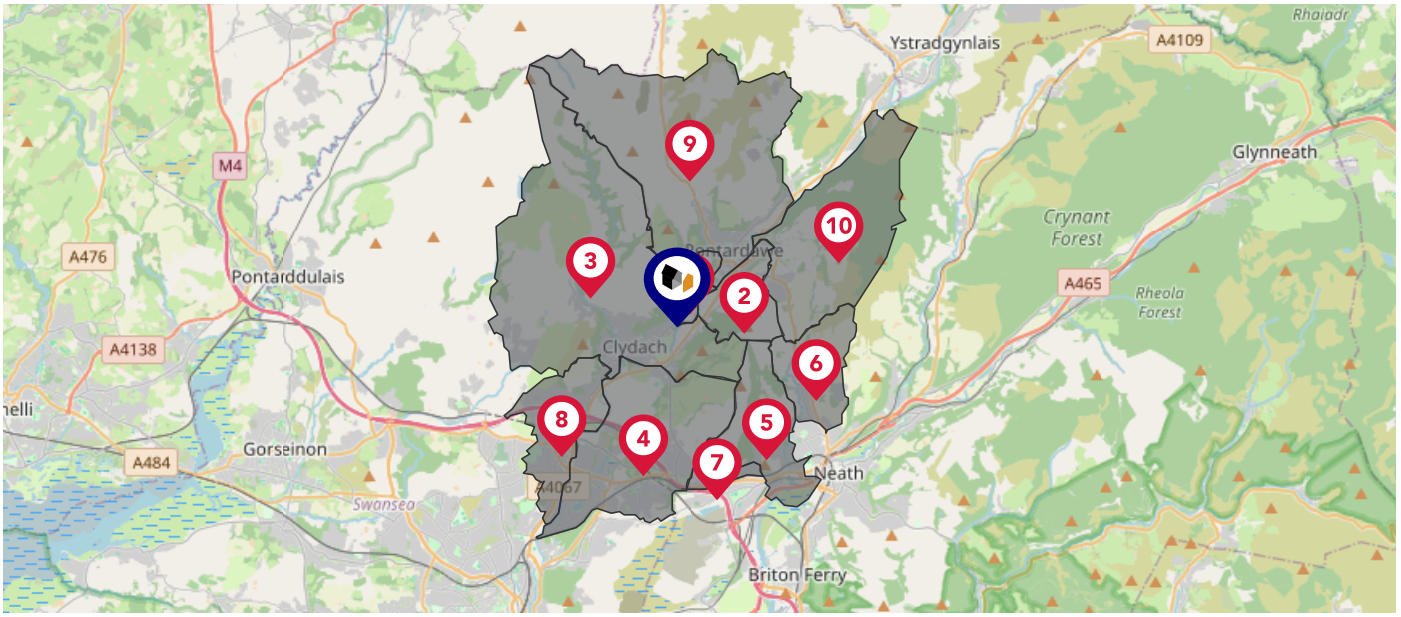
Nearby Conservation Areas

1	Cilybebyll
2	Llansamlet
3	Morriston
4	Neath Town Centre
5	Tonna Canal Depot

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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



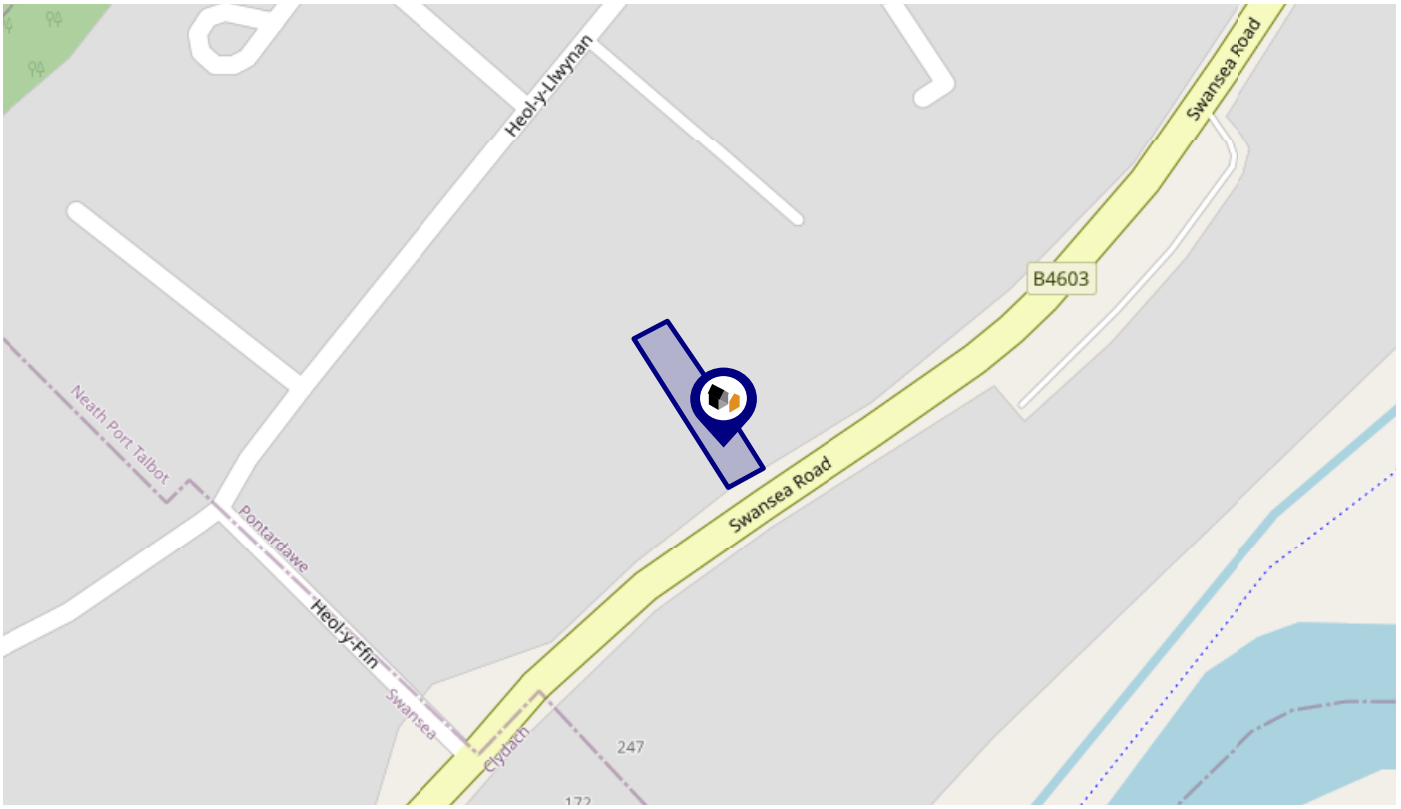
Nearby Council Wards

1	Trebanos ED
2	Allt-wen ED
3	Clydach ED
4	Llansamlet ED
5	Dyffryn ED
6	Bryn-coch North ED
7	Coedffranc North ED
8	Morriston ED
9	Pontardawe ED
10	Rhos ED

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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.

