

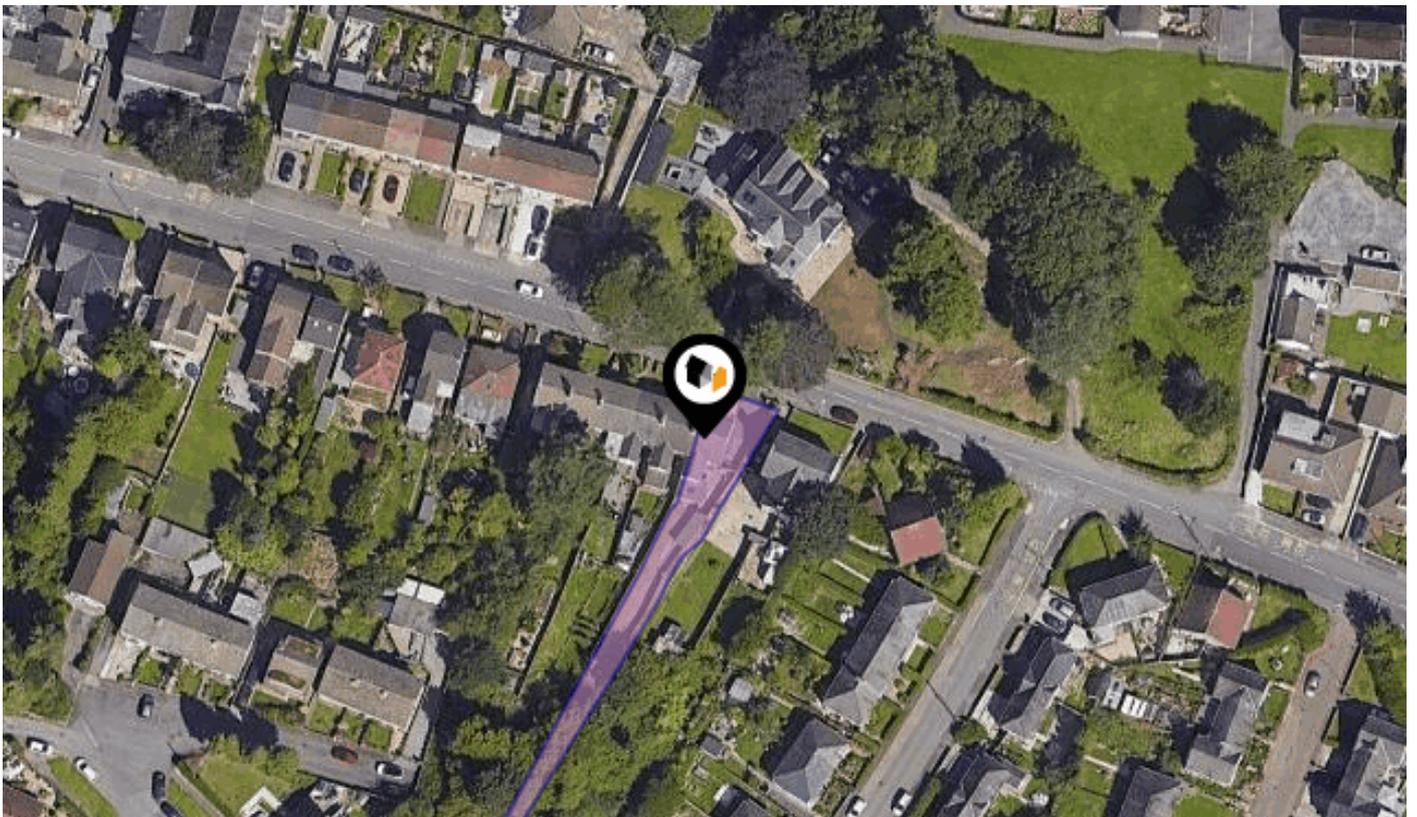


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 03<sup>rd</sup> May 2025**



**LLANLLIENWEN ROAD, CWMRHYDYCEIRW, SWANSEA,  
SA6**

## Moving You

Moving You – South Wales

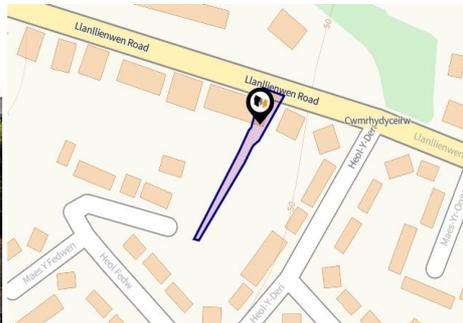
07717661188

andy.oneill@moving-you.co.uk

www.moving-you.co.uk



# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,905		
<b>Title Number:</b>	WA215190		

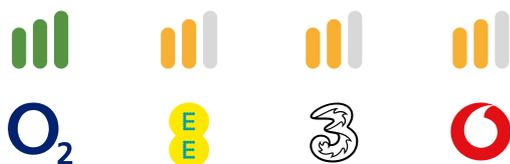
## Local Area

<b>Local Authority:</b>	Swansea
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	England Only
● Surface Water	England Only

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Gallery Photos



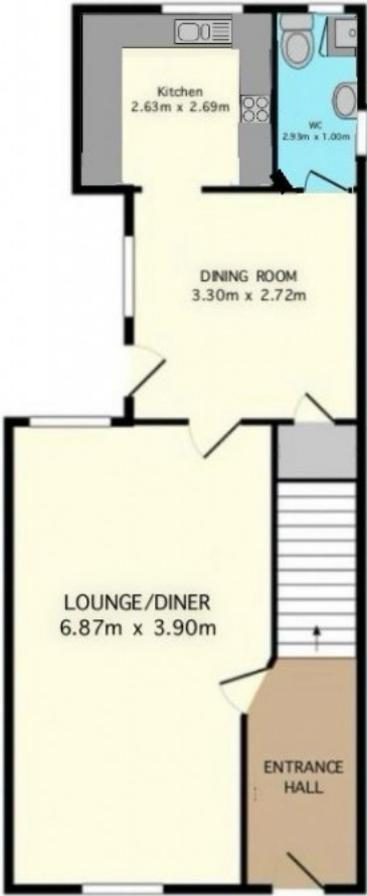


# Gallery Photos





**LLANLLIENWEN ROAD, CWMRHYDYCEIRW, SWANSEA,  
SA6**



GROUND FLOOR  
APPROX. FLOOR  
AREA 60.9 SQ.M.  
(656 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 46.3 SQ.M.  
(498 SQ.FT.)



# Property EPC - Certificate



Llanllienwen Road, Cwmrhydyceirw, SA6

Energy rating

# E

Valid until 23.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	93 m <sup>2</sup>

# Market Sold in Street



## 173, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	28/07/2023	24/06/2011
Last Sold Price:	£192,000	£70,000

## 172, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	04/11/2022
Last Sold Price:	£170,000

## 142, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	16/08/2019	26/11/2010	20/07/2009	28/04/1995
Last Sold Price:	£145,000	£112,000	£100,000	£42,000

