

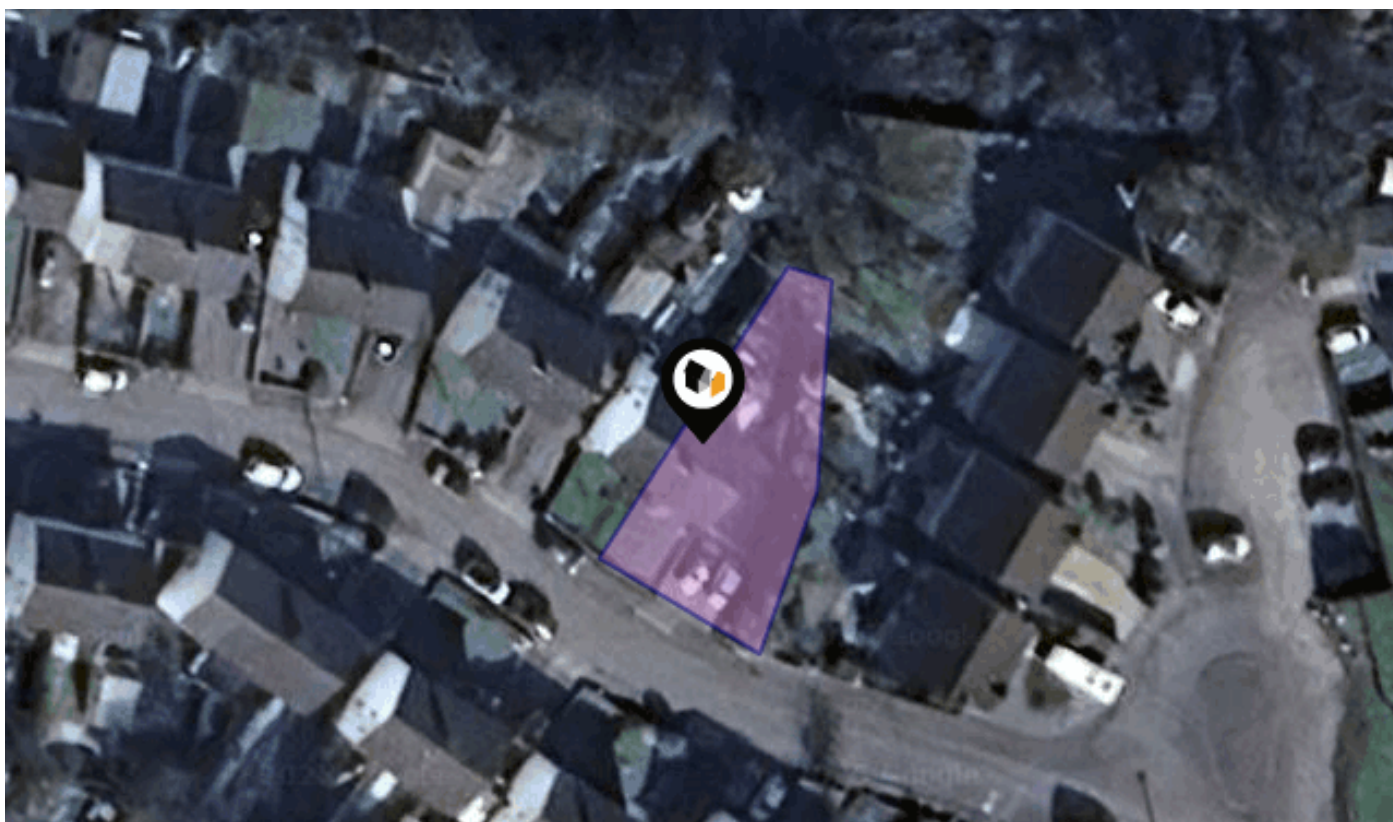


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025



TALIESIN CLOSE, PENCOED, BRIDGEND, CF35

Moving You

Moving You – South Wales

07717661188

andy.oneill@moving-you.co.uk

www.moving-you.co.uk



Introduction

Our Comments



We are marketing using a **Guide Price of £230,000 - £240,000** with the seller considering offers at the top end of the Guide Price.

Property Overview

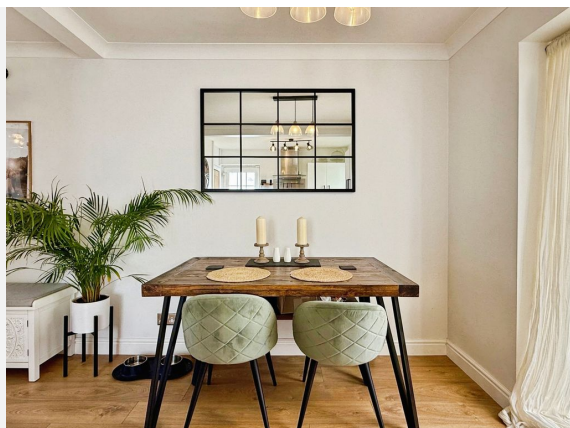


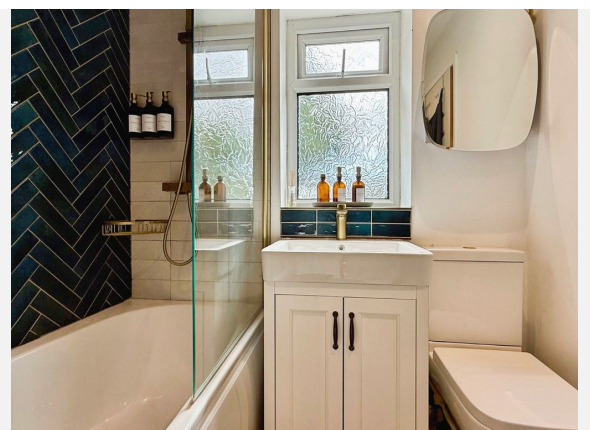
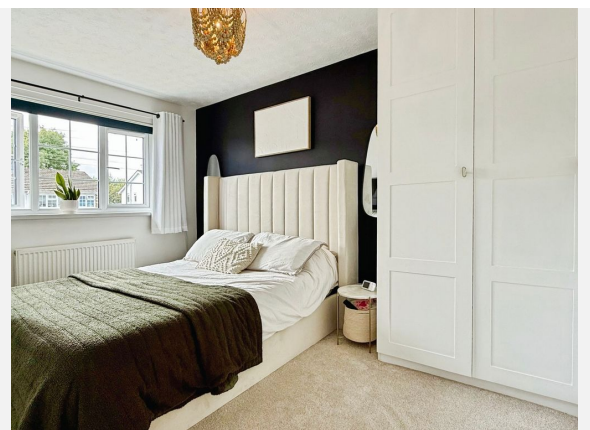
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,096		
Title Number:	CYM585903		

Local Area

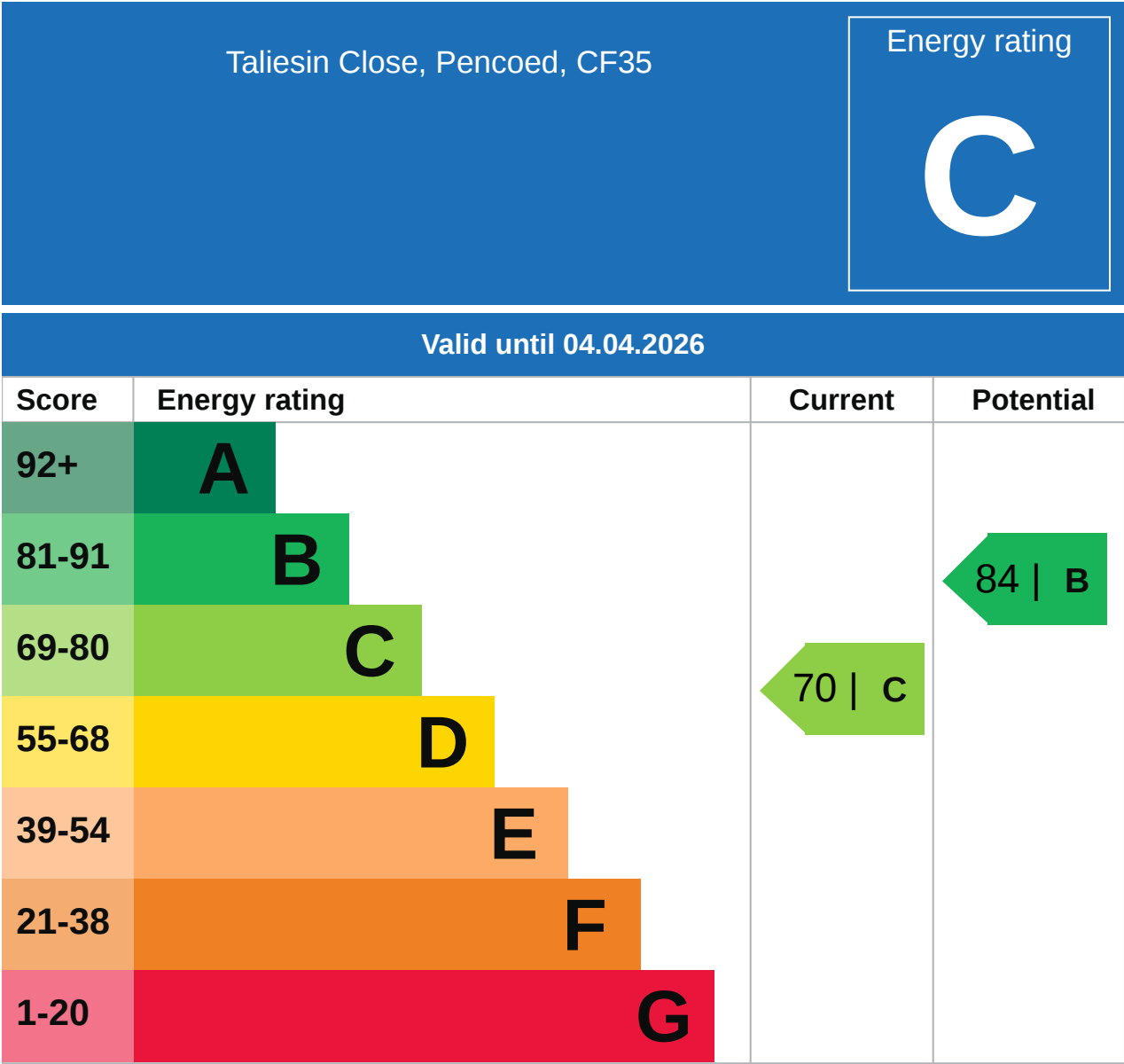
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Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