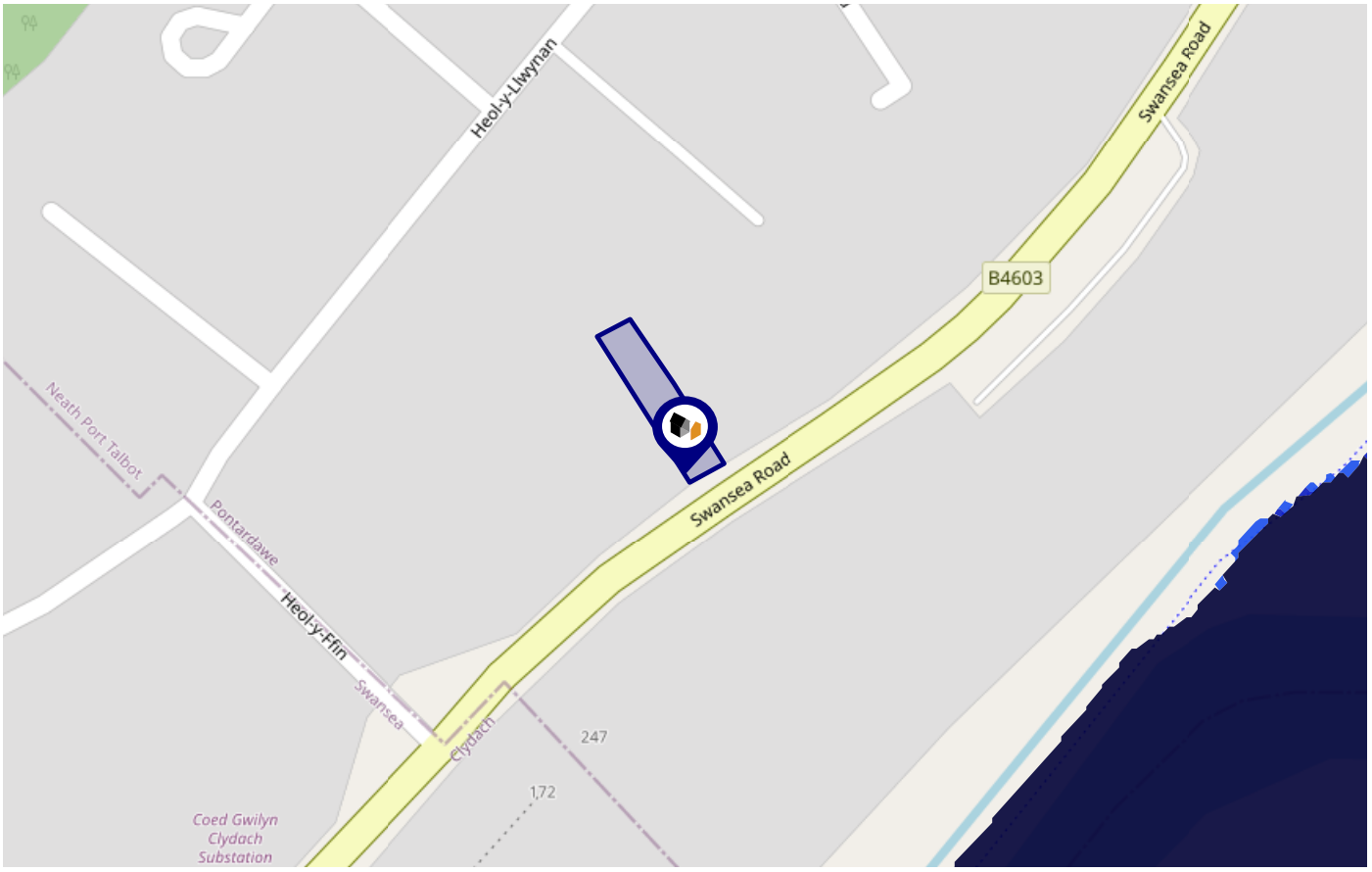
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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 Flood Risk

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



Risk Rating: Very low

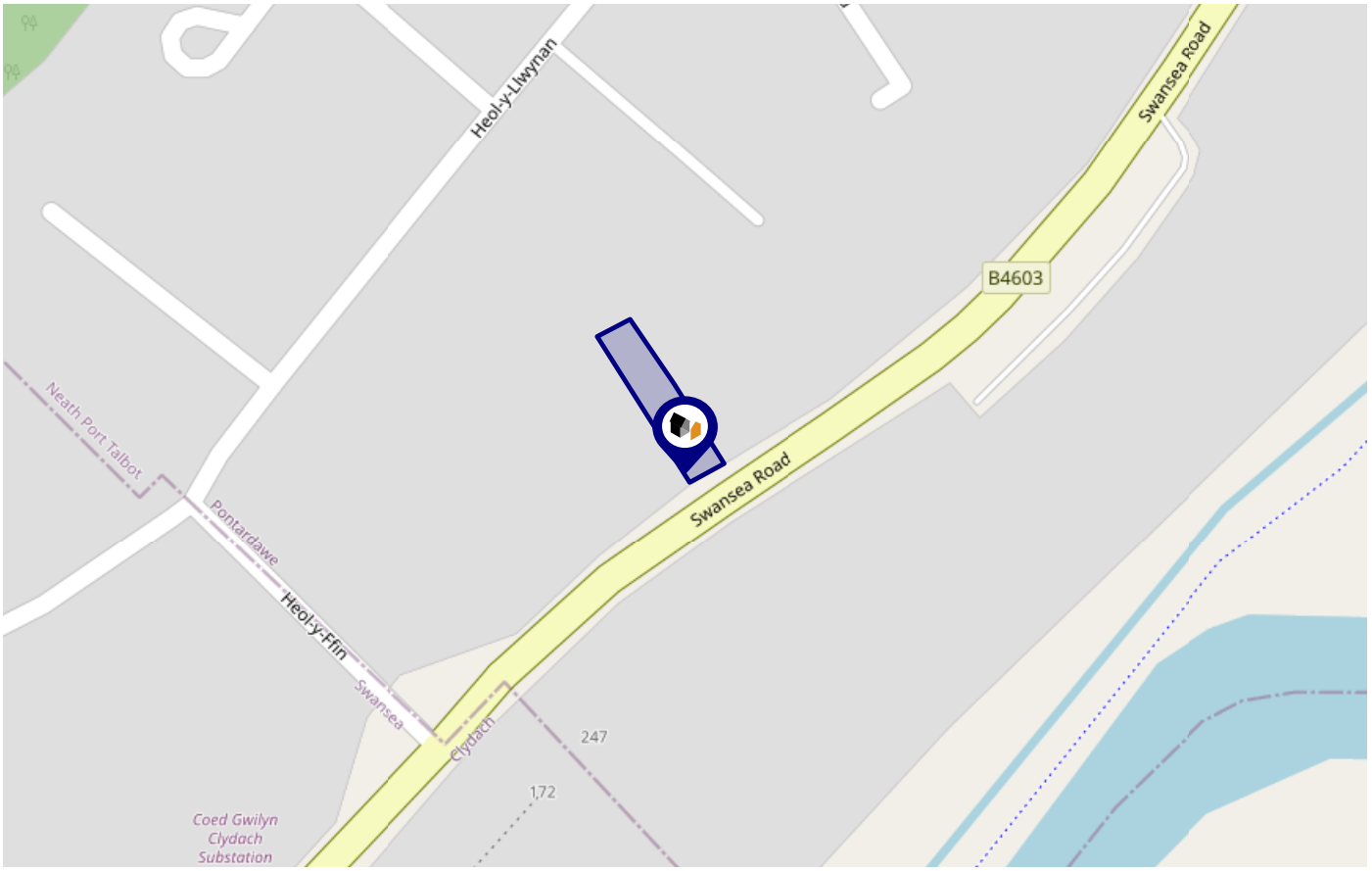
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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Flood Risk
Seas Flood Risk