## 139, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	21/09/2018	04/08/2000
Last Sold Price:	£133,000	£43,000

## 159, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	15/06/2018	15/07/2016
Last Sold Price:	£165,000	£152,000

## 174, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	30/05/2018
Last Sold Price:	£115,000

## 180, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	30/05/2018	09/08/1999
Last Sold Price:	£150,000	£51,000

## 138, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	30/10/2017
Last Sold Price:	£287,500

## 170, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	04/11/2016
Last Sold Price:	£116,000

## 160, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	31/08/2016	25/04/1997
Last Sold Price:	£475,000	£460,000

## 169, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	31/07/2015
Last Sold Price:	£108,000

## 175, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	30/06/2015
Last Sold Price:	£160,000

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

# Market Sold in Street



## 156, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 10/07/2014  
Last Sold Price: £120,000

## 144, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	25/04/2013	06/02/2006
Last Sold Price:	£105,000	£83,000

## 161, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 01/09/2010  
Last Sold Price: £161,000

## 165, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 04/06/2010  
Last Sold Price: £108,000

## 148, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	11/04/2008	30/06/1999
Last Sold Price:	£121,000	£38,000

## 179, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 11/09/2006  
Last Sold Price: £250,000

## 133, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 13/01/2006  
Last Sold Price: £90,000

## 168, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 21/11/2003  
Last Sold Price: £38,500

## 145, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	31/10/2001	24/02/1995
Last Sold Price:	£48,950	£39,950

## 143, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date:	22/09/2000	17/12/1999
Last Sold Price:	£35,000	£40,000

## 151, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 30/07/1999  
Last Sold Price: £40,000

## 140, Llanllienwen Road, Swansea, SA6 6LT

Last Sold Date: 21/12/1995  
Last Sold Price: £70,000

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

# Market Sold in Street



## 147, Llanllienwen Road, Swansea, SA6 6LT

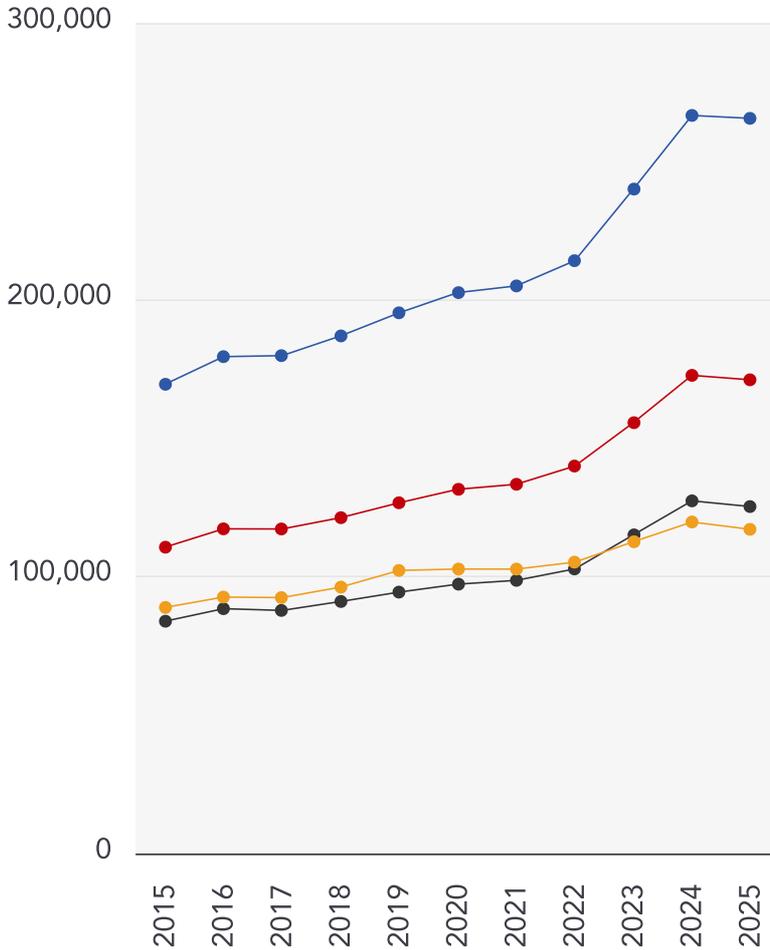
Last Sold Date:	13/04/1995
Last Sold Price:	£37,500

**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 SA6



Detached

**+56.66%**

Semi-Detached

**+54.64%**

Flat

**+31.72%**

Terraced

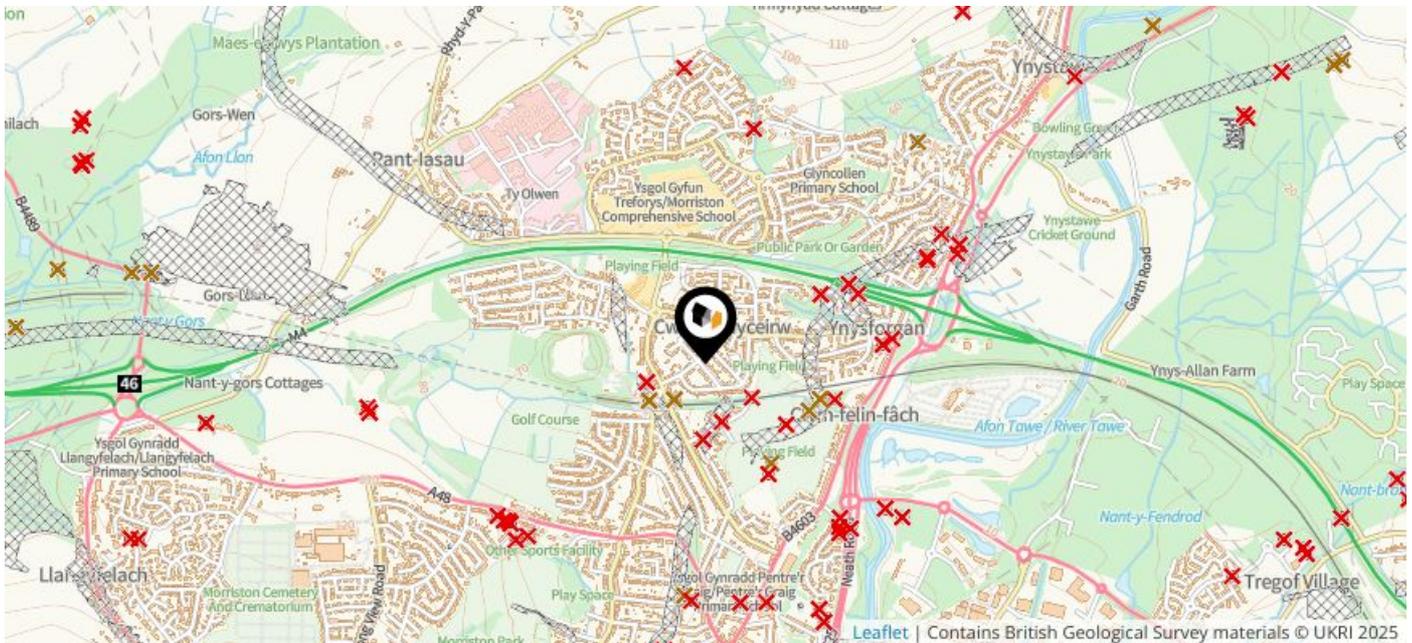
**+49.35%**

# 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.

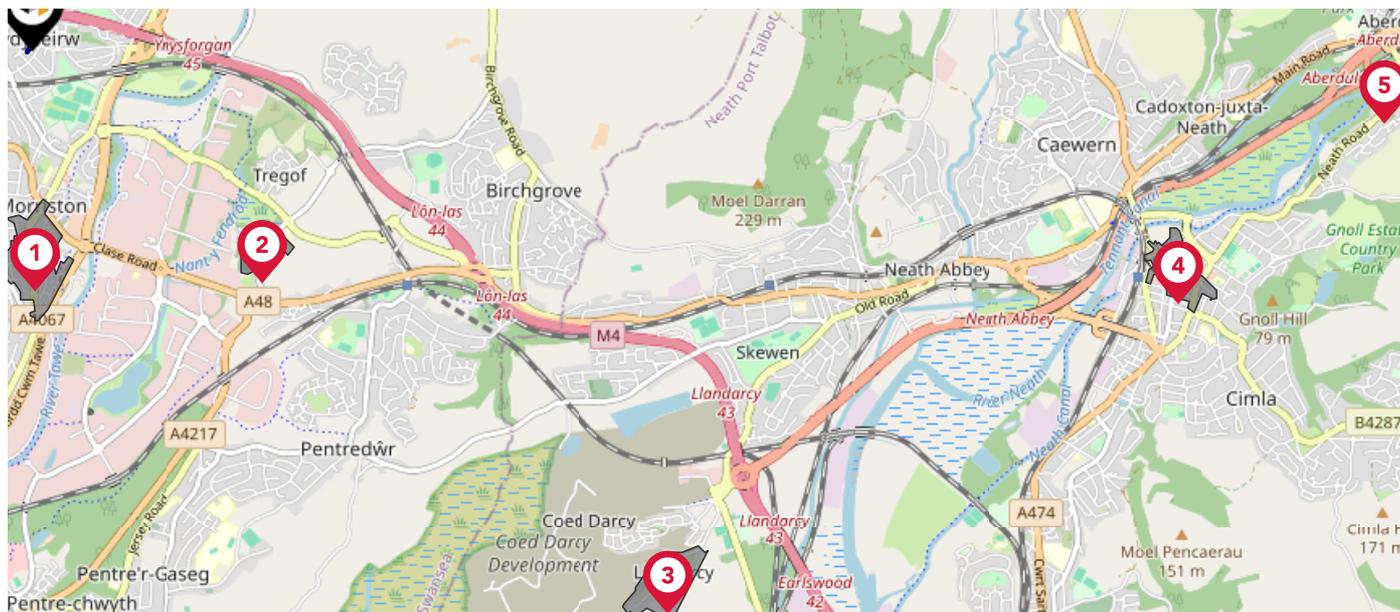
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