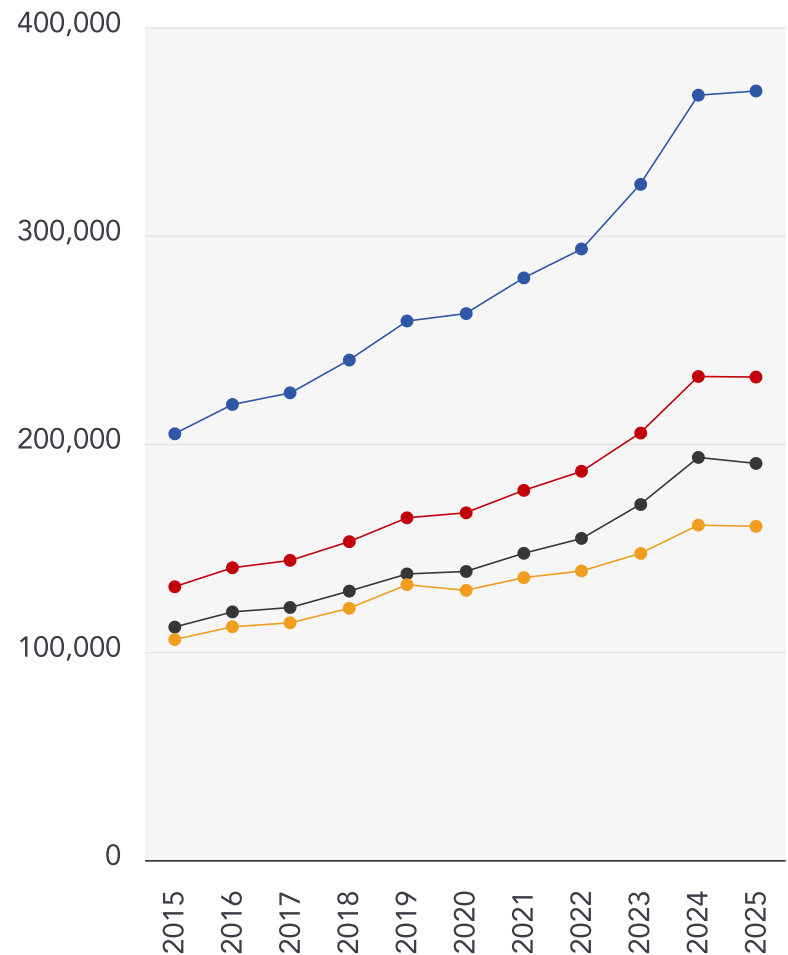
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
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 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	82 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CF35



Detached

+80.44%

Semi-Detached

+76.74%

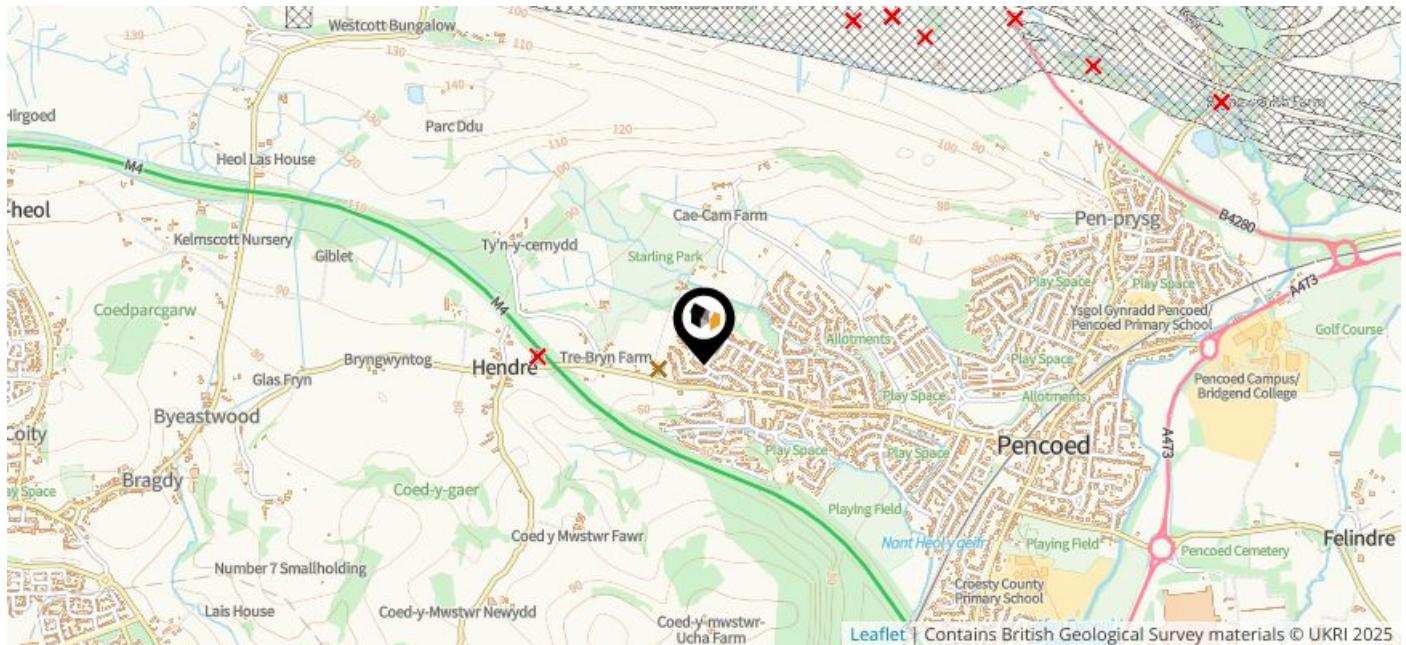
Terraced

+70.24%

Flat

+51.35%

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.

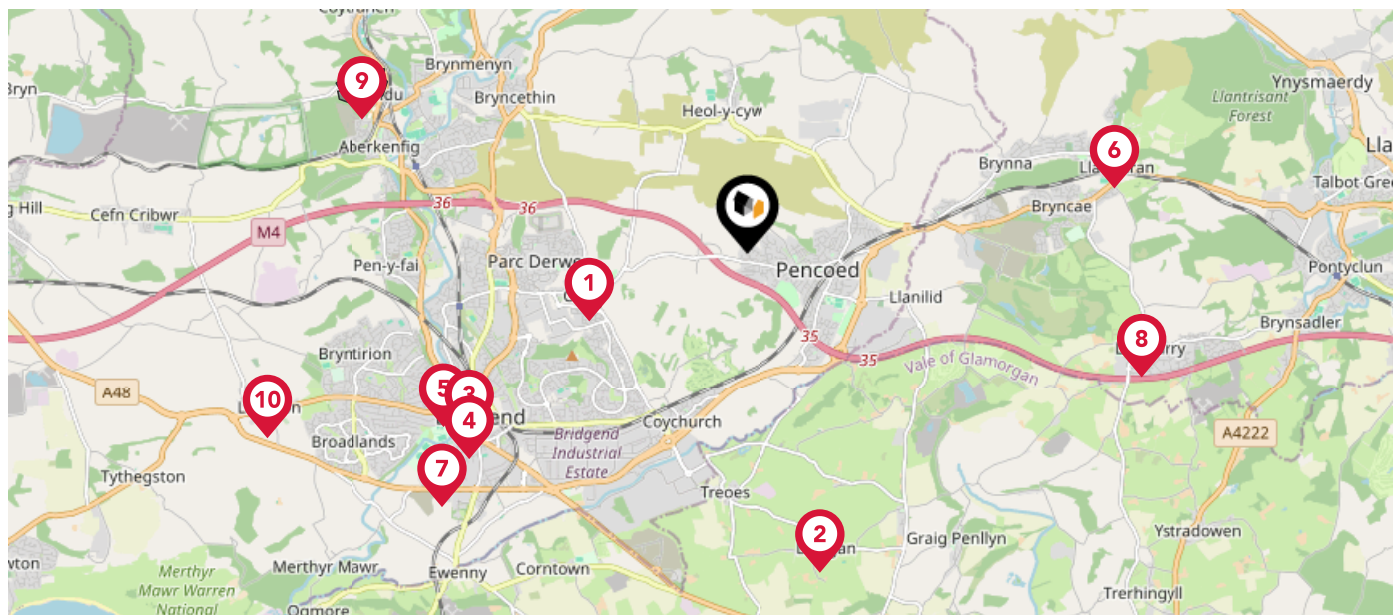
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Coity