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



Risk Rating: Very low

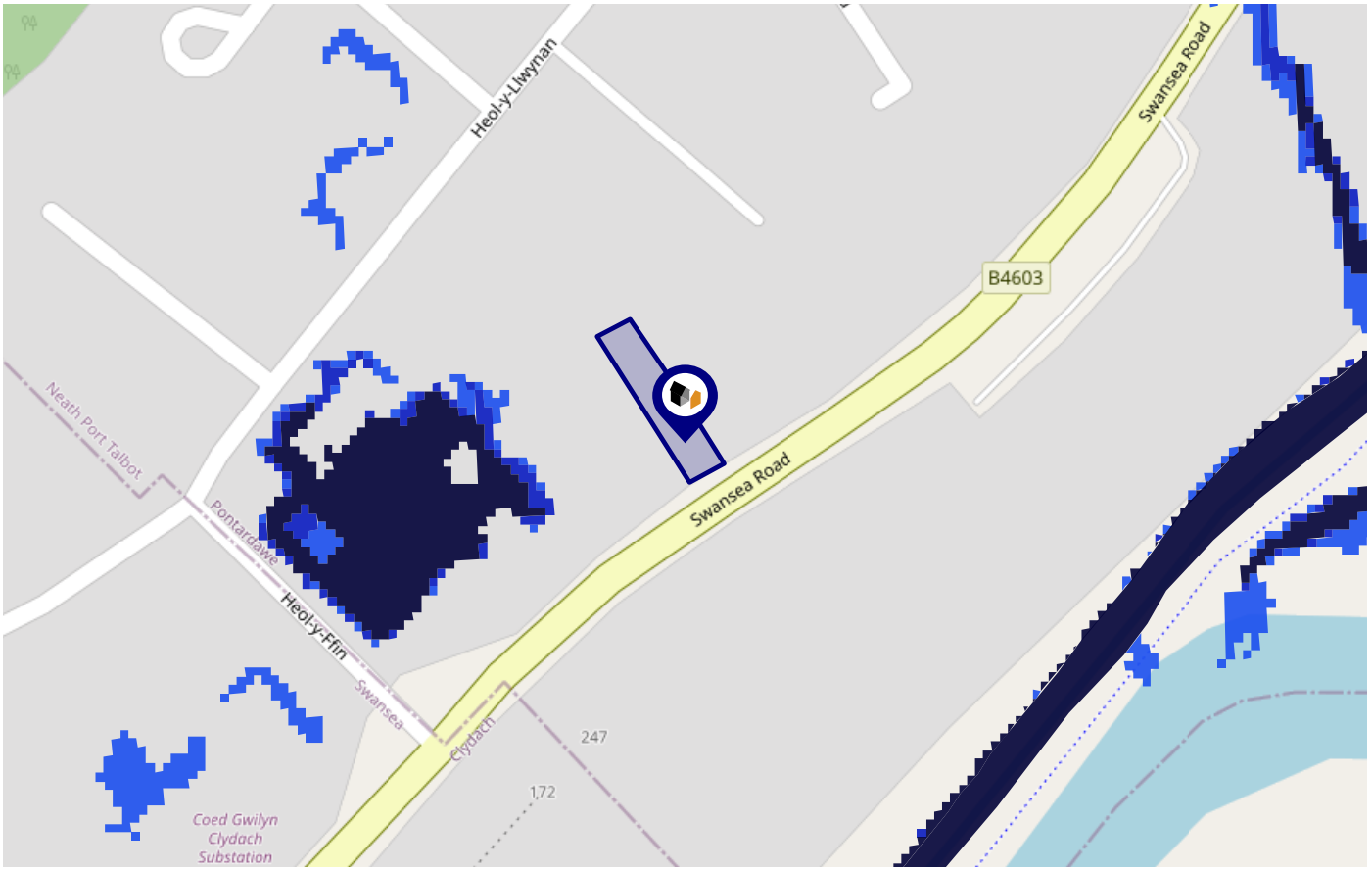
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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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: Very low

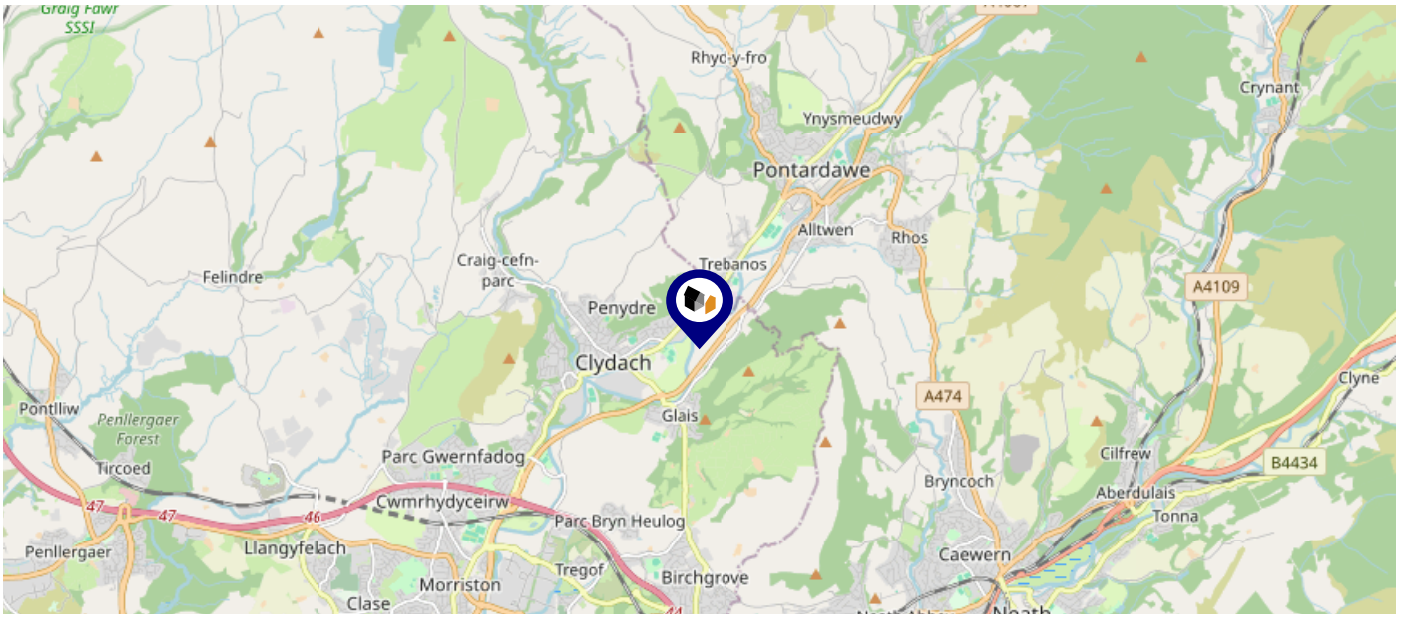
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Maps
Green Belt