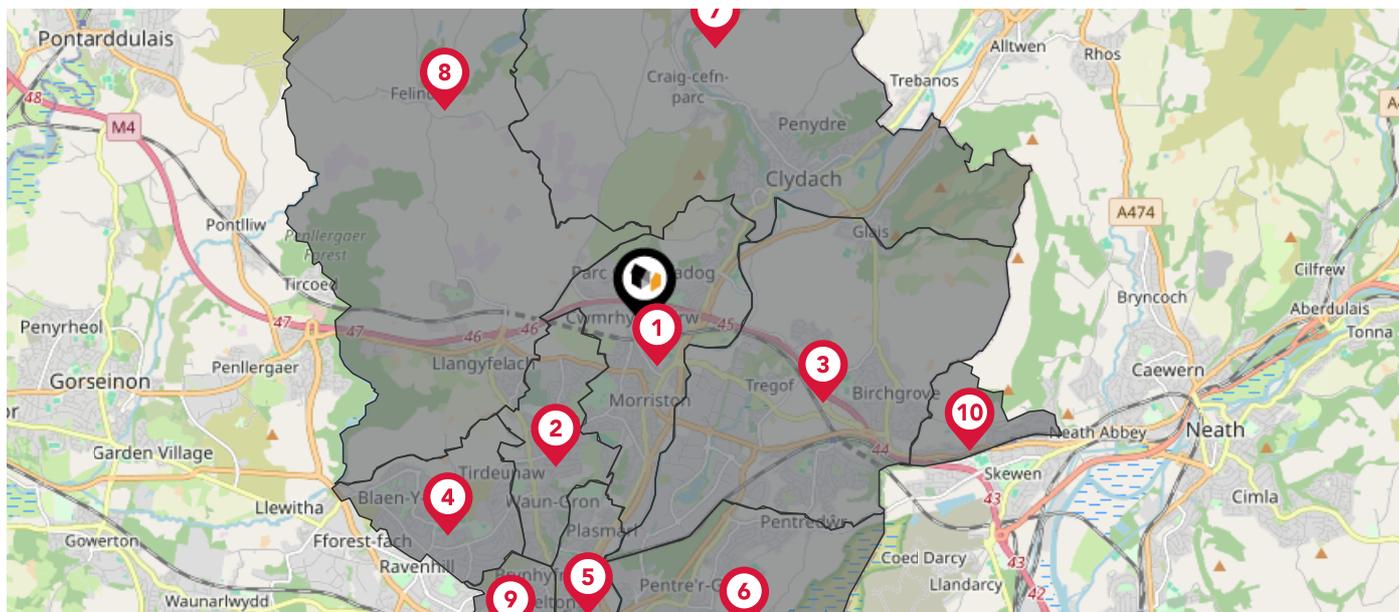
-  Morrison
-  Llansamlet
-  Llandarcy Village
-  Neath Town Centre
-  Tonna Canal Depot

# Maps

## Council Wards



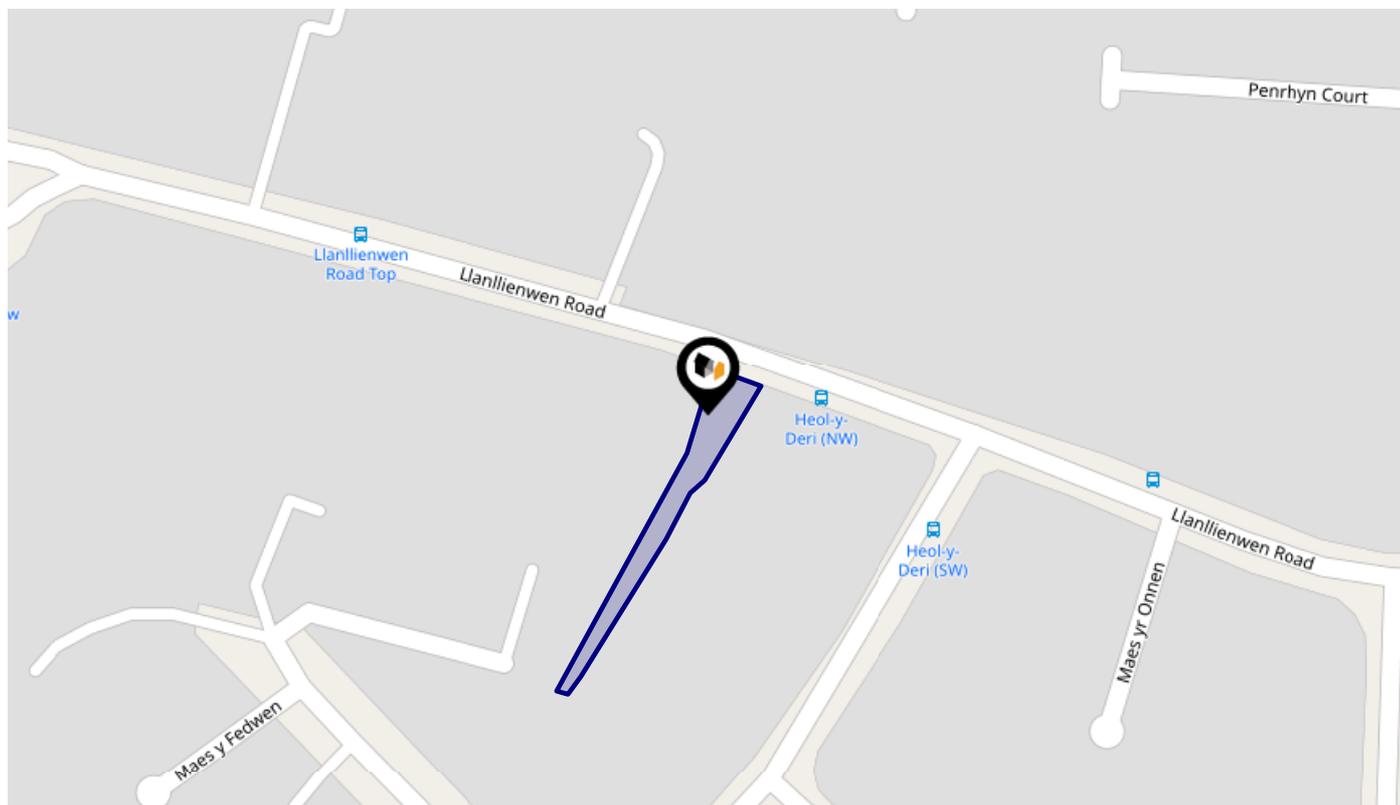
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Morriston ED
-  2 Mynydd-bach ED
-  3 Llansamlet ED
-  4 Penderry ED
-  5 Landore ED
-  6 Bon-y-maen ED
-  7 Clydach ED
-  8 Llangyfelach ED
-  9 Cwmbwrla ED
-  10 Coedffranc North ED

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:

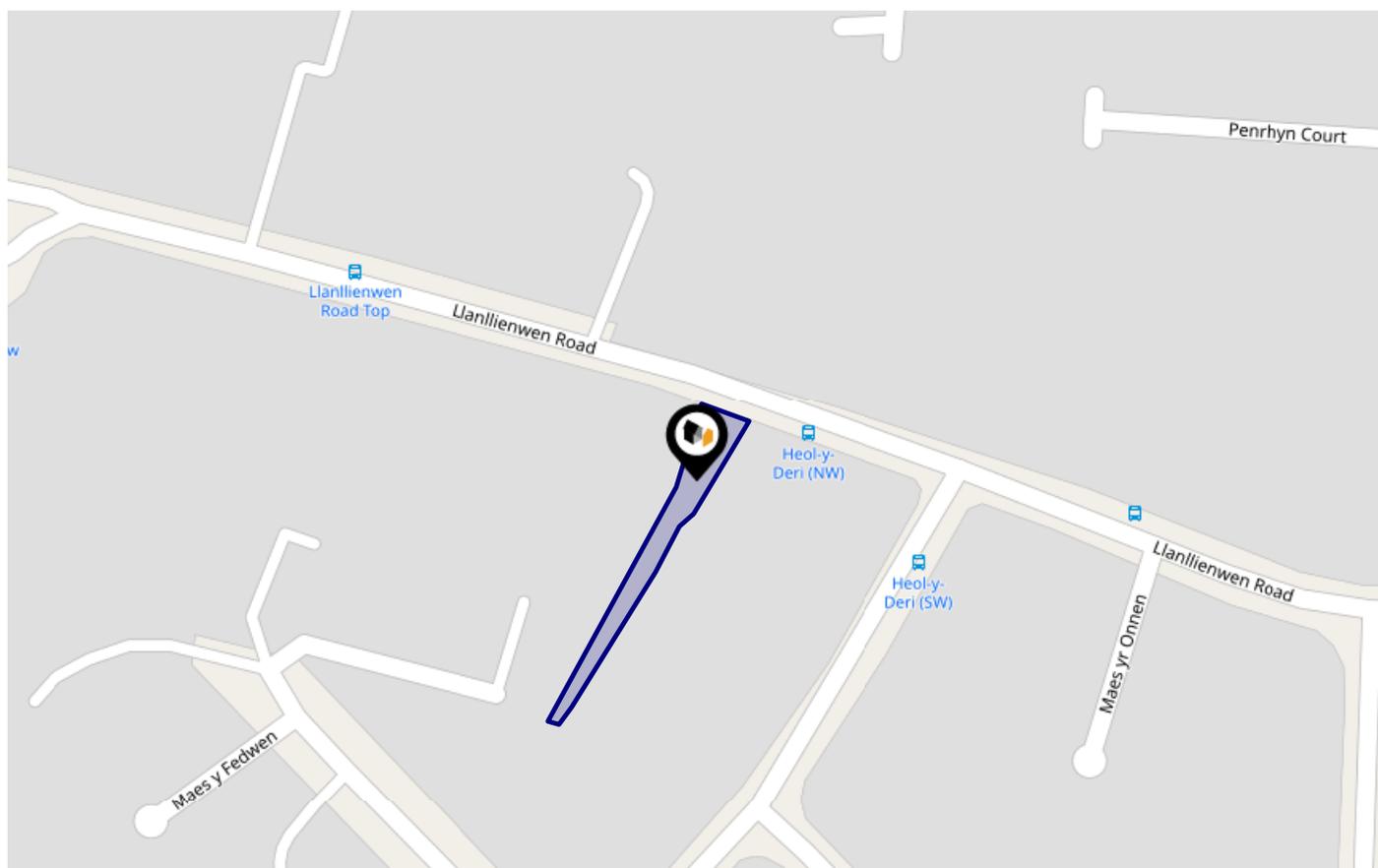
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

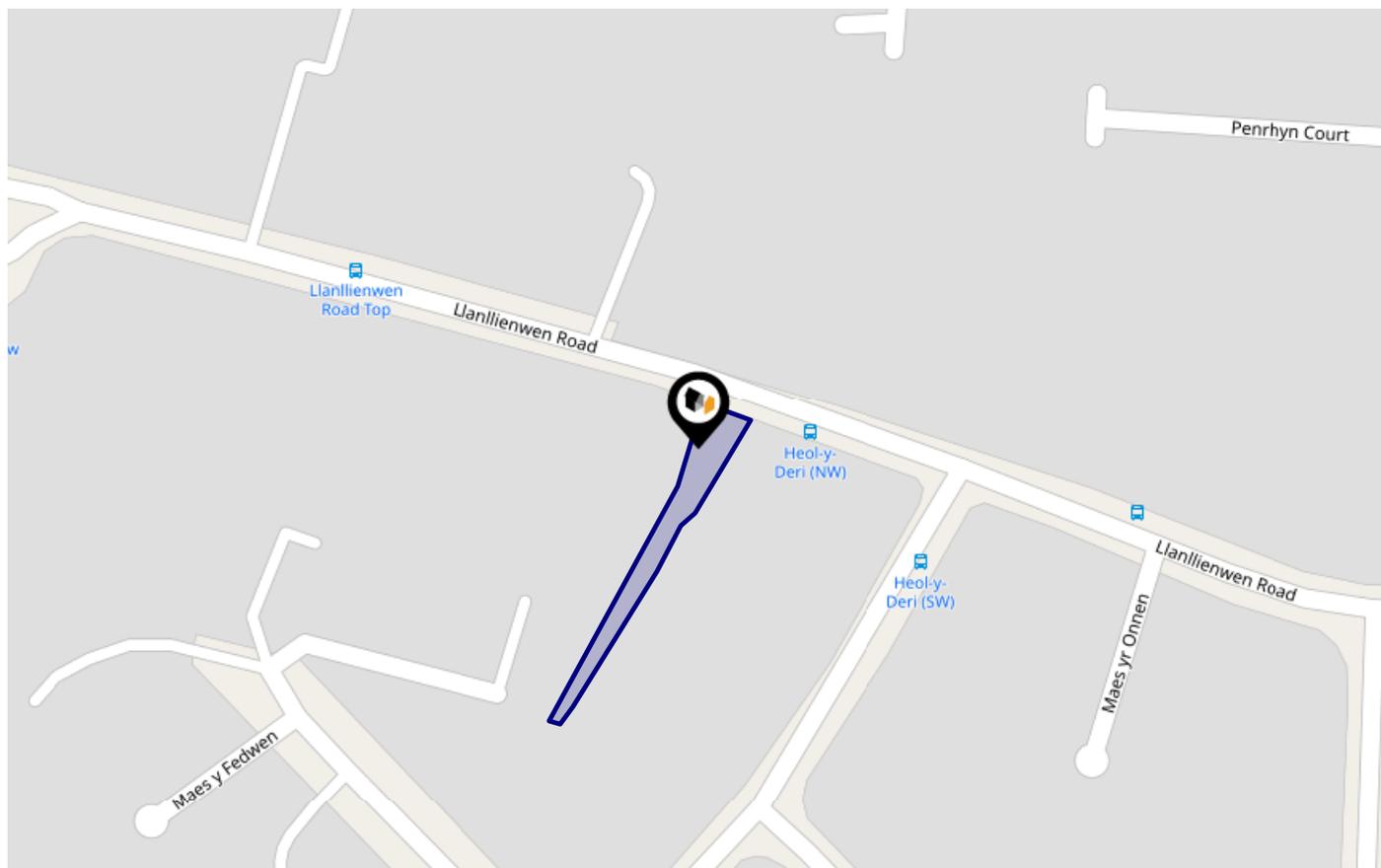
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%)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