Llangan



Bridgend Town Centre



Merthyr Mawr Road



Newcastle Hill



Llanharan



Preswylfa



Llanharry



Derllwyn Road, Tondy



Laleston

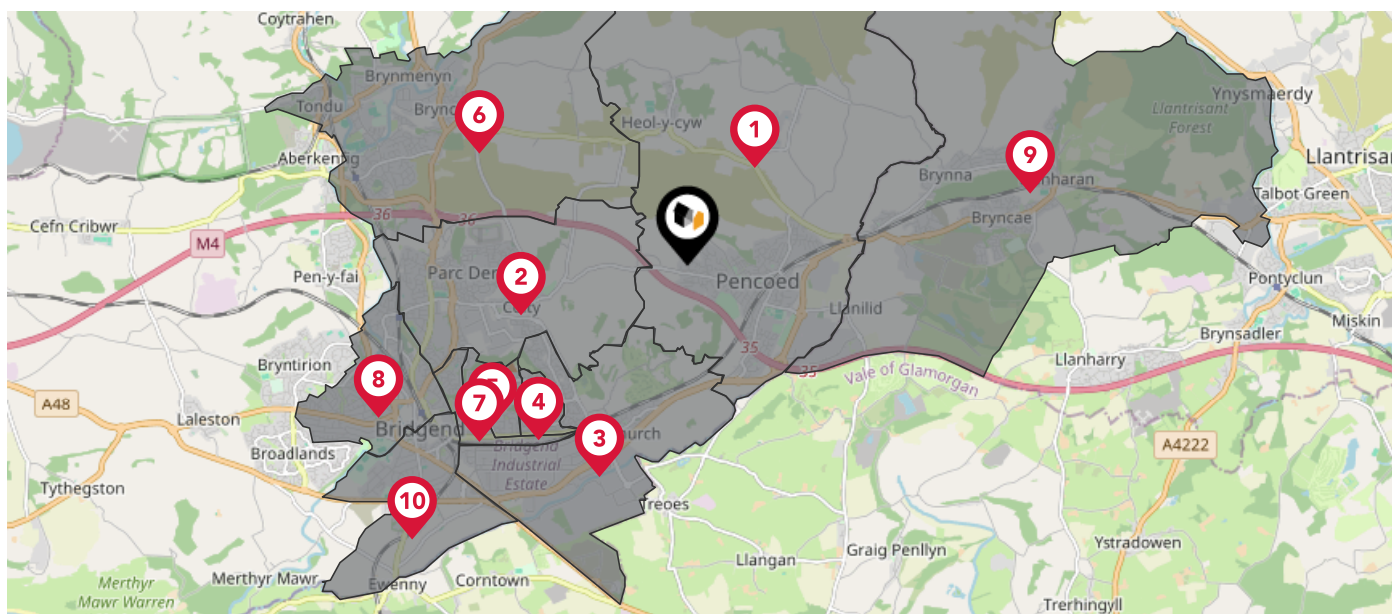
Maps

Council Wards

Moving You



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



Pencoed and Penprysg ED



Coity Higher ED



Brackla East and Coychurch Lower ED



Brackla East Central ED



Brackla West Central ED



St. Bride's Minor and Ynysawdre ED



Brackla West ED



Bridgend Central ED

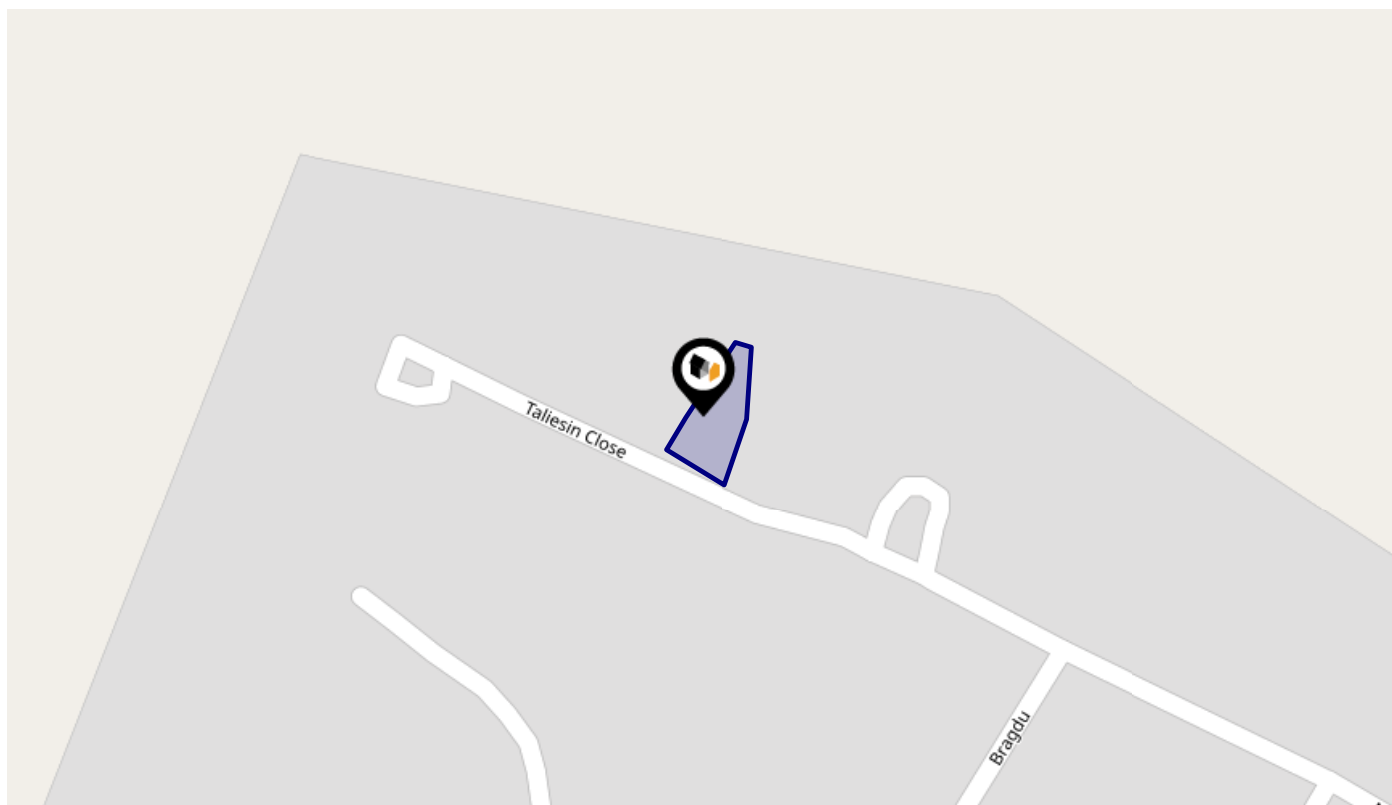


Brynna and Llanharan ED



Oldcastle 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:

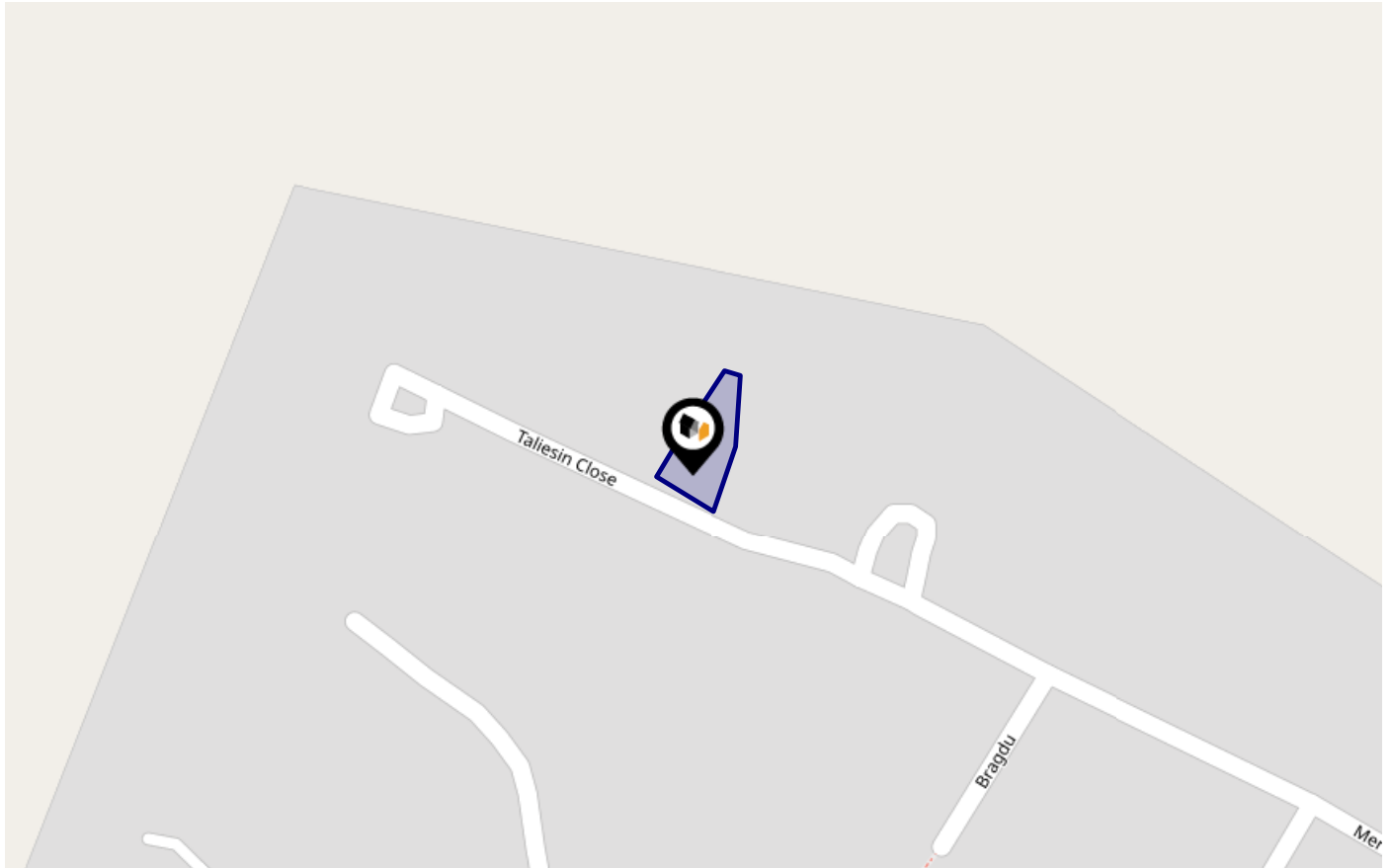
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

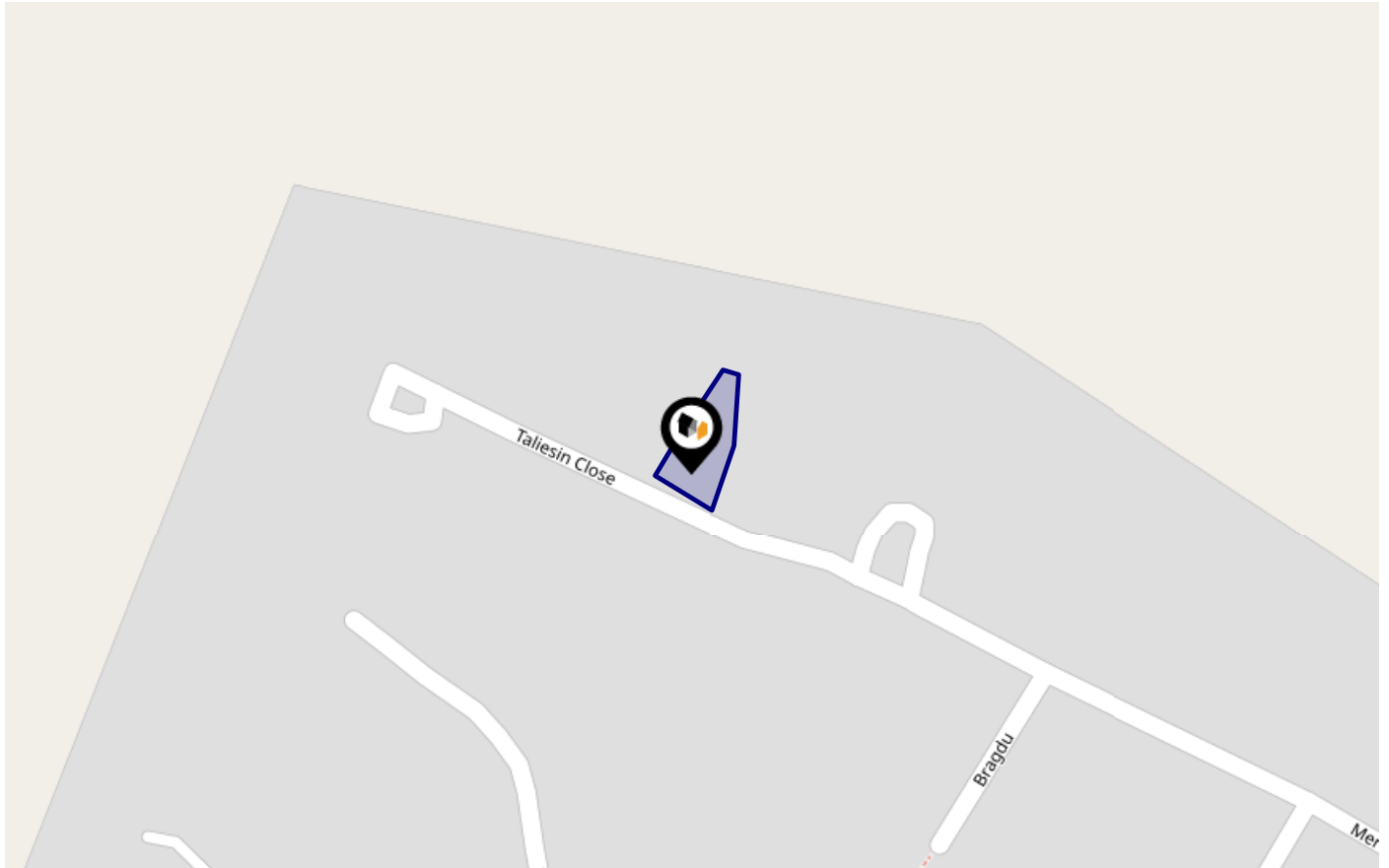
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

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

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.

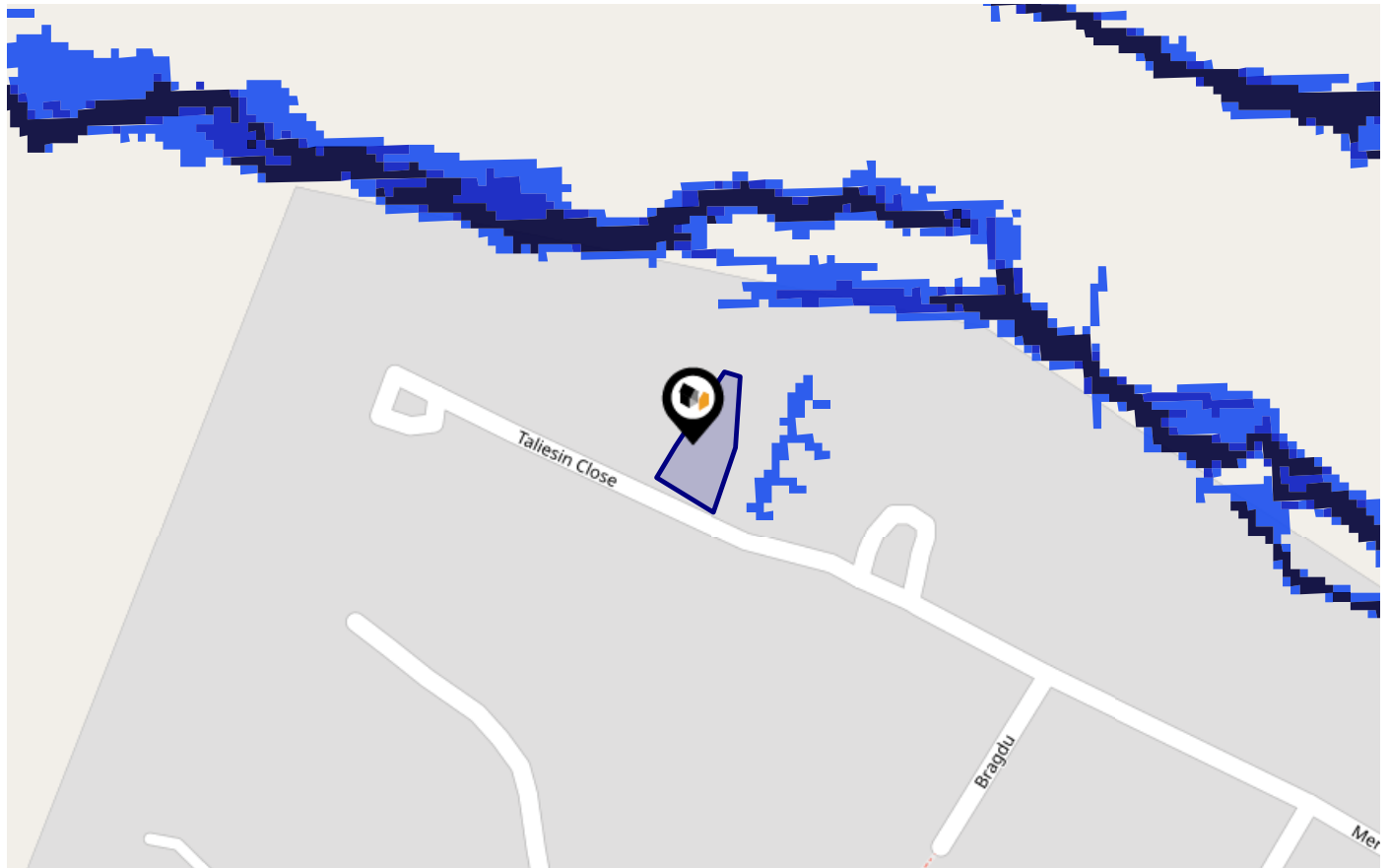
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

