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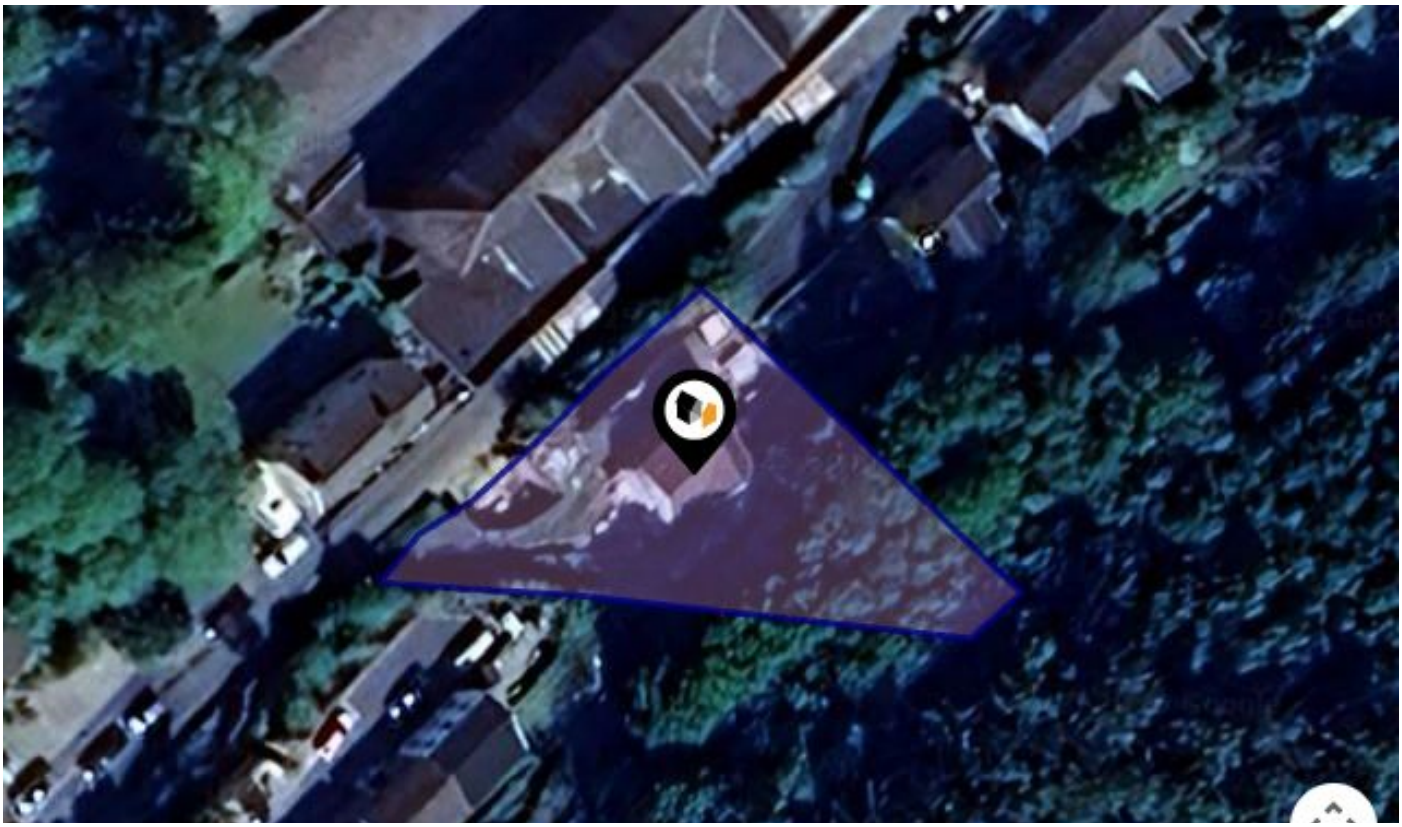
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd September 2025



DYFFRYN ROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA8

OIRO : £275,000

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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Introduction
Our Comments