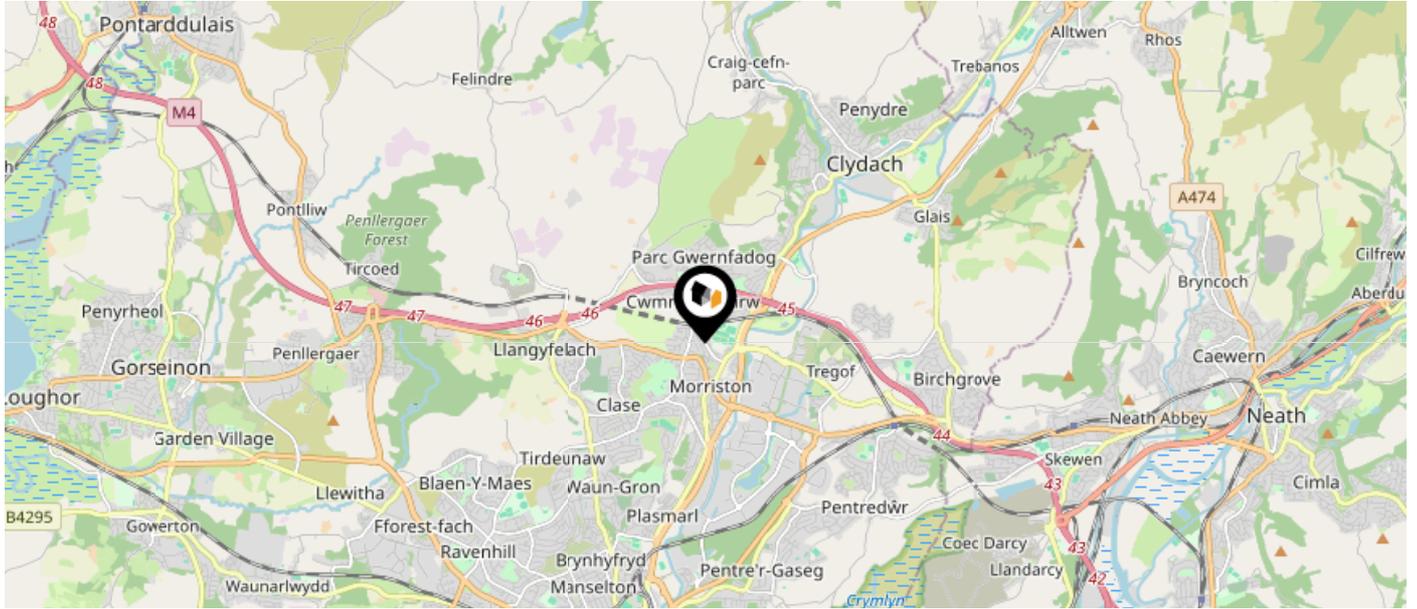
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

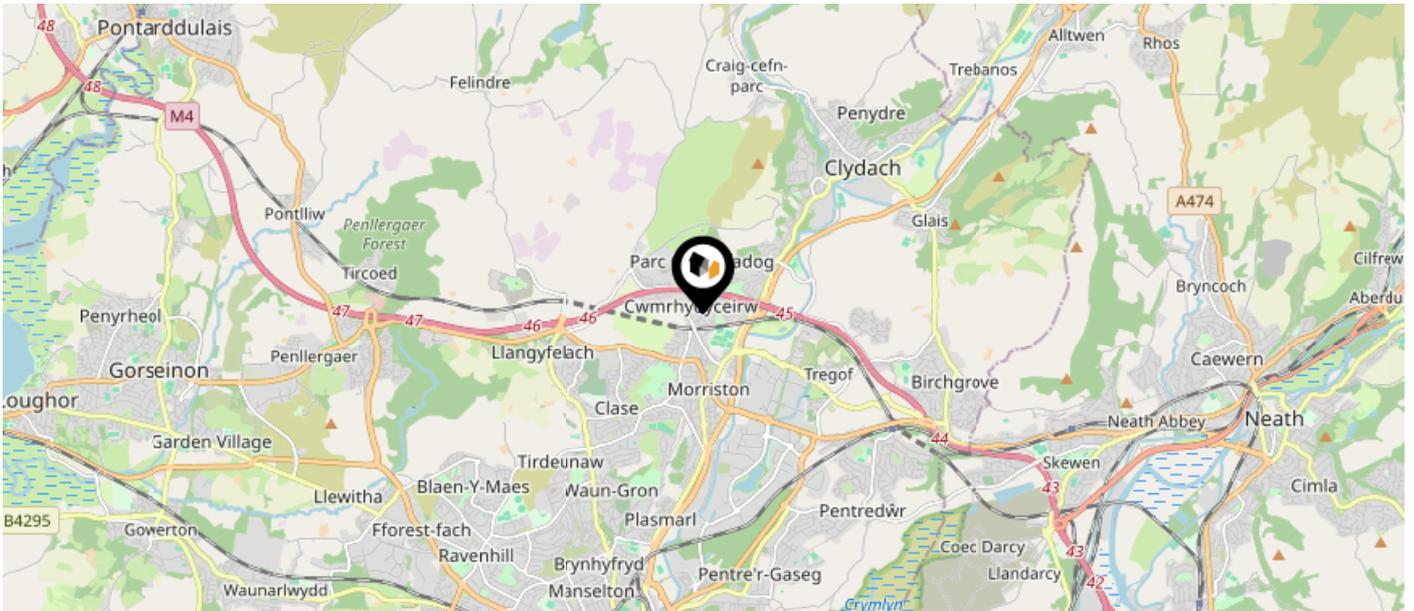
No data available.

# 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

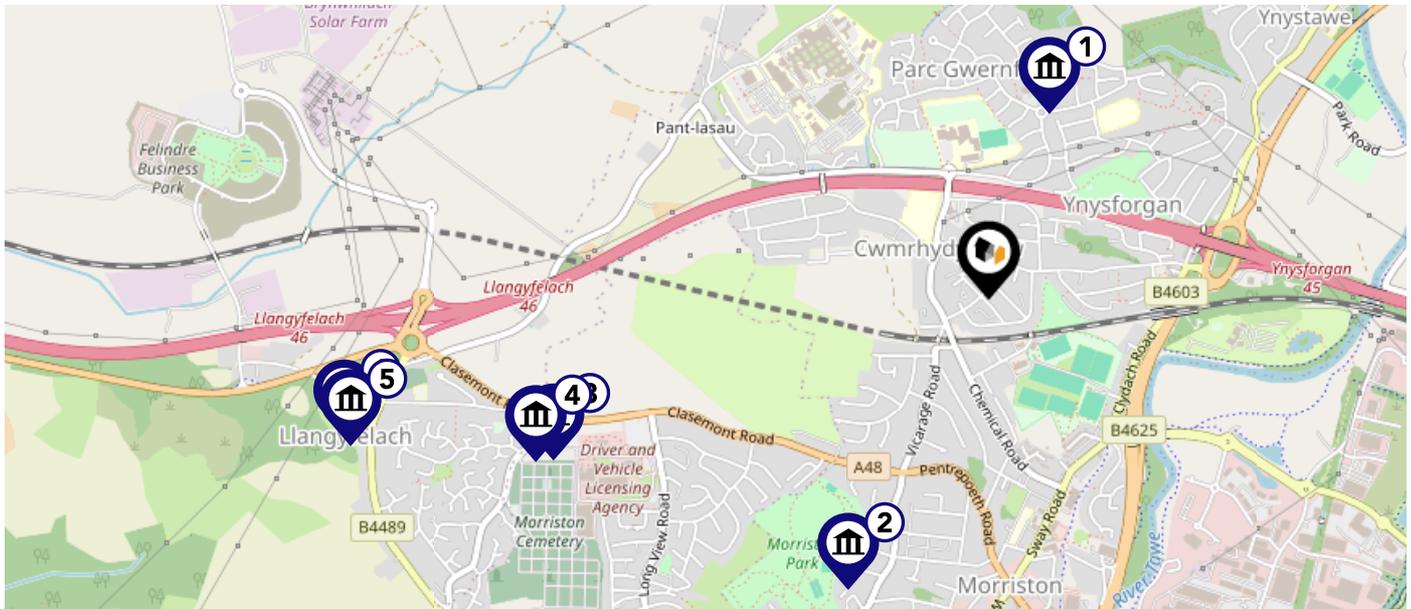
No data available.