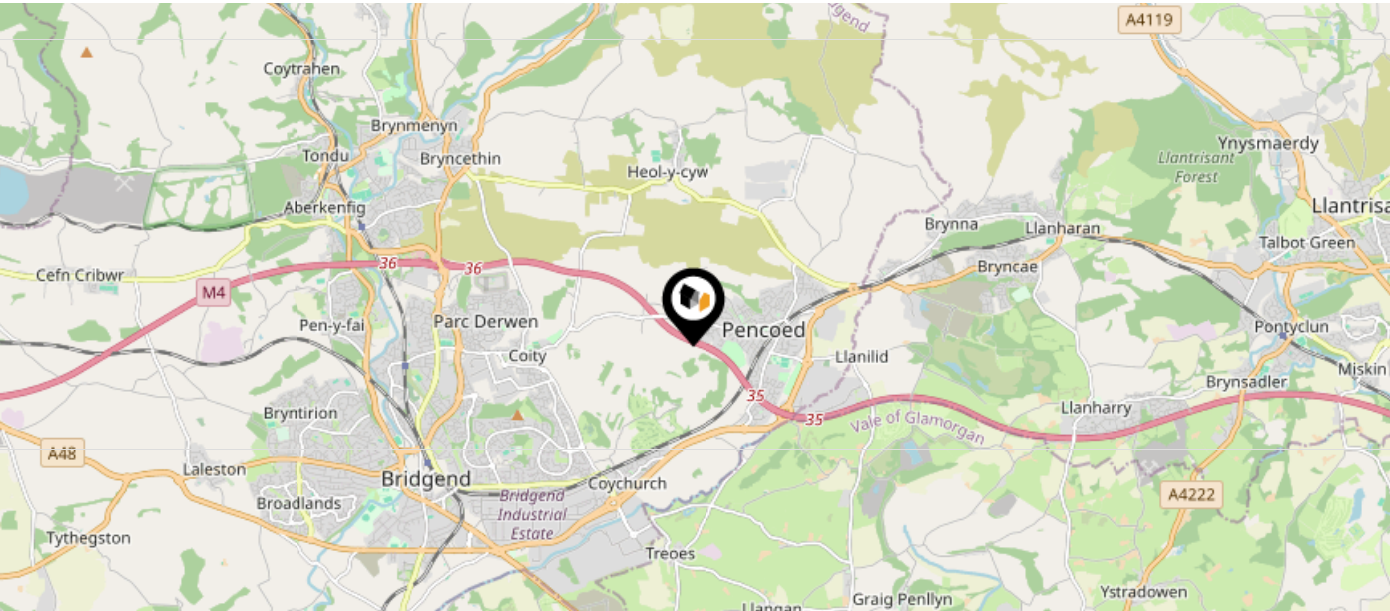


Risk Rating: Very low

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- 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.

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



Nearby Green Belt Land

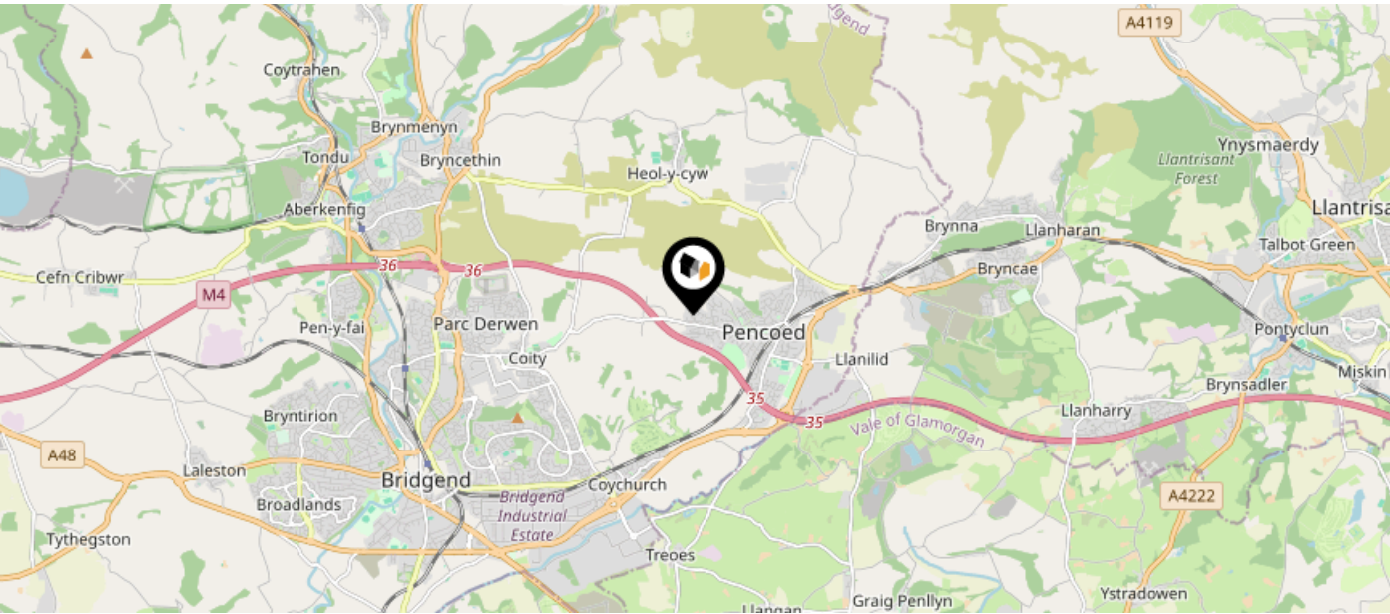
No data available.

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

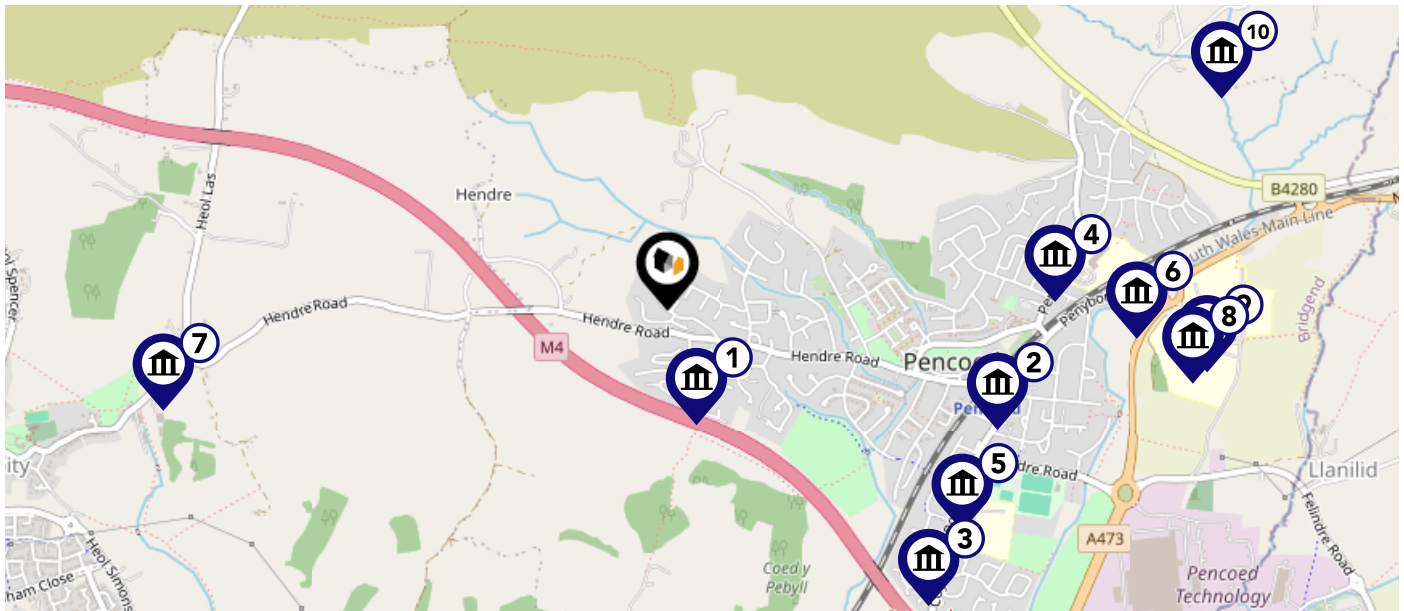
No data available.