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

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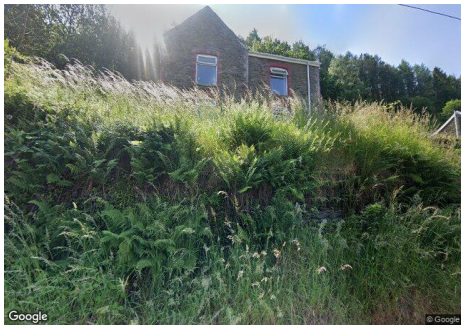
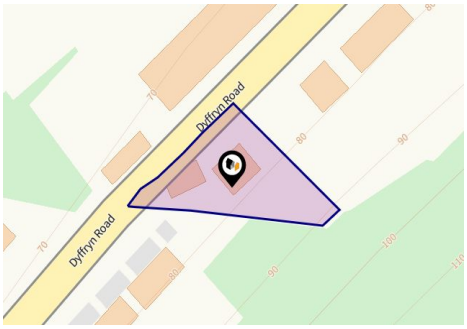
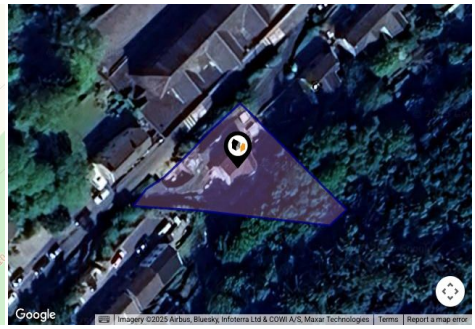
Property
Overview







Property

Type:	Detached	**OIRO:**	£275,000
Bedrooms:	3	**Tenure:**	Freehold
Floor Area:	1,140 ft^2 / 106 m^2		
Plot Area:	0.19 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,441		
Title Number:	CYM496411		

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)

6	37	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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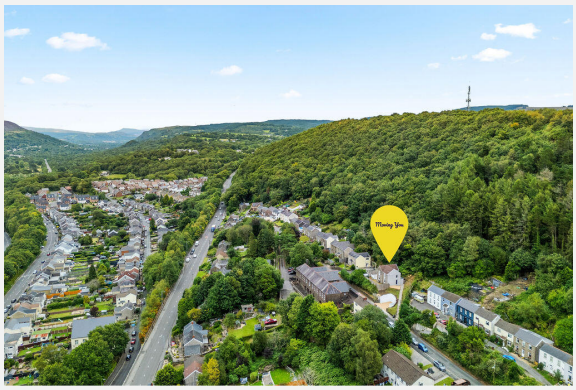
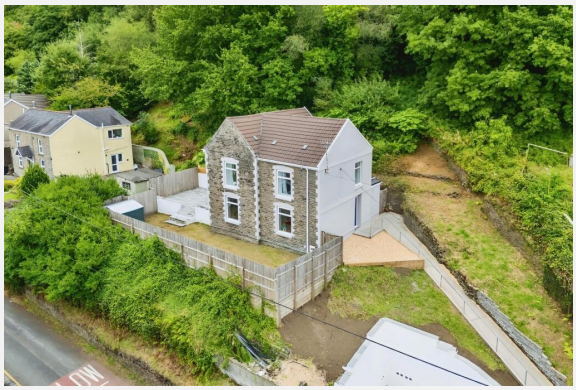
Gallery
Photos





Gallery
Photos

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Gallery
Photos

Gallery
Photos

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Gallery
Floorplan

DYFFRYN ROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA8

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Property
EPC - Certificate

ALLTWEN, SWANSEA, SA8

Energy rating

E

Valid until 09.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 | C
55-68	D		
39-54	E	40 | E	
21-38	F		
1-20	G		

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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:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 23% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	106 m^2

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Market
Sold in Street

Moving You

67, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	07/02/2025	26/05/2022	24/05/2013	12/04/2005
Last Sold Price:	£220,000	£202,500	£112,000	£86,000

62, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	24/05/2024	14/02/1997
Last Sold Price:	£245,000	£47,000

53, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	05/01/2024	16/03/2018	10/12/2015	24/10/2013	12/06/2006	24/10/2003
Last Sold Price:	£130,000	£85,000	£62,000	£46,000	£77,000	£63,000

76, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	09/11/2023	21/12/2020	22/02/2019	03/10/2014	02/02/2007
Last Sold Price:	£200,000	£165,000	£147,000	£129,950	£112,500

73, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	26/10/2023
Last Sold Price:	£200,000

55, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	04/01/2023	09/06/2016	03/11/2015
Last Sold Price:	£135,000	£40,000	£51,000

49, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	01/08/2022	24/07/2013	22/12/2010	23/12/2002	31/10/1997
Last Sold Price:	£130,000	£108,000	£82,000	£45,000	£20,000

45, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	26/10/2021	07/02/2007	19/05/2006
Last Sold Price:	£103,000	£80,000	£48,500

63, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	22/10/2021	20/07/2007
Last Sold Price:	£185,000	£136,834

60, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	14/10/2021	17/08/2021
Last Sold Price:	£105,000	£95,000

57, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	03/09/2021	18/12/2017	01/12/2008
Last Sold Price:	£155,000	£125,000	£50,000

59, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	30/04/2021	20/03/2015	07/06/2012	08/12/2005
Last Sold Price:	£160,000	£108,000	£46,000	£51,500

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

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Market
Sold in Street

Moving You

72, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	29/08/2006	14/09/2000	03/06/1998
Last Sold Price:	£179,500	£63,500	£56,500

77, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	28/12/2005
Last Sold Price:	£120,000

75, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	24/10/2005
Last Sold Price:	£100,000

66, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	17/05/2004	16/06/2000
Last Sold Price:	£100,000	£28,000

41, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	02/04/2004
Last Sold Price:	£60,000

47, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	29/09/2003
Last Sold Price:	£40,500

70, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	08/01/2001
Last Sold Price:	£15,000

64, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	03/12/1999
Last Sold Price:	£47,000

65, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	30/05/1997
Last Sold Price:	£52,000

74, Dyffryn Road, Swansea, SA8 3BY

Last Sold Date:	24/11/1995
Last Sold Price:	£22,500

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

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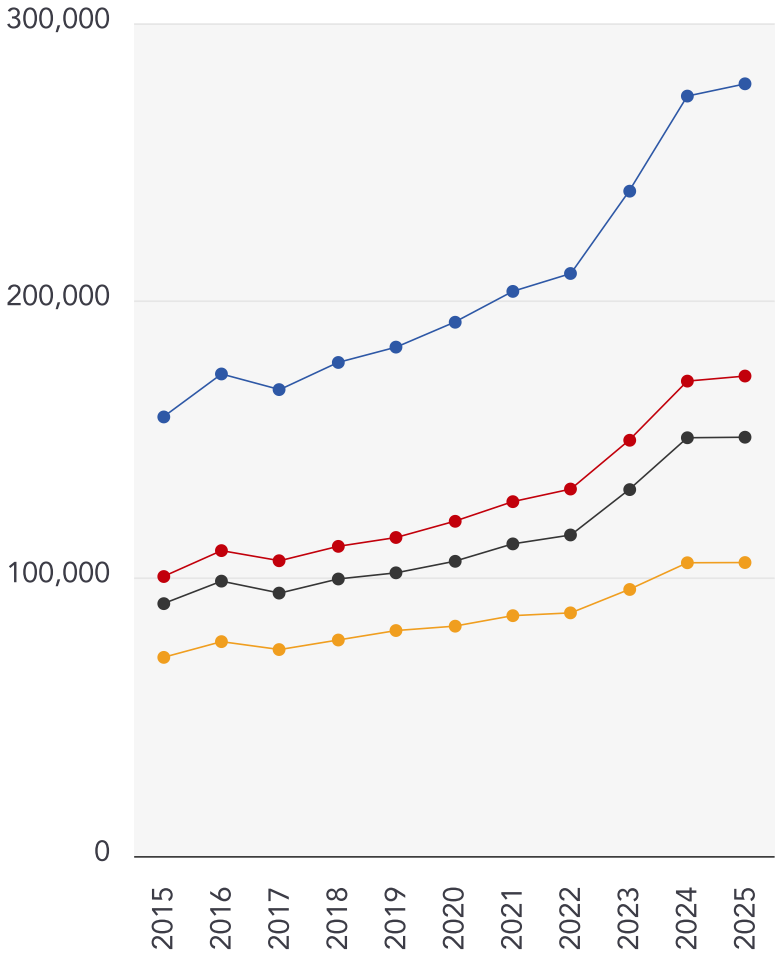
Market
House Price Statistics