# Maps

## Listed Buildings

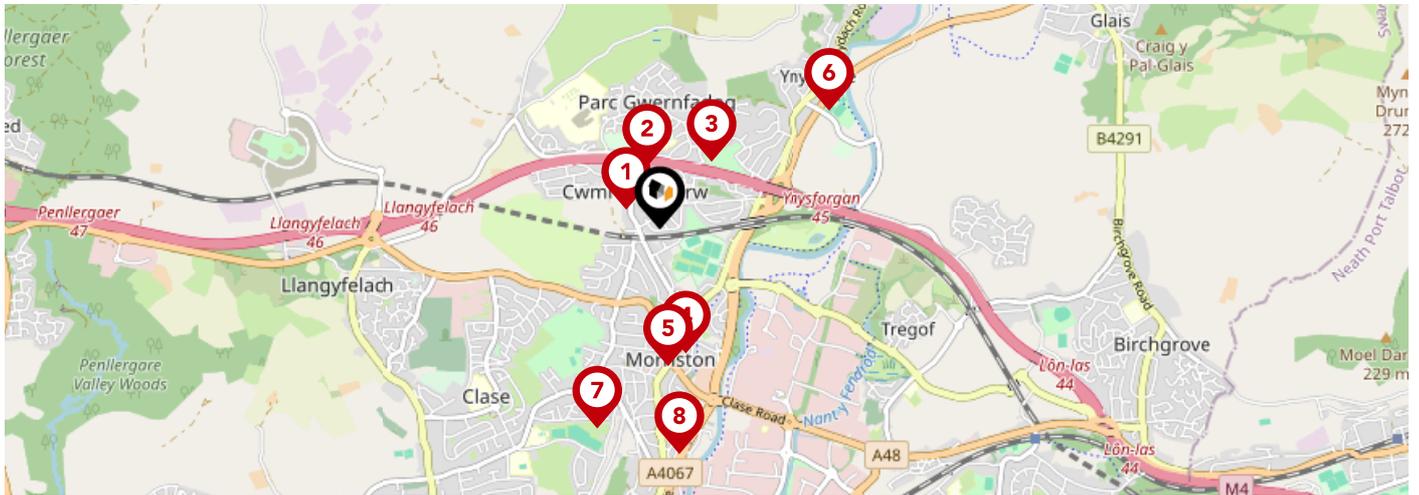


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



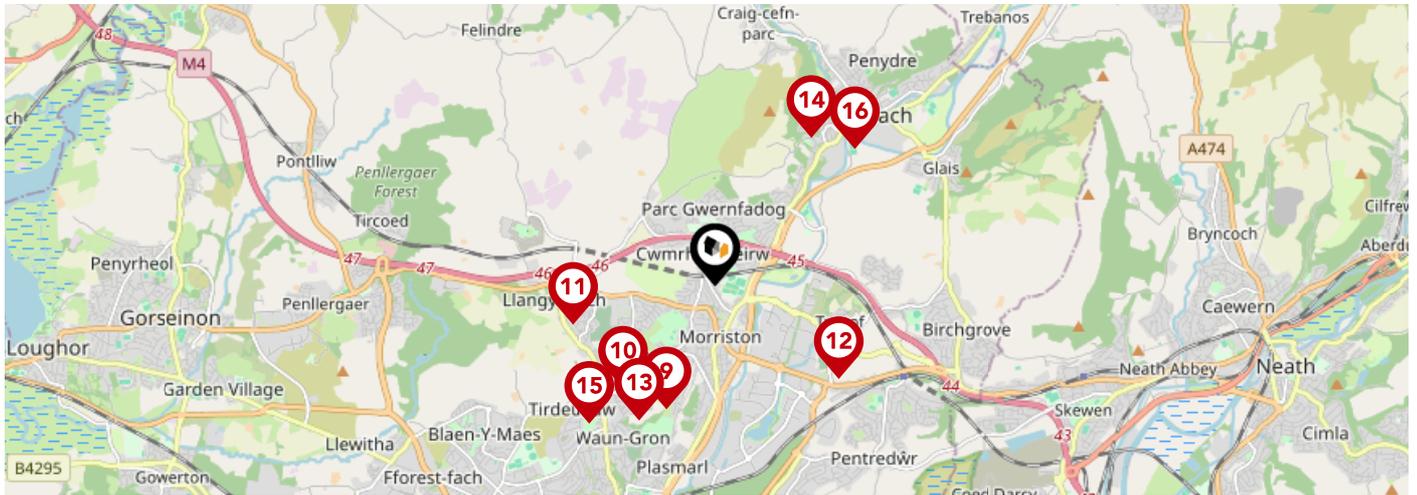
Listed Buildings in the local district	Grade	Distance
 11740 - Wernfadog	Grade II	0.5 miles
 11743 - War Memorial In Morrision Park	Grade II	0.7 miles
 26237 - Boundary Post	Grade II	1.0 miles
 26137 - Boundary Post	Grade II	1.1 miles
 26236 - Tower Of Church Of St David And St Cyfelach	Grade II	1.5 miles
 26235 - Church Of St David And St Cyfelach	Grade II	1.5 miles

# Area Schools



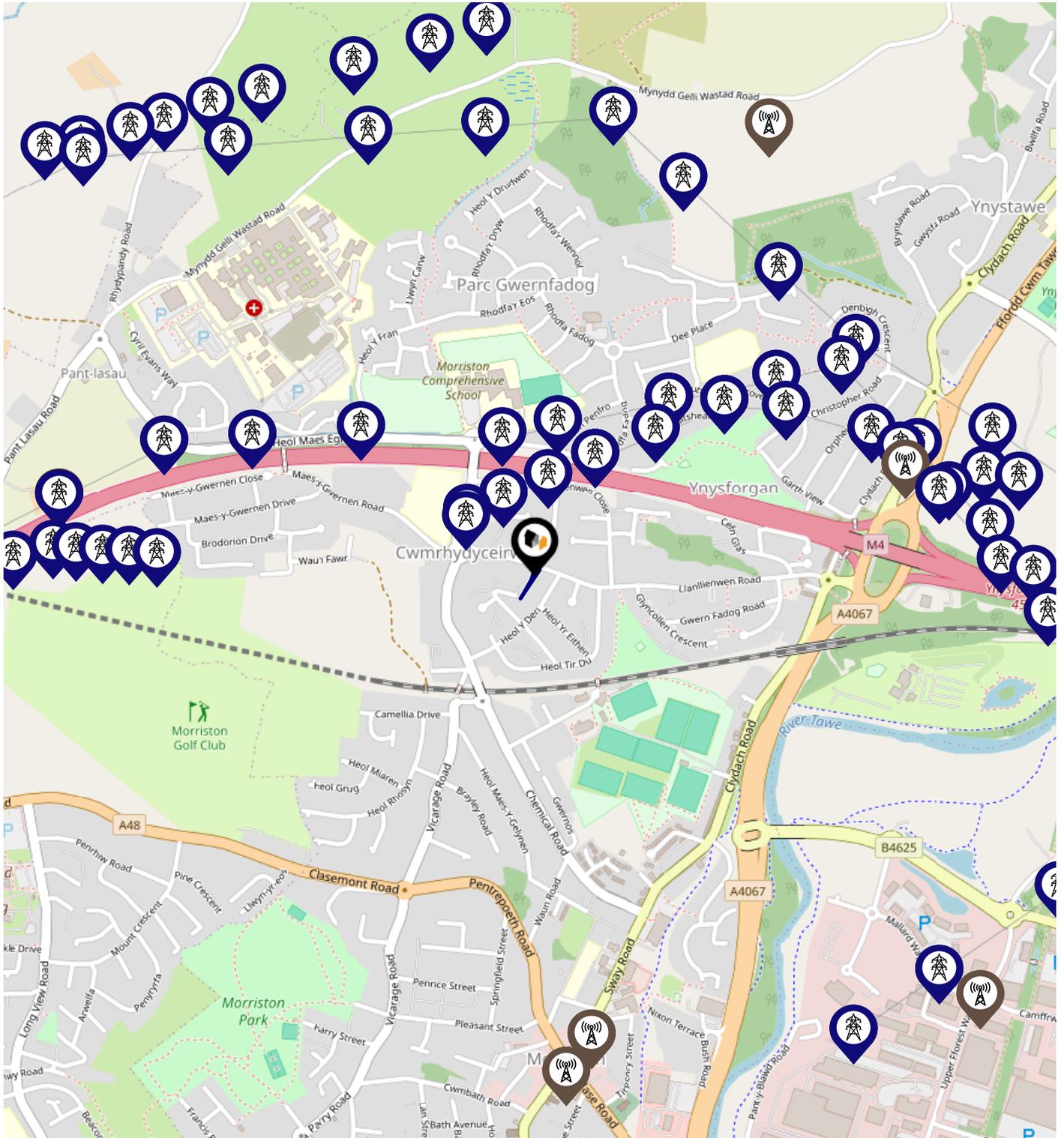
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cwmrhwydyceirw Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Morriston Comprehensive School</b> Ofsted Rating: Adequate   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Glyncollen Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oneschool Global Uk Swansea Campus</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Pentre'r Graig Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ynystawe Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>YGG Tan-y-lan</b> Ofsted Rating: Good   Pupils:0   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Morriston Primary School</b> Ofsted Rating: Adequate   Pupils:0   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bishop Vaughan R.C. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clase Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Llangyfelach Primary School</b> Ofsted Rating: Adequate   Pupils:0   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Gymraeg Lon Las</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Pen-y-Bryn</b> Ofsted Rating: Good   Pupils:0   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Craigfelen Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Gynradd Gymraeg Tirdeunaw</b> Ofsted Rating: Good   Pupils:0   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clydach Primary school</b> Ofsted Rating: Good   Pupils:0   Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