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



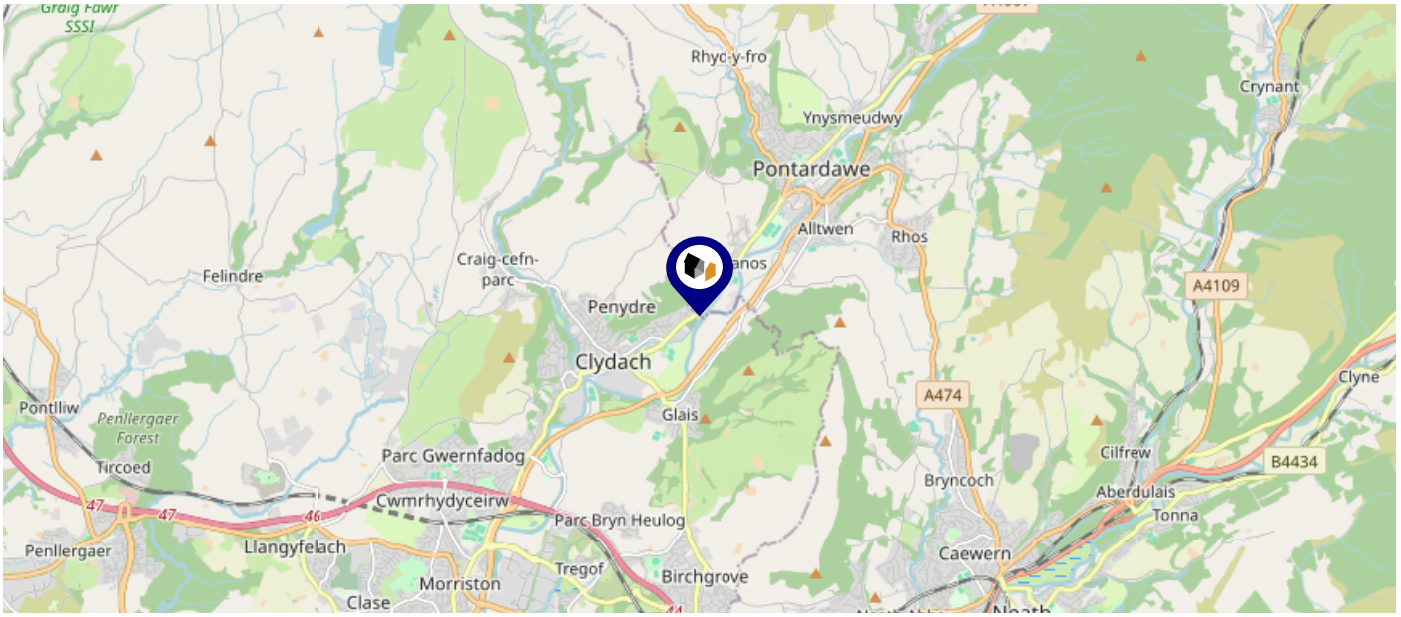
Nearby Green Belt Land

No data available.

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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.



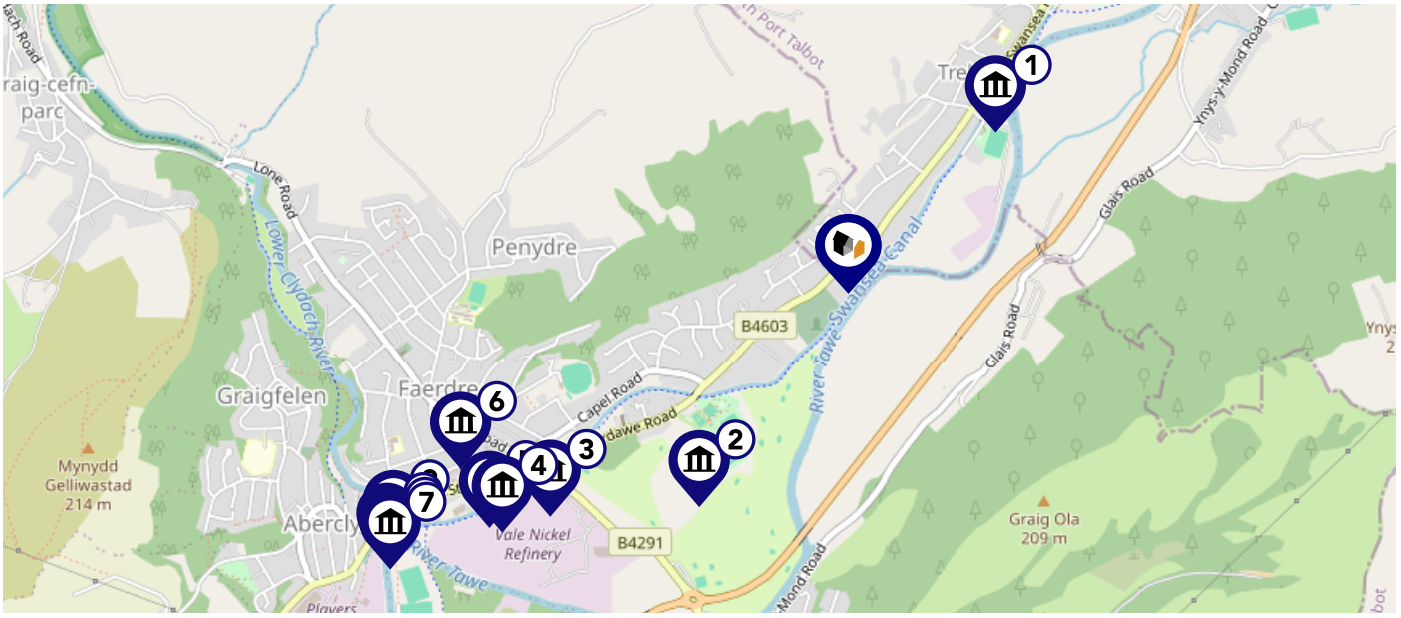
Nearby Landfill Sites

No data available.