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



Detached

+75.87%

Semi-Detached

+71.72%

Terraced

+65.94%

Flat

+47.73%

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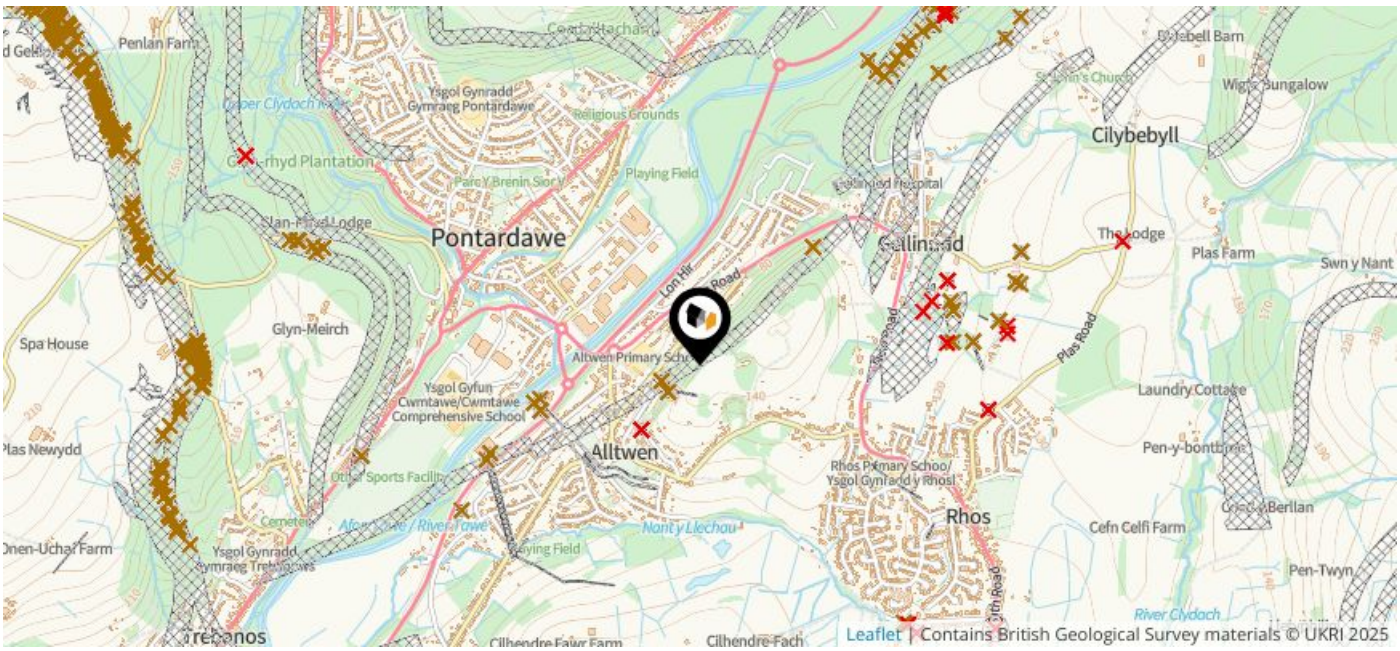
Maps
Coal Mining

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.