### Key:

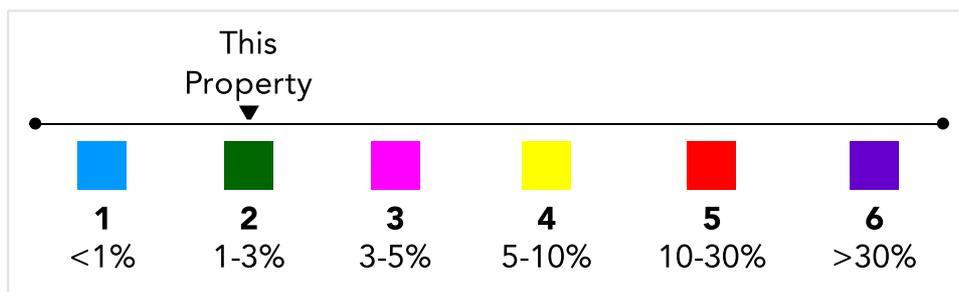
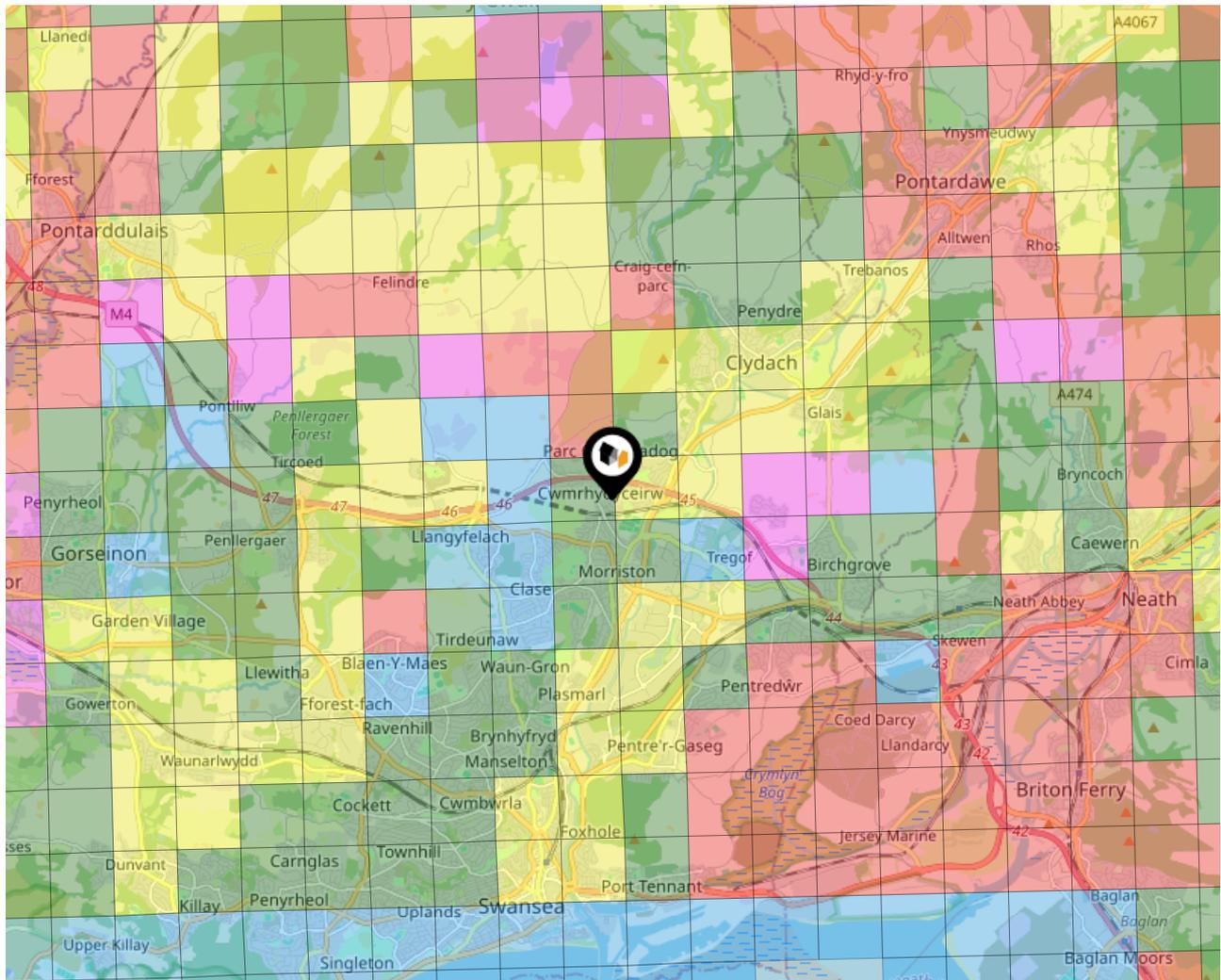
- Power Pylons
- Communication Masts