Maps

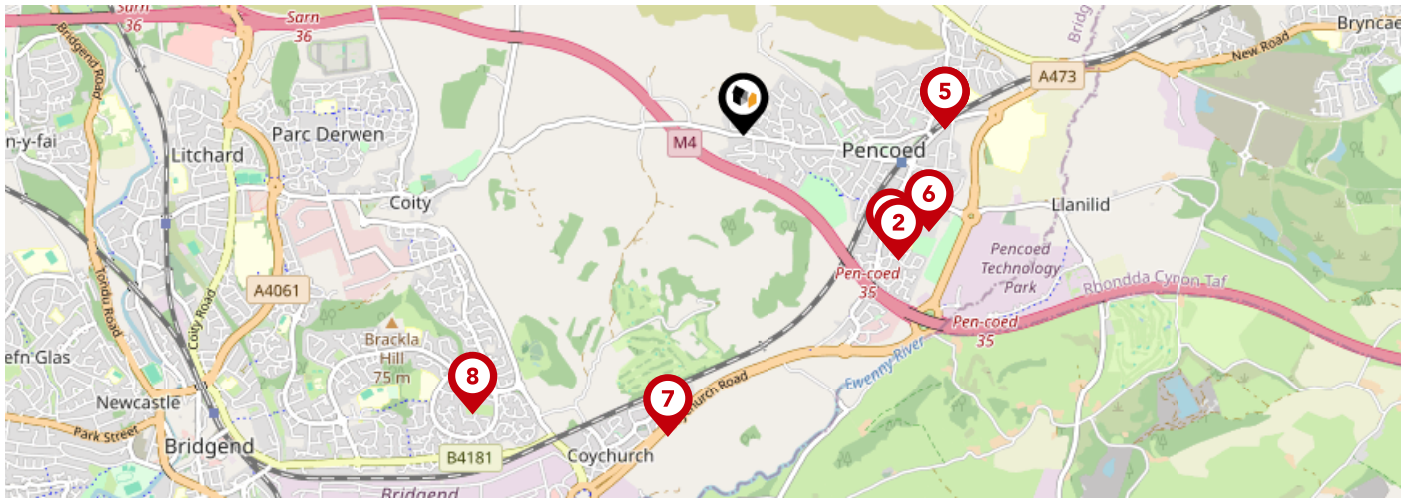
Listed Buildings



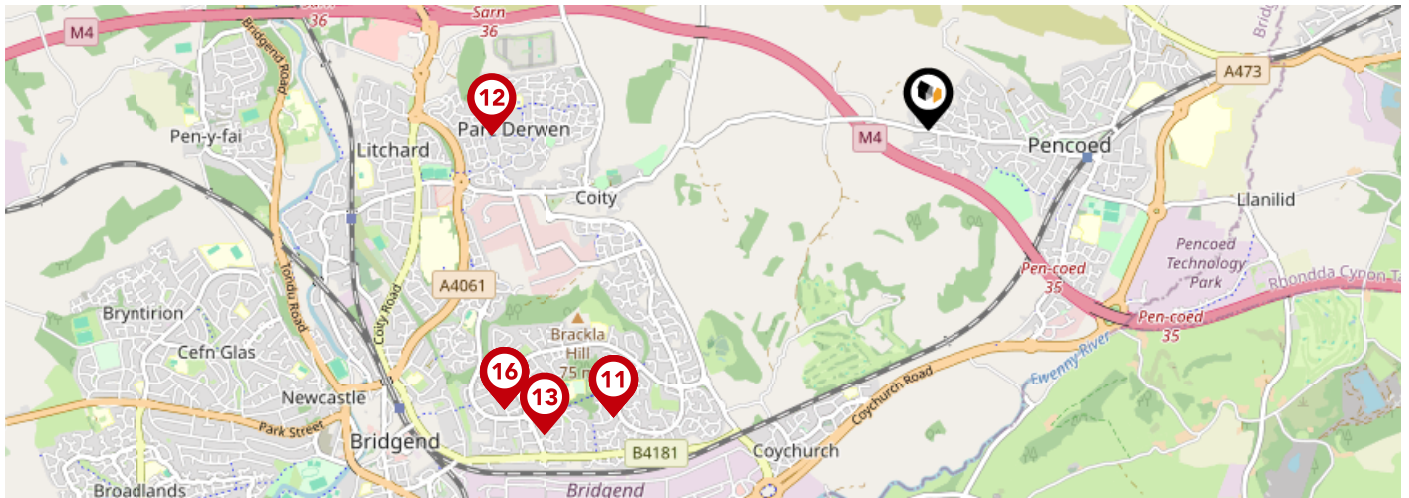
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 11371 - Dyffryn Farmhouse	Grade II	0.3 miles
 19479 - War Memorial And Railings	Grade II	0.8 miles
 19477 - Milestone, Coychurch Road	Grade II	0.9 miles
 19478 - Church Of St David	Grade II	0.9 miles
 19481 - Salem Chapel	Grade II	0.9 miles
 19480 - Bridge Over Afon Ewenni	Grade II	1.1 miles
 11253 - Ty Mawr	Grade II	1.2 miles
 19476 - Bridge At Tregroes	Grade II	1.2 miles
 19475 - Tregroes Aka Pencoed College	Grade II	1.3 miles
 19046 - Barn At Bryngwenith	Grade II	1.4 miles



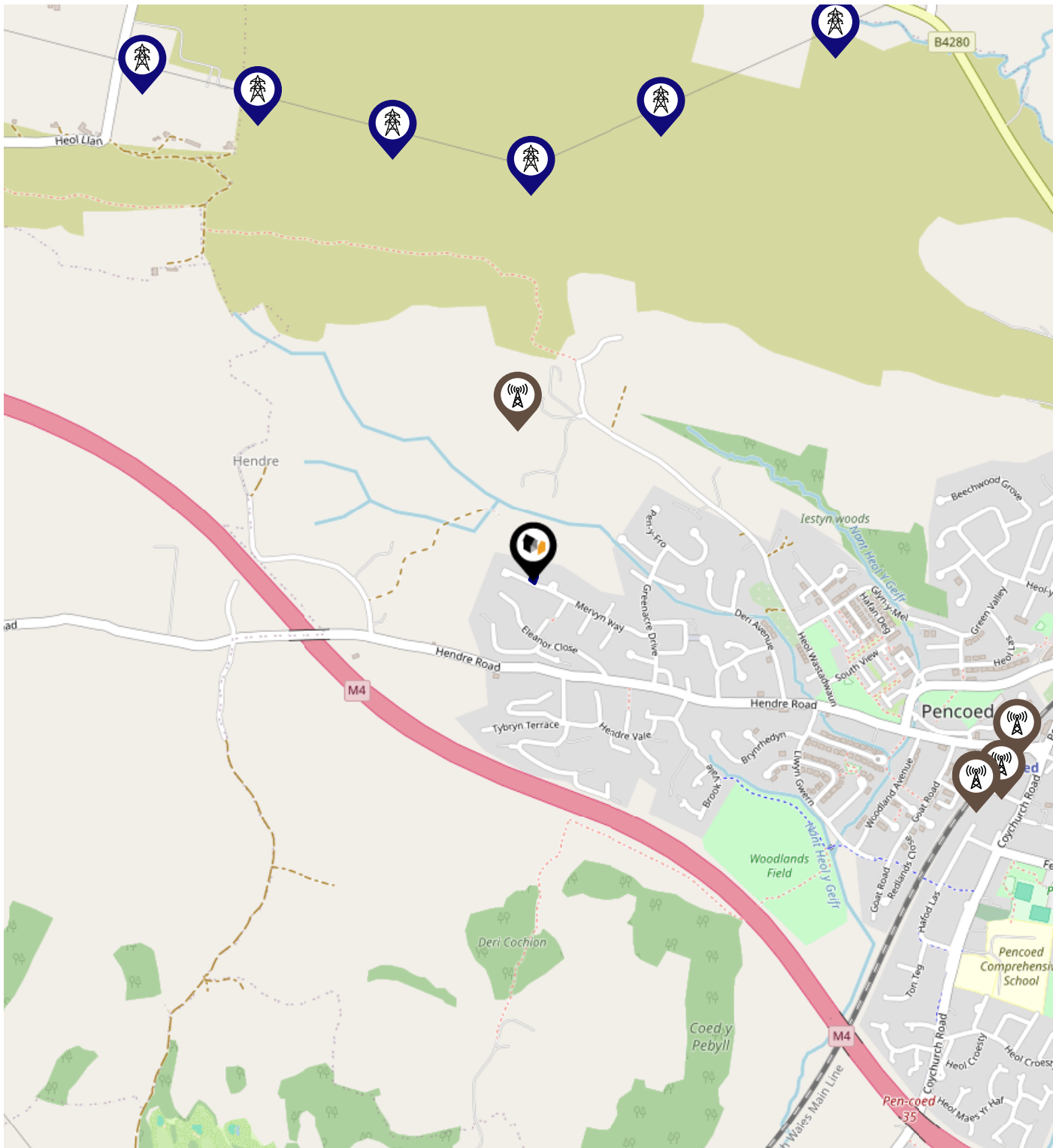
		Nursery	Primary	Secondary	College	Private
1	Croesty Primary School Ofsted Rating: Adequate Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pencoed Comprehensive School Ofsted Rating: Good Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pencoed Infant School Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pencoed Primary School Ofsted Rating: Good Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pencoed Junior School Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pencoed Nursery Ofsted Rating: Not Rated Pupils:0 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coychurch (Llangrallo) Primary School Ofsted Rating: Good Pupils:0 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Archdeacon John Lewis Ofsted Rating: Good Pupils:0 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Tremains Infant School Ofsted Rating: Not Rated Pupils:0 Distance:1.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Tremains Primary Ofsted Rating: Adequate Pupils:0 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Tremains Junior School Ofsted Rating: Not Rated Pupils:0 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Coity Primary School Ofsted Rating: Good Pupils:0 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Archbishop McGrath Catholic High School Ofsted Rating: Good Pupils:0 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Brackla Infant School Ofsted Rating: Not Rated Pupils:0 Distance:2.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Brackla Junior School Ofsted Rating: Not Rated Pupils:0 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Brackla Primary School Ofsted Rating: Good Pupils:0 Distance:2.34	<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