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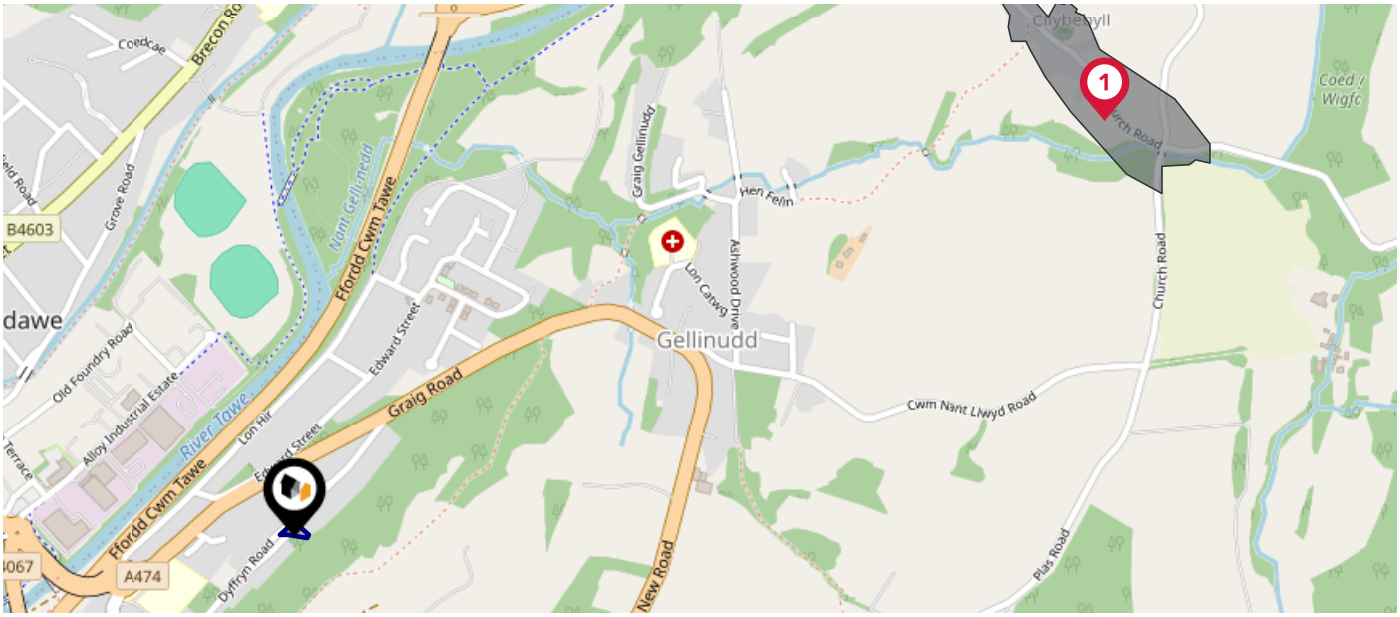
Maps
Conservation Areas

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

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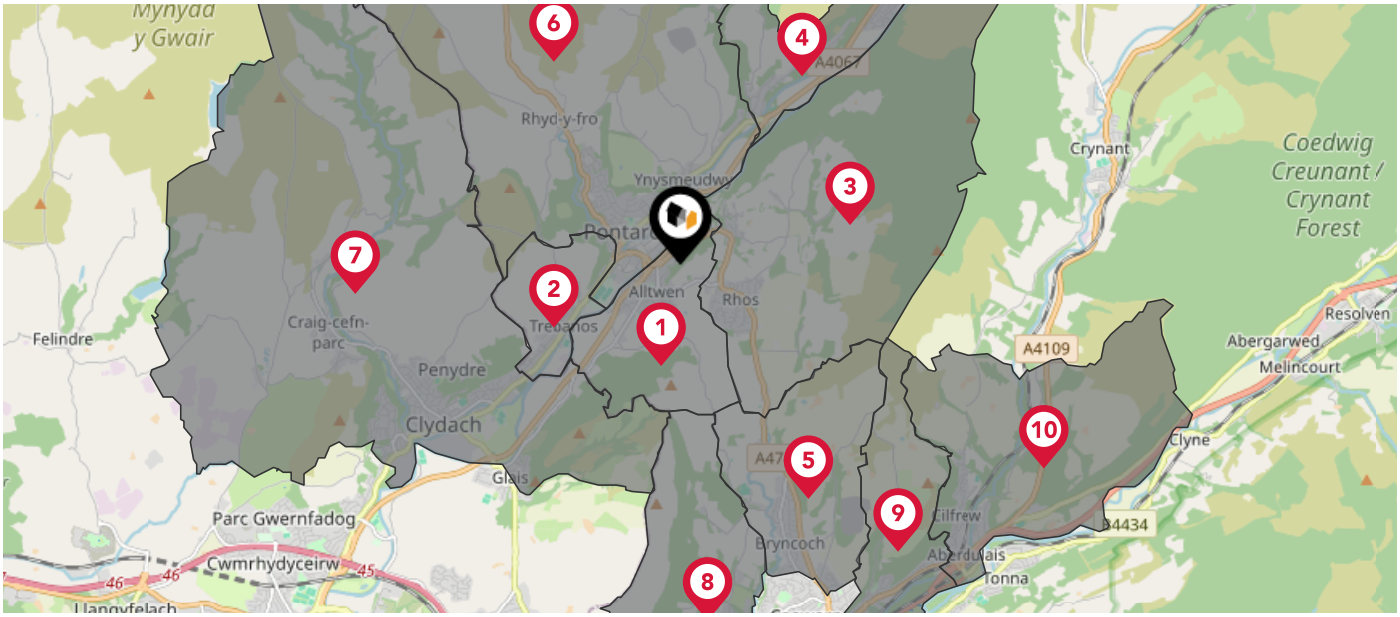
Maps
Council Wards