# Environment Radon Gas

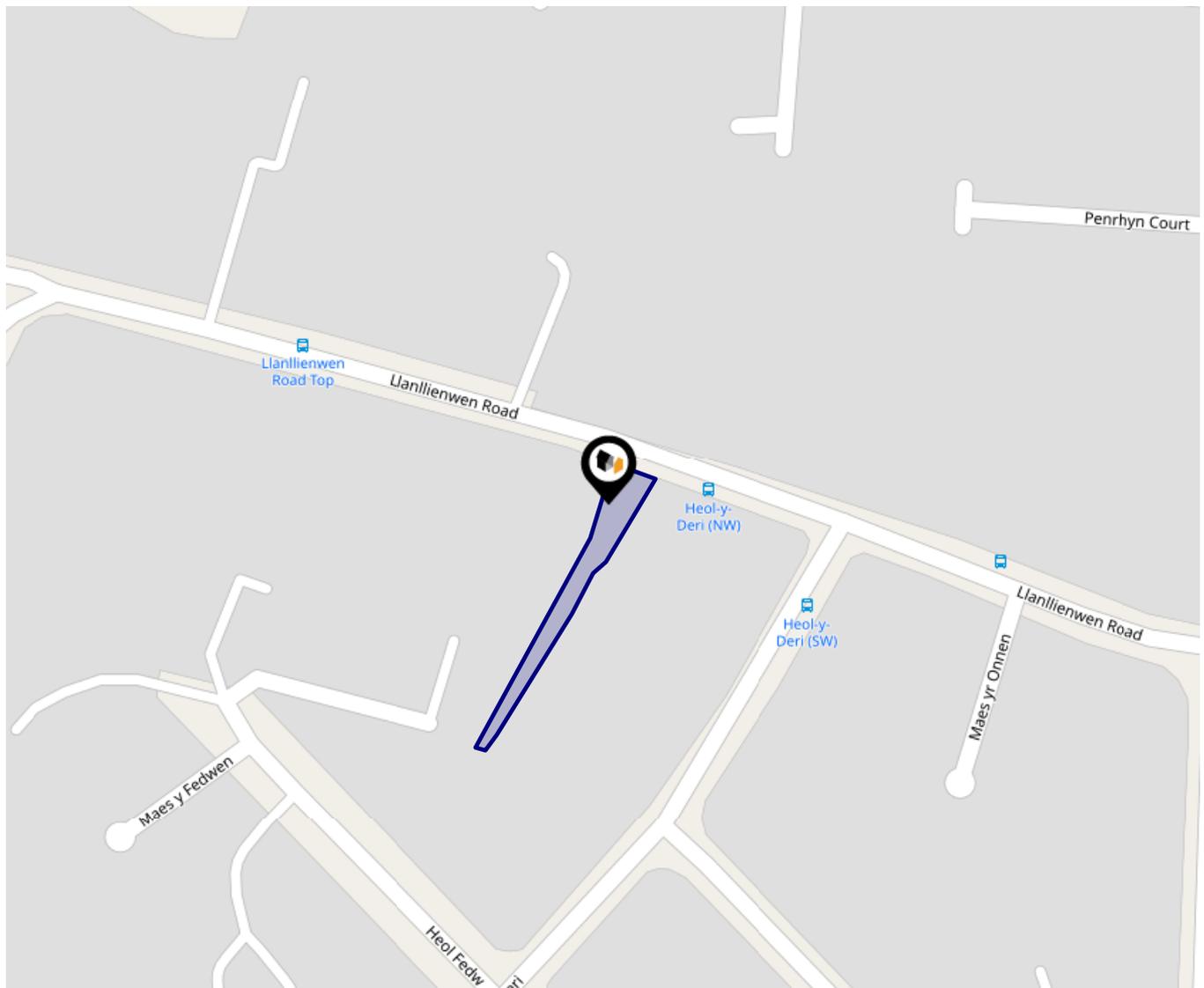


## What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



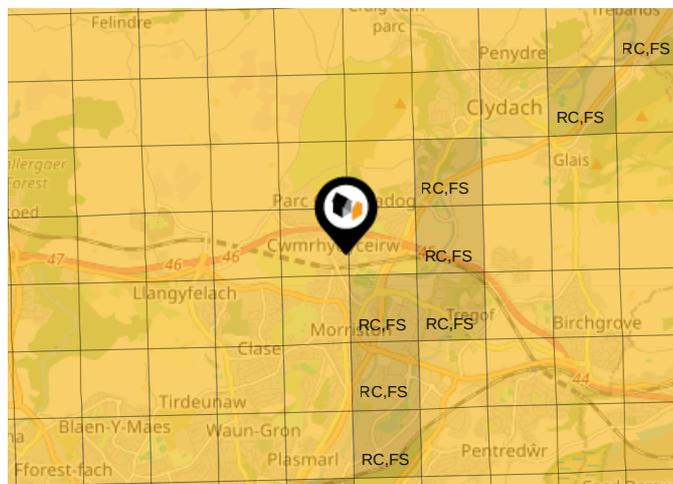
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

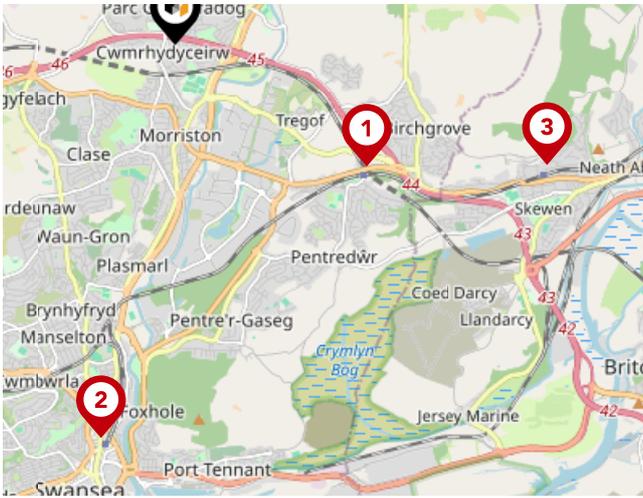
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

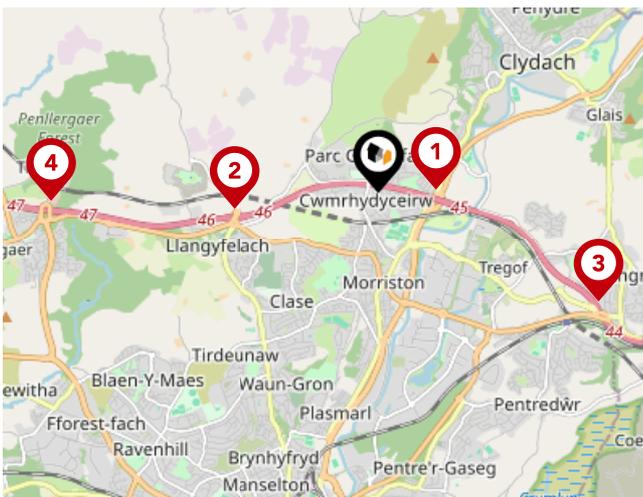
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



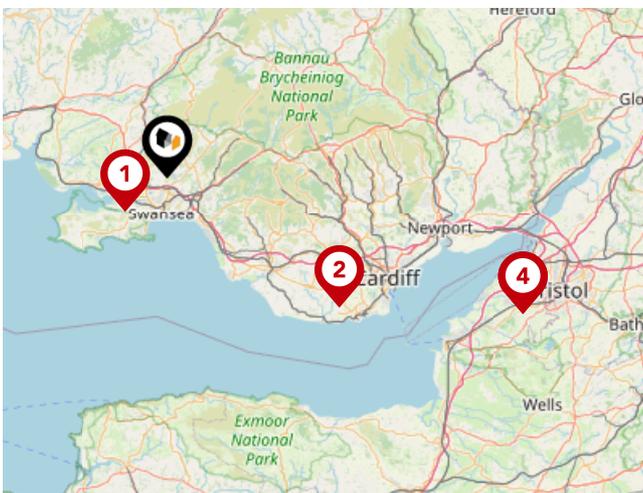
## National Rail Stations

Pin	Name	Distance
1	Llansamlet Rail Station	2.07 miles
2	Swansea Rail Station	3.69 miles
3	Skewen Rail Station	3.57 miles



## Trunk Roads/Motorways

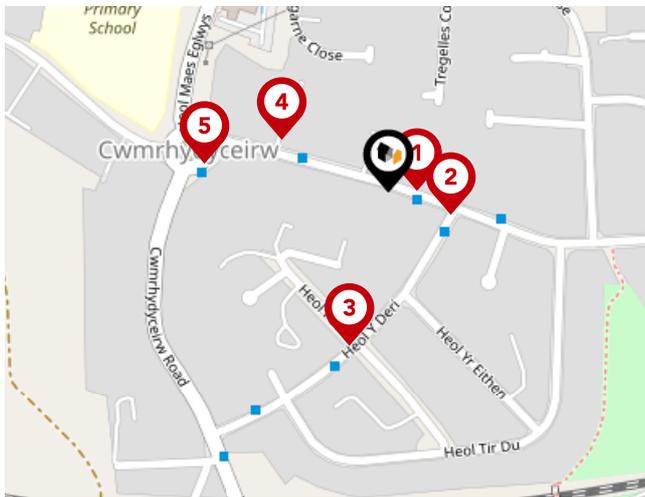
Pin	Name	Distance
1	M4 J45	0.53 miles
2	M4 J46	1.32 miles
3	M4 J44	2.24 miles
4	M4 J47	2.99 miles
5	M4 J43	3.79 miles



## Airports/Helipads

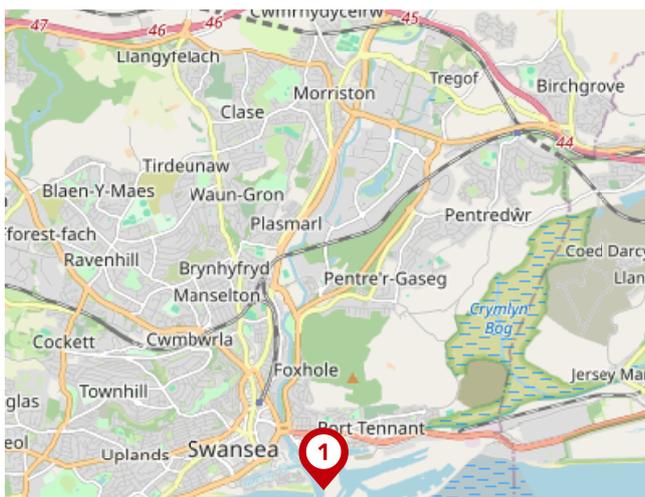
Pin	Name	Distance
1	Fairwood Common	8.03 miles
2	Cardiff Airport	31.77 miles
3	Felton	56 miles
4	Bristol Airport	56 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Heol-y-Deri	0.02 miles
2	Heol-y-Deri	0.04 miles
3	Heol Fedw	0.09 miles
4	Cwmrhydyceirw Roundabout	0.07 miles
5	Cwmrhydyceirw Roundabout	0.11 miles



## Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	4.49 miles

# Moving You About Us



## Moving You

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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

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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.

# 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

# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Moving You or the seller.

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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### Moving You

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