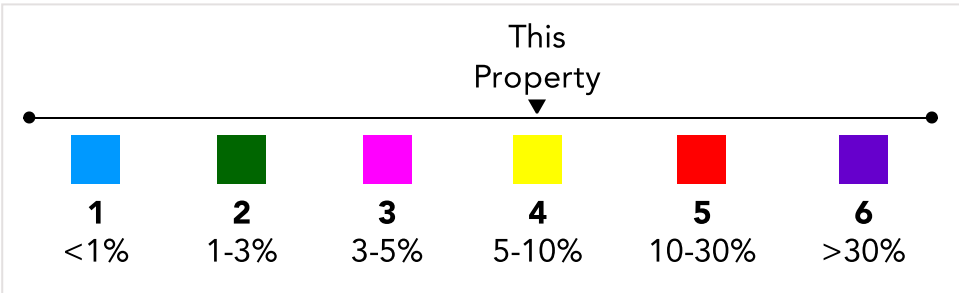
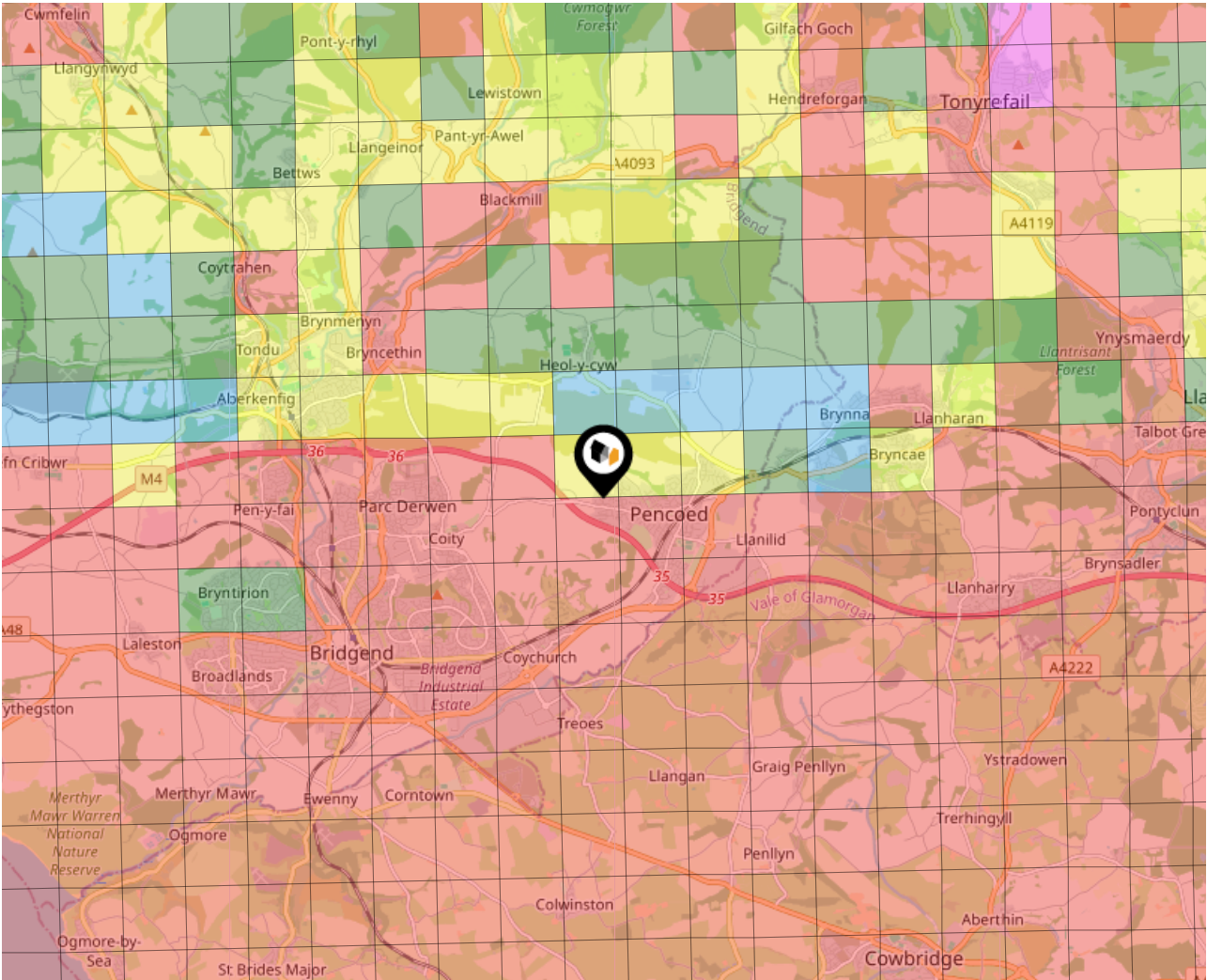
Environment