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Maps
Listed Buildings

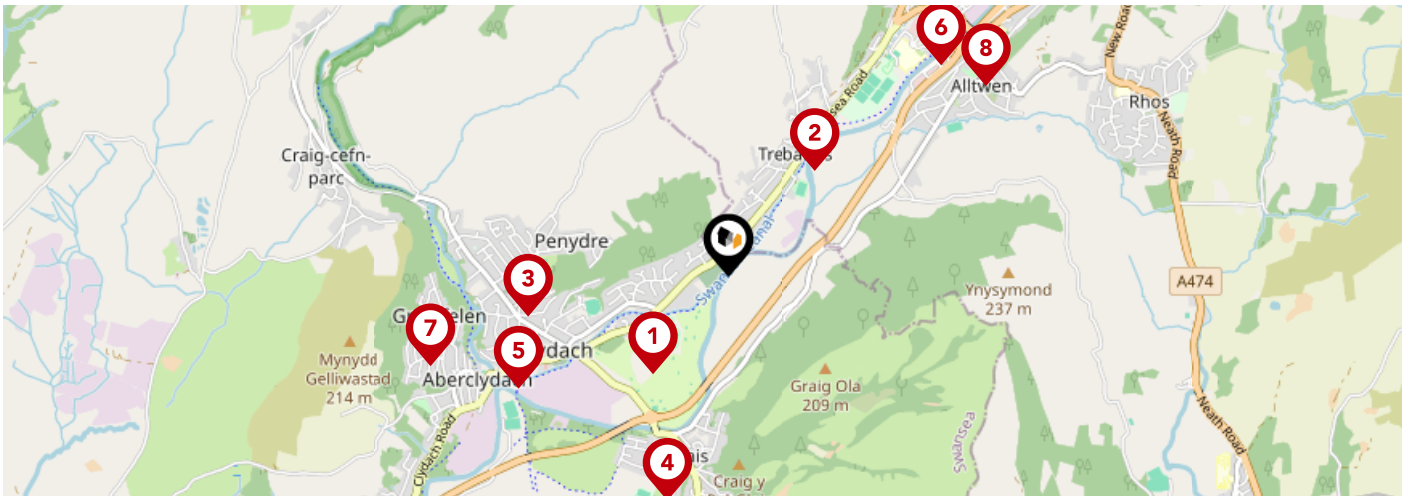
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1	11201 - Trebannws Multi-overflow & Outlet Sluice From The Swansea Canal	Grade II	0.5 miles
2	82331 - Manor Park Country House	Grade II	0.6 miles
3	82330 - Statue Of Sir Ludwig Mond	Grade II	0.8 miles
4	82318 - Church Of Saint John The Baptist	Grade II	0.9 miles
5	82328 - Milestone On S Side Of High Street	Grade II	1.0 miles
6	82329 - Milestone On Ne Side Of Vardre Road	Grade II	1.0 miles
7	82327 - Iron Footbridge Over The Swansea Canal	Grade II	1.2 miles
8	82317 - Piers And Railings At Calfaria Baptist Chapel	Grade II	1.2 miles
9	82322 - Church Of Saint Mary	Grade II	1.2 miles
10	22088 - Capel Calfaria	Grade II	1.2 miles

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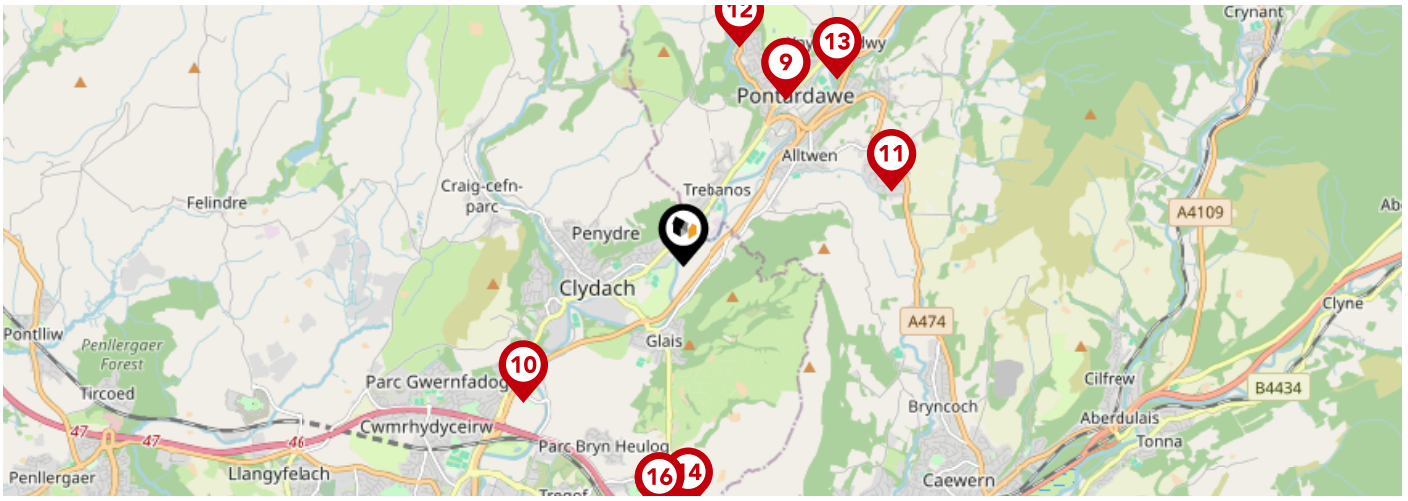
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 St Joseph's Catholic Primary School Ofsted Rating: Good | Pupils:0 | Distance:0.57	☐	☑	☐	☐	☐
2 YGGD Trebannws Ofsted Rating: Adequate | Pupils:0 | Distance:0.63	☐	☑	☐	☐	☐
3 Ysgol Gynradd Gymraeg Gellionnen Ofsted Rating: Good | Pupils:0 | Distance:0.94	☐	☑	☐	☐	☐
4 Glais Primary School Ofsted Rating: Good | Pupils:0 | Distance:1.07	☐	☑	☐	☐	☐
5 Clydach Primary school Ofsted Rating: Good | Pupils:0 | Distance:1.09	☐	☑	☐	☐	☐
6 Cwmtawe Community School Ofsted Rating: Excellent | Pupils:0 | Distance:1.38	☐	☐	☑	☐	☐
7 Craigfelen Primary School Ofsted Rating: Excellent | Pupils:0 | Distance:1.43	☐	☑	☐	☐	☐
8 Alltwen Primary School Ofsted Rating: Good | Pupils:0 | Distance:1.47	☐	☑	☐	☐	☐