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	Allt-wen ED
2	Trebanos ED
3	Rhos ED
4	Godre'r Graig ED
5	Bryn-coch North ED
6	Pontardawe ED
7	Clydach ED
8	Dyffryn ED
9	Cadoxton ED
10	Aberdulais ED

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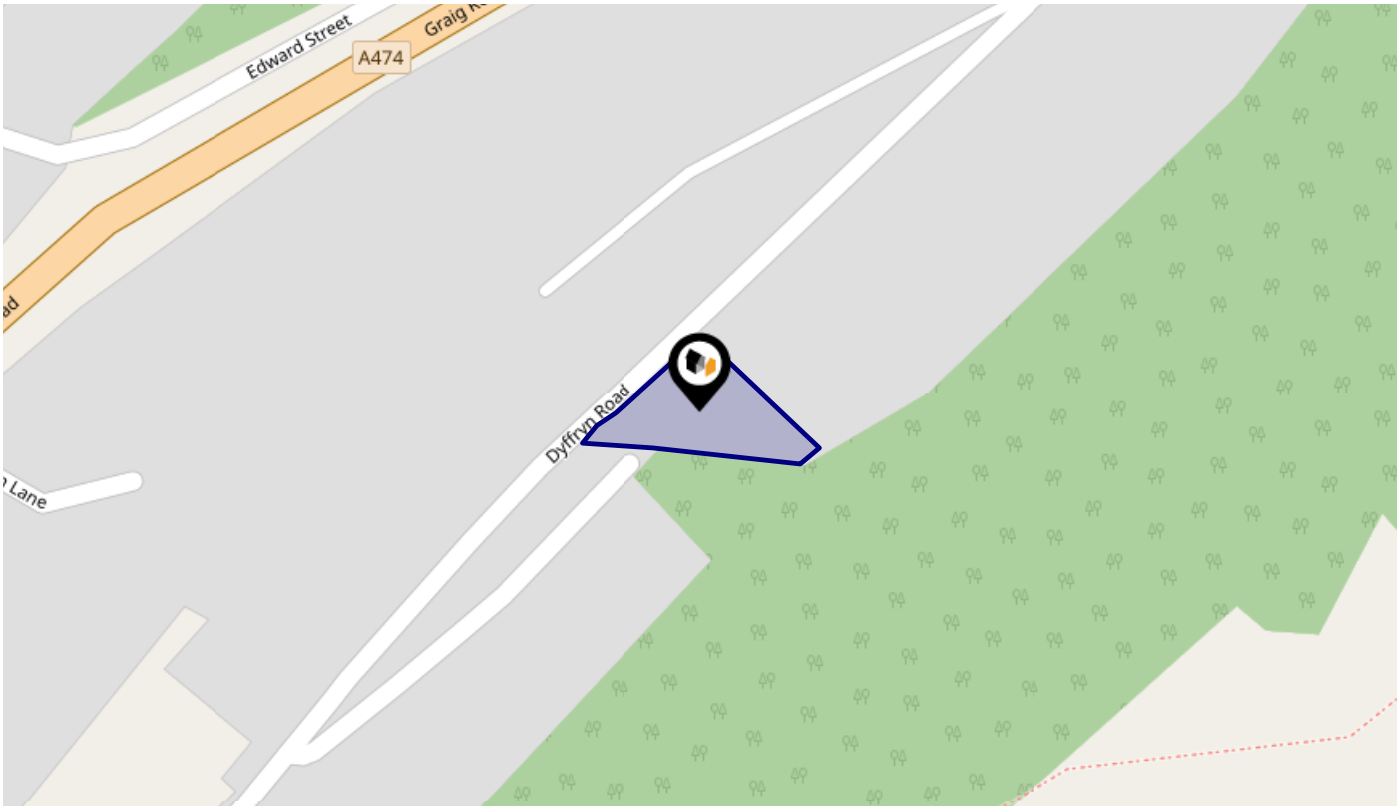
Maps
Rail Noise