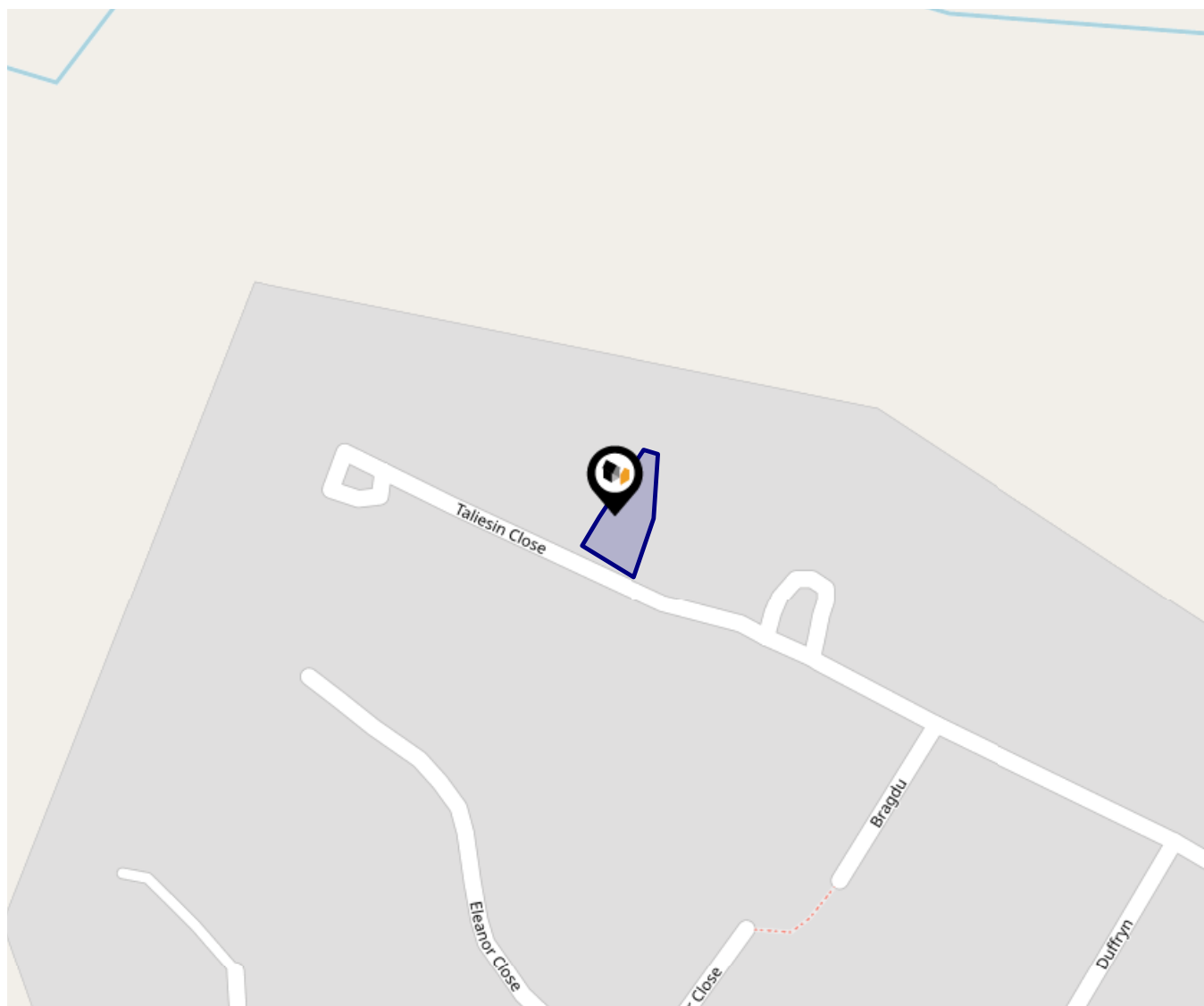
Radon Gas



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).





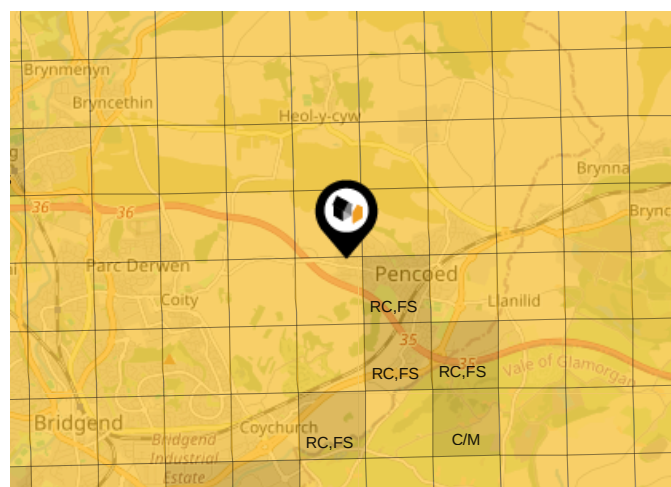
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

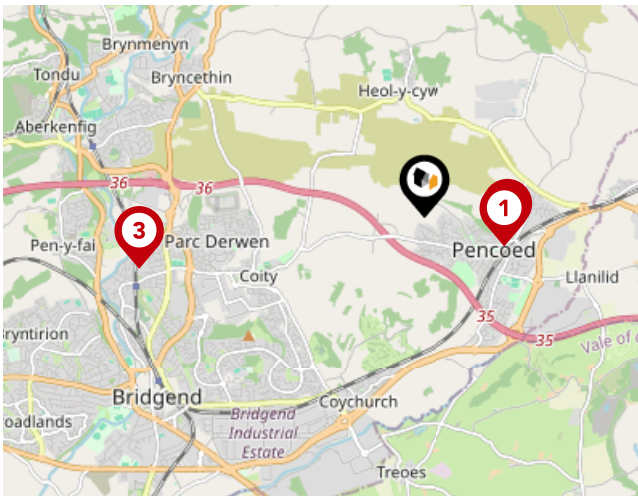
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

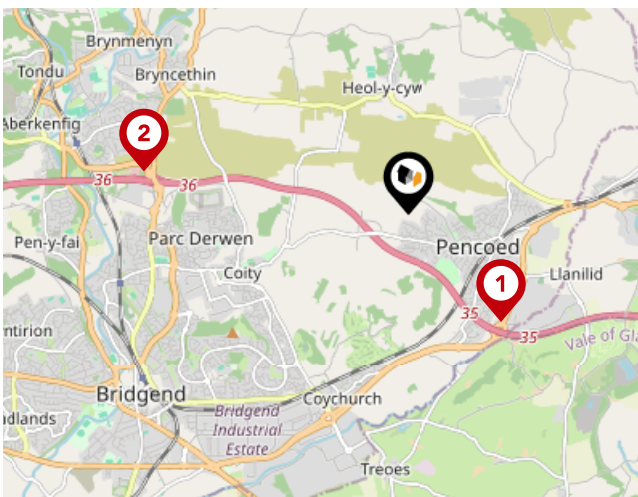
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



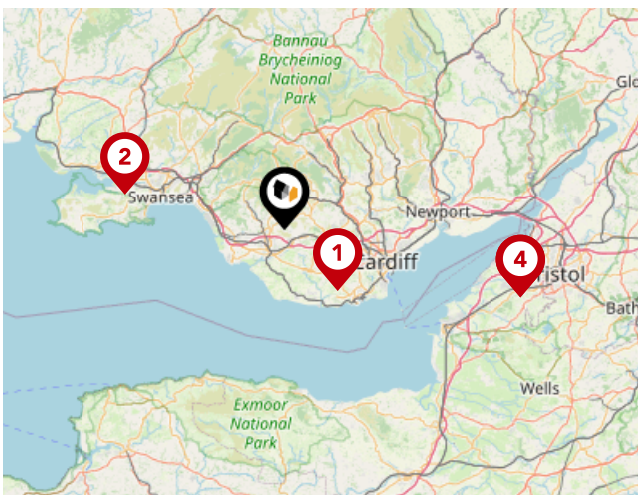
National Rail Stations

Pin	Name	Distance
1	Pencoed Rail Station	0.79 miles
2	Pencoed Rail Station	0.8 miles
3	Wildmill Rail Station	2.68 miles



Trunk Roads/Motorways

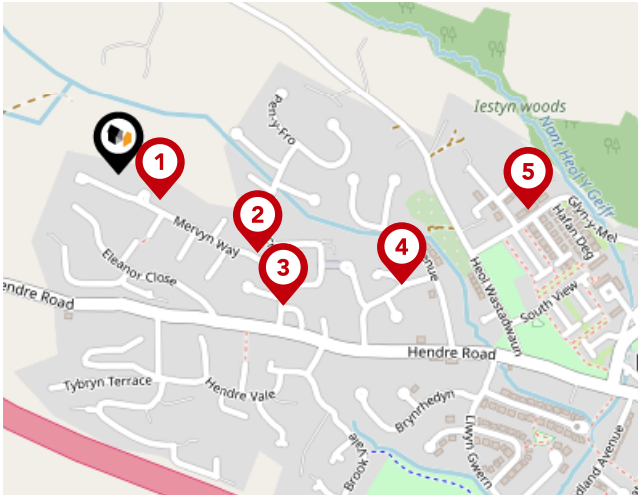
Pin	Name	Distance
1	M4 J35	1.32 miles
2	M4 J36	2.46 miles
3	M4 J37	7.5 miles
4	M4 J38	9.77 miles
5	M4 J39	10.25 miles



Airports/Helipads

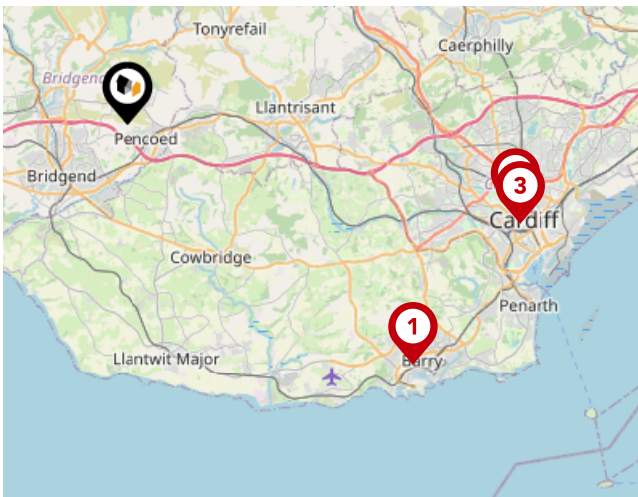
Pin	Name	Distance
1	Cardiff Airport	11.83 miles
2	Fairwood Common	24.21 miles
3	Felton	36.15 miles
4	Bristol Airport	36.15 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mervyn Way Terminus	0.06 miles
2	Mervyn Way	0.19 miles
3	Greenacre Drive	0.24 miles
4	Kennedy Drive	0.35 miles
5	Erw Wen	0.47 miles



Ferry Terminals

Pin	Name	Distance
1	Barry Waterfront Ferry Terminal	13.77 miles
2	Cardiff Castle Waterbus Stop	14.67 miles
3	Taffs Mead Waterbus Stop	14.92 miles



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.

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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



Important - Please Read

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.

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Moving You

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