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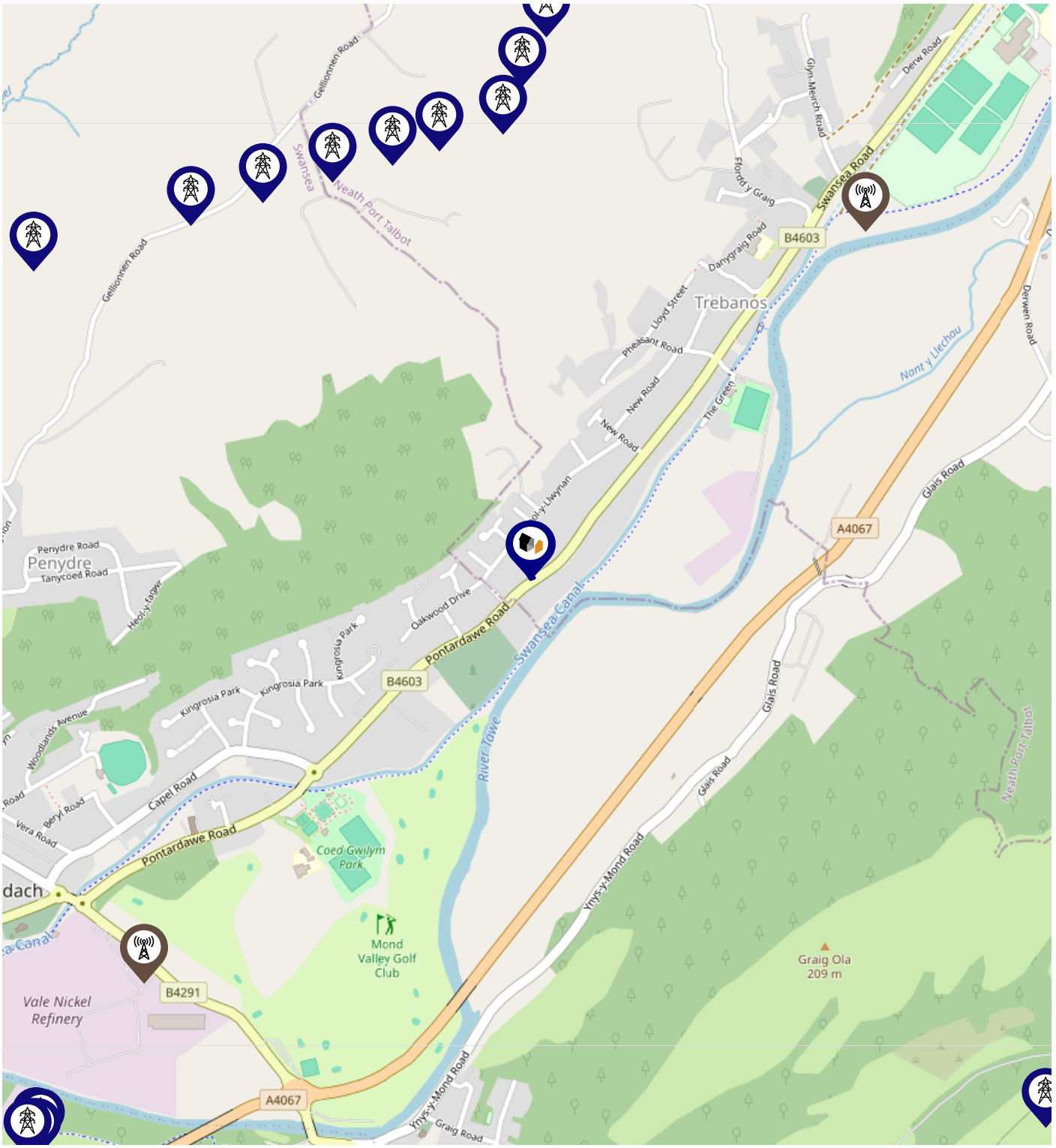
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**YGG Pontardawe** Ofsted Rating: Good | Pupils:0 | Distance:1.79	☐	☑	☐	☐	☐
10	**Ynystawe Primary School** Ofsted Rating: Good | Pupils:0 | Distance:1.93	☐	☑	☐	☐	☐
11	**Rhos Primary School** Ofsted Rating: Adequate | Pupils:0 | Distance:2.03	☐	☑	☐	☐	☐
12	**Rhydyfro Primary School** Ofsted Rating: Good | Pupils:0 | Distance:2.08	☐	☑	☐	☐	☐
13	**Llangiwg Primary School** Ofsted Rating: Good | Pupils:0 | Distance:2.23	☐	☑	☐	☐	☐
14	**Birchgrove Comprehensive School** Ofsted Rating: Good | Pupils:0 | Distance:2.24	☐	☐	☑	☐	☐
15	**Birchgrove Infants School** Ofsted Rating: Not Rated | Pupils:0 | Distance:2.29	☑	☐	☐	☐	☐
16	**Birchgrove Primary** Ofsted Rating: Excellent | Pupils:0 | Distance:2.29	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