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

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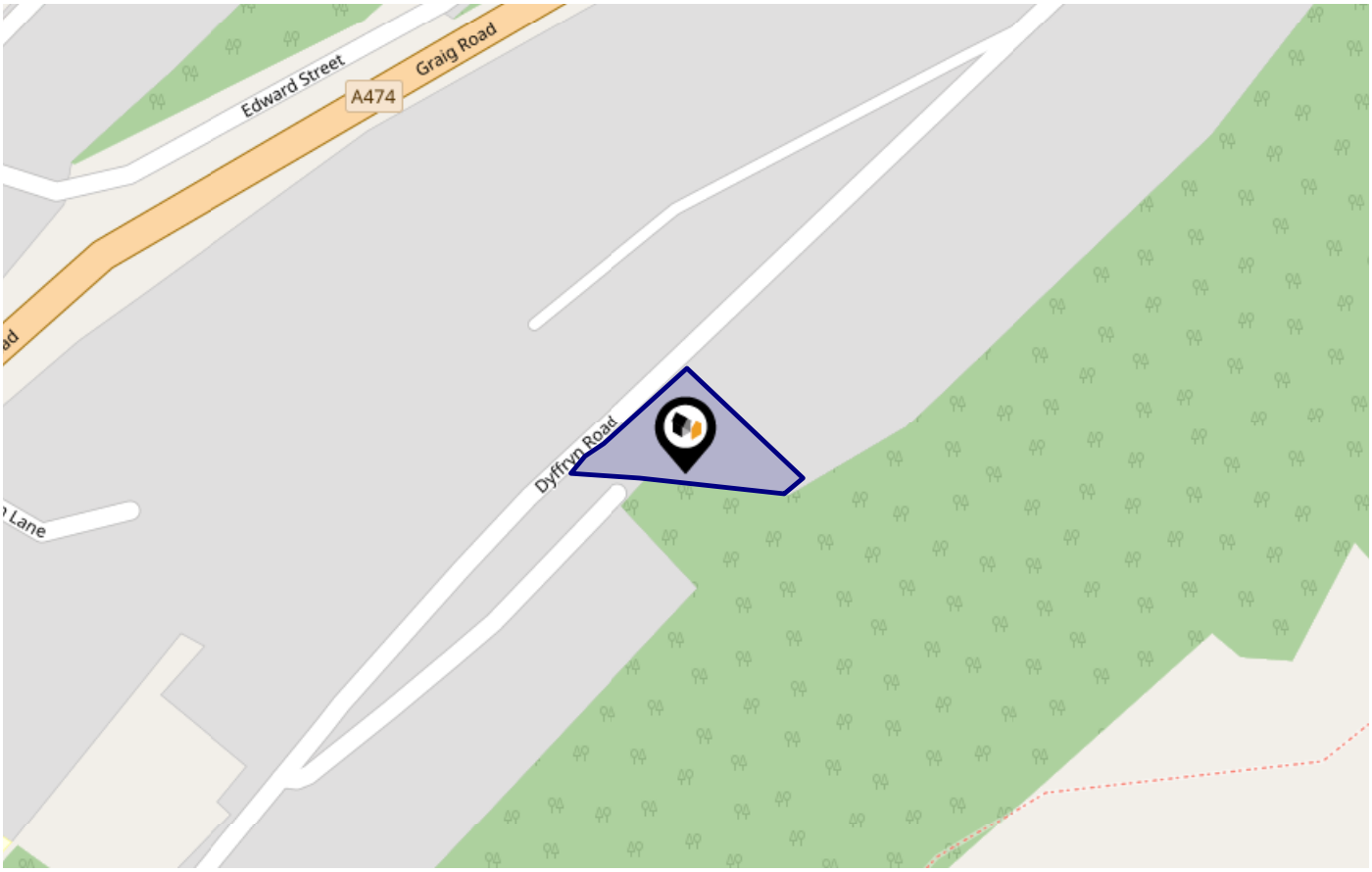
Flood Risk
Rivers Flood Risk