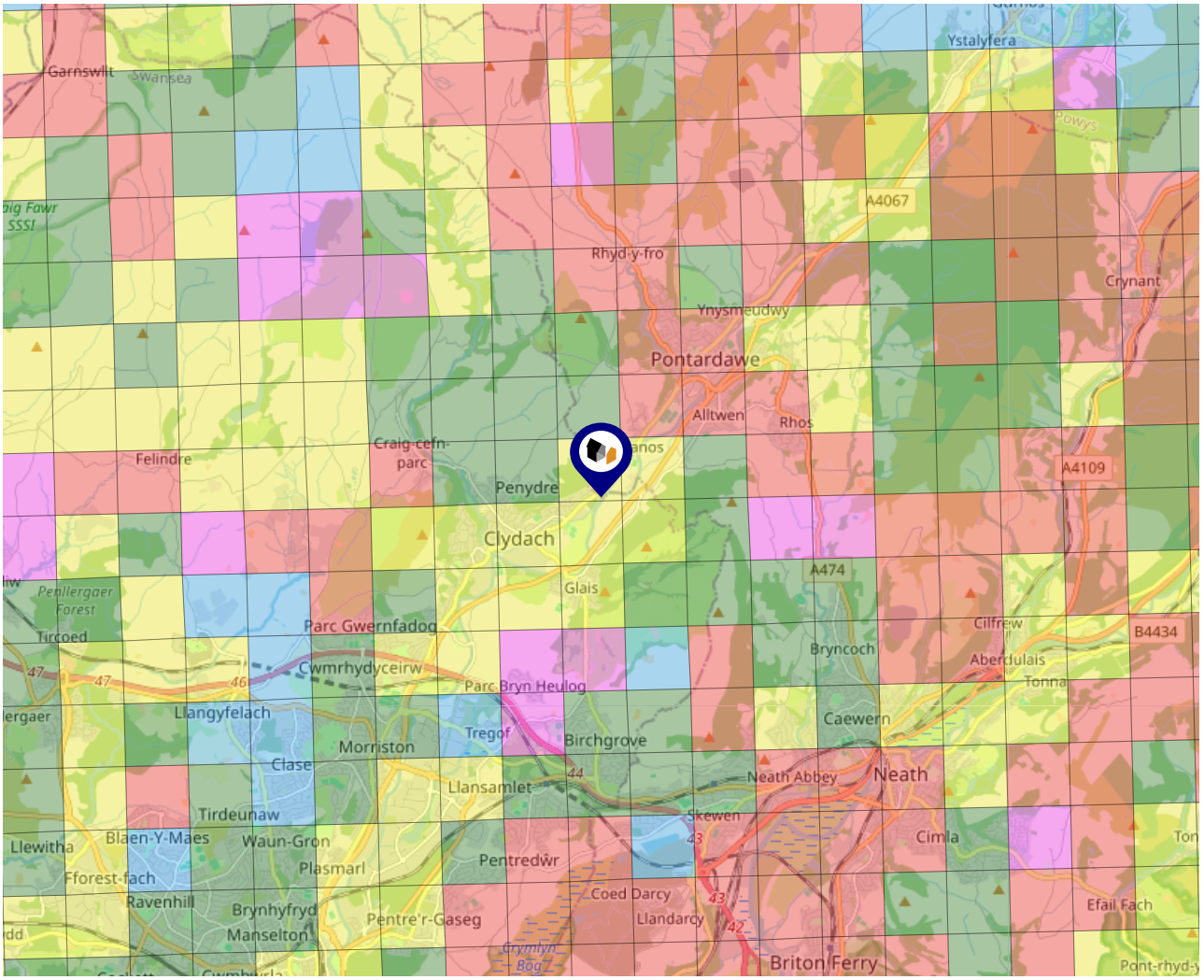
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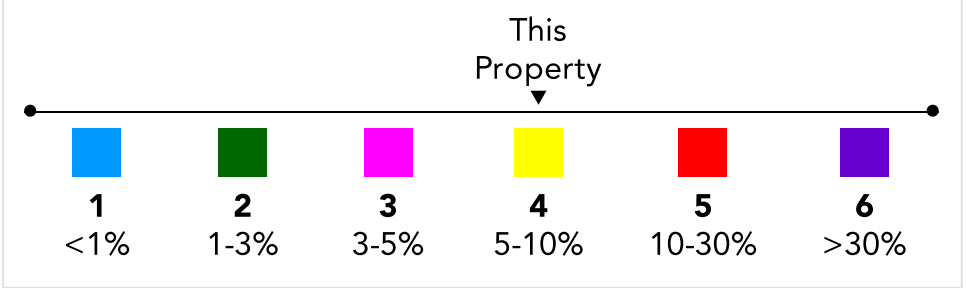
Environment
Radon Gas

Moving You

What is Radon?

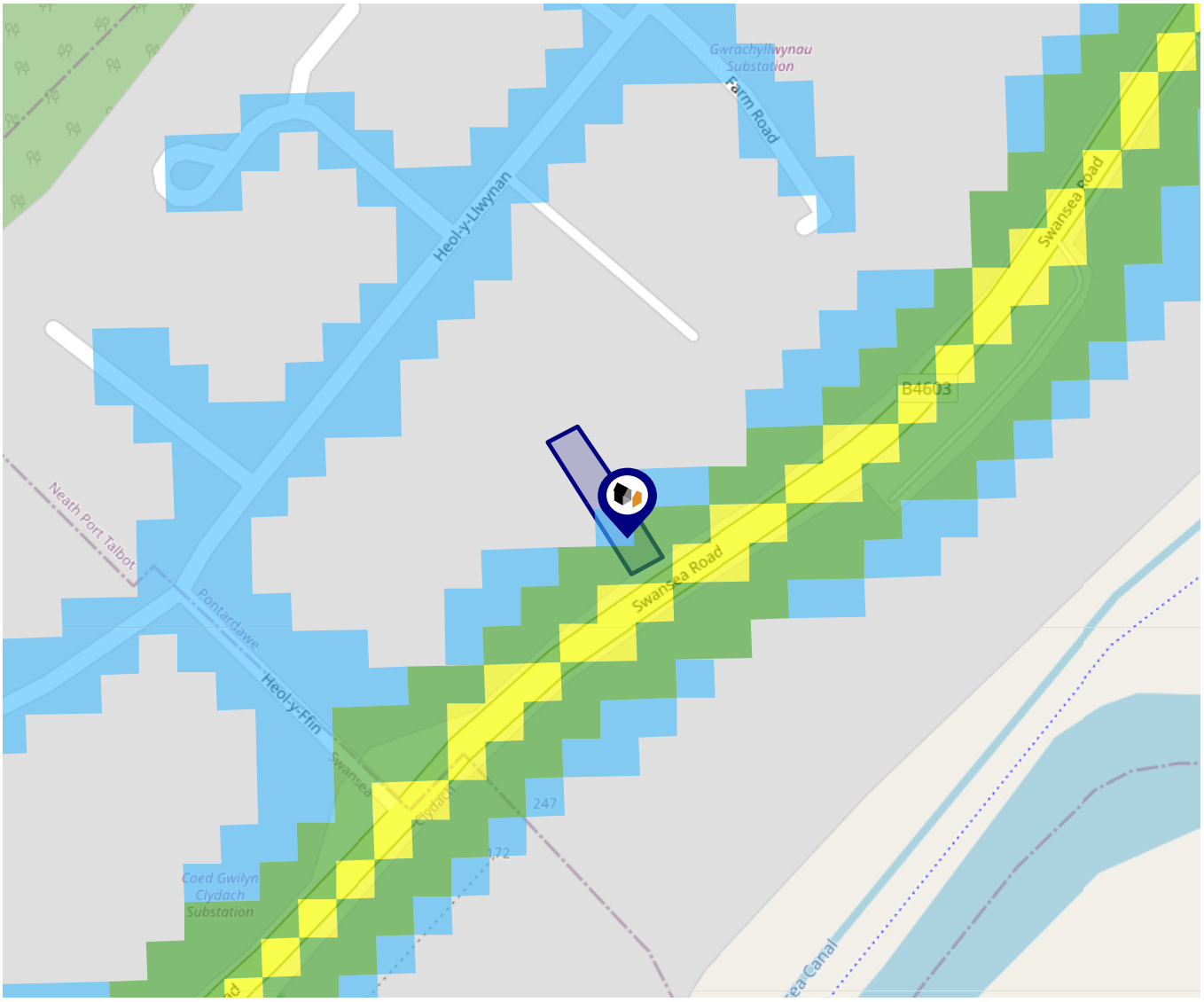
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

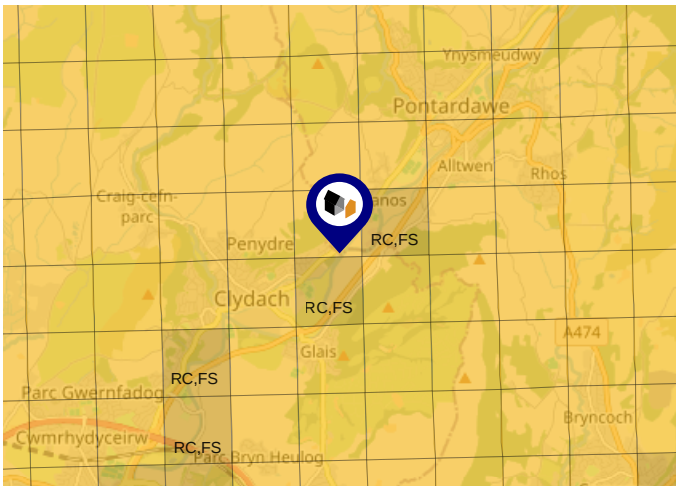
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Environment
Soils & Clay

Moving You

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		

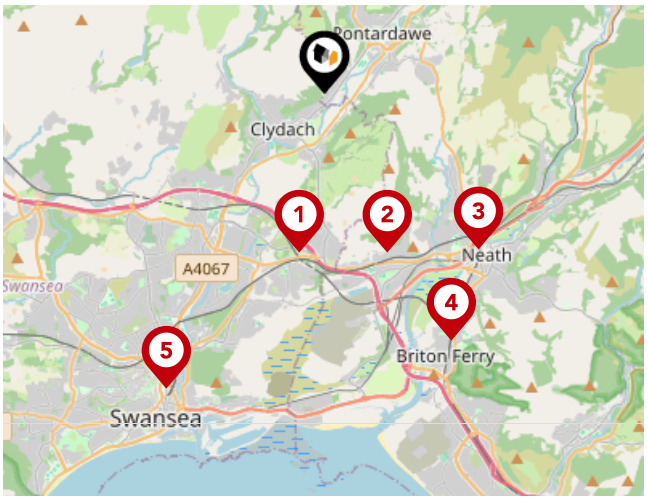


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)



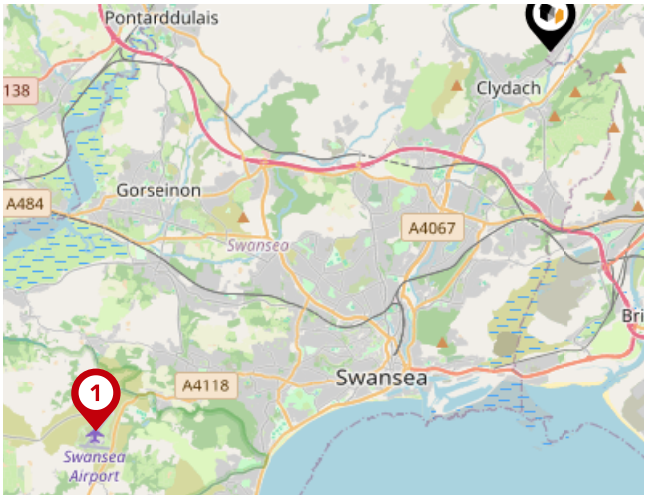
National Rail Stations

Pin	Name	Distance
1	Llansamlet Rail Station	2.93 miles
2	Skewen Rail Station	3.11 miles
3	Neath Rail Station	4 miles
4	Briton Ferry Rail Station	5.08 miles
5	Swansea Rail Station	6.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J45	2.45 miles
2	M4 J44	2.79 miles
3	M4 J43	3.87 miles
4	M4 J46	4.04 miles
5	M4 J42	5.02 miles

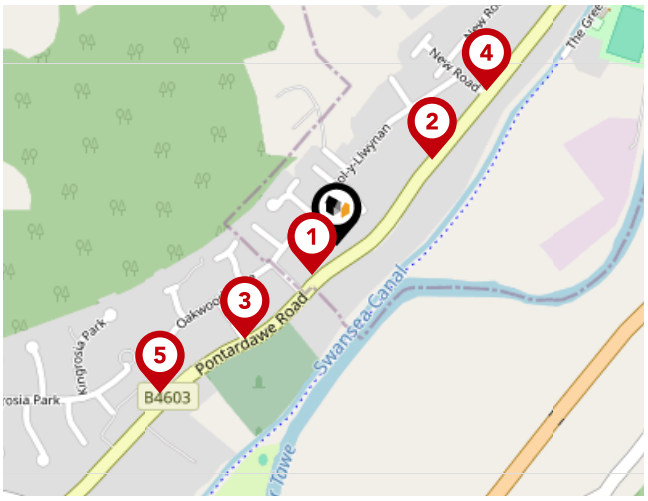


Airports/Helipads

Pin	Name	Distance
1	Swansea Airport	10.88 miles

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Area
Transport (Local)

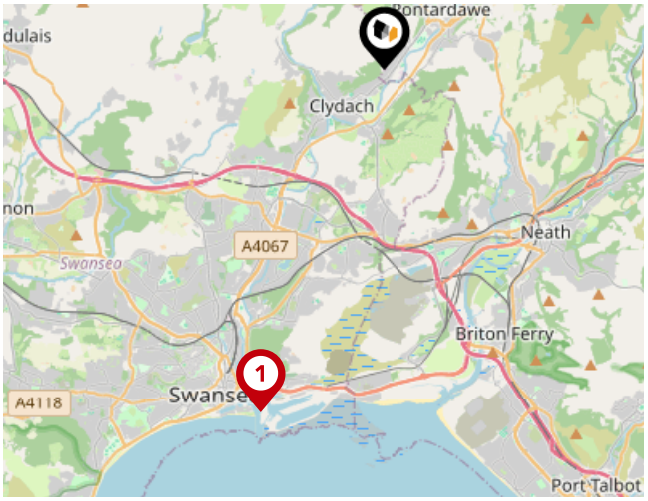


Bus Stops/Stations

Pin	Name	Distance
1	Heol-y-Ffin	0.04 miles
2	Swansea Road	0.14 miles
3	Coedgwilym Cemetery	0.14 miles
4	New Road	0.24 miles
5	Coedgwilym Cemetery	0.26 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	6.67 miles

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Moving You

A Dedicated Personal Property Expert

Moving home can be one of the most stressful things you will do in your life. Working with one of our highly experienced experts, who have helped move 1000's of buyers and sellers, will ensure you have the support you need, when you need it.

Exceeding your expectations

Whether you are a buyer or seller, we provide you with all of the related services when moving, to ensure your experience is of the highest standard.

With our extended hours and on demand services we aim to provide a better experience than ever before.

Financial Services

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.

Moving You
Testimonials

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

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.

Powered by sprift
Know any property instantly

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Moving You

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Ordnance Survey

Land Registry

Environment Agency

Historic England

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