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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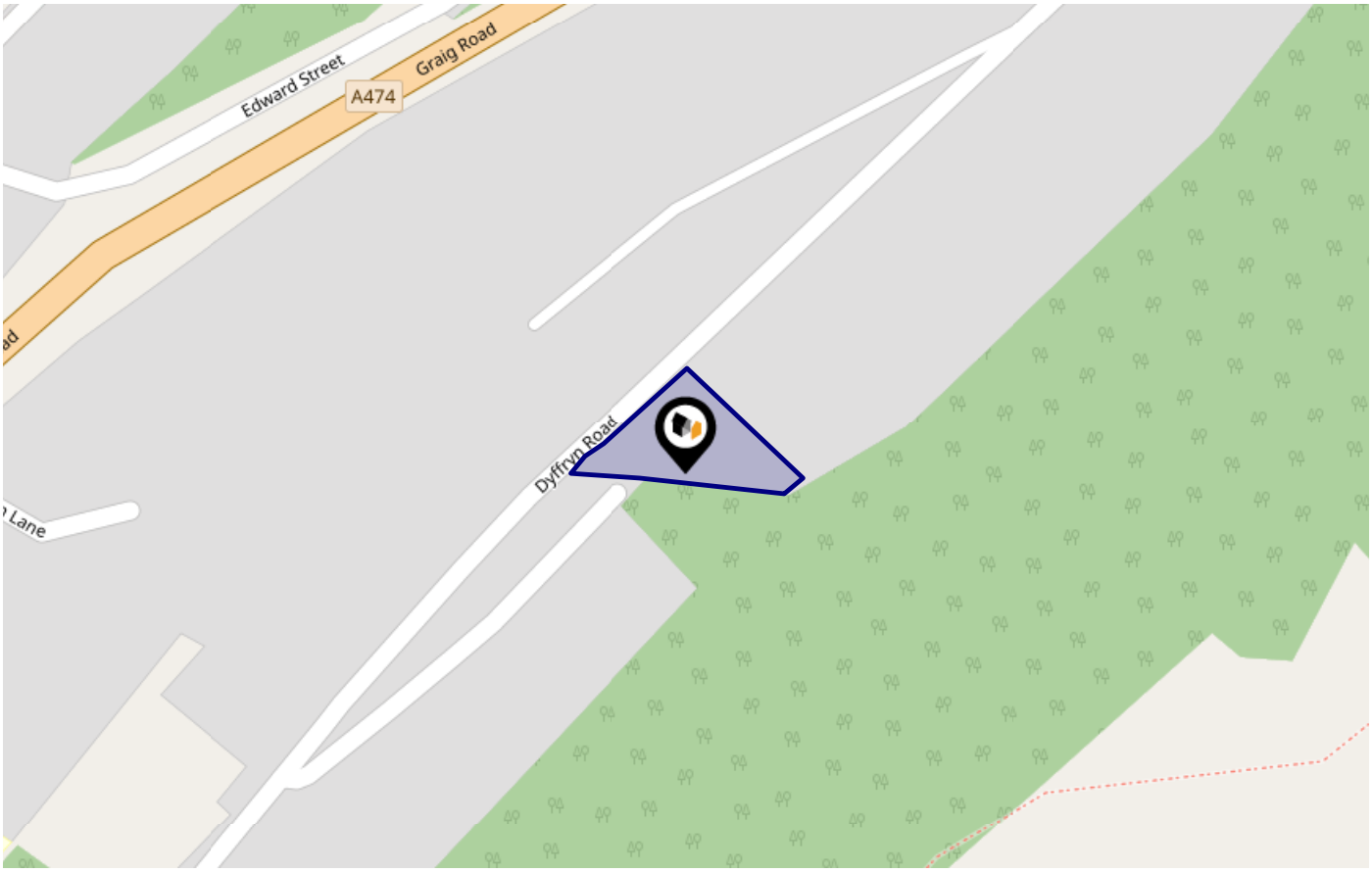
Flood Risk
Seas Flood Risk

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



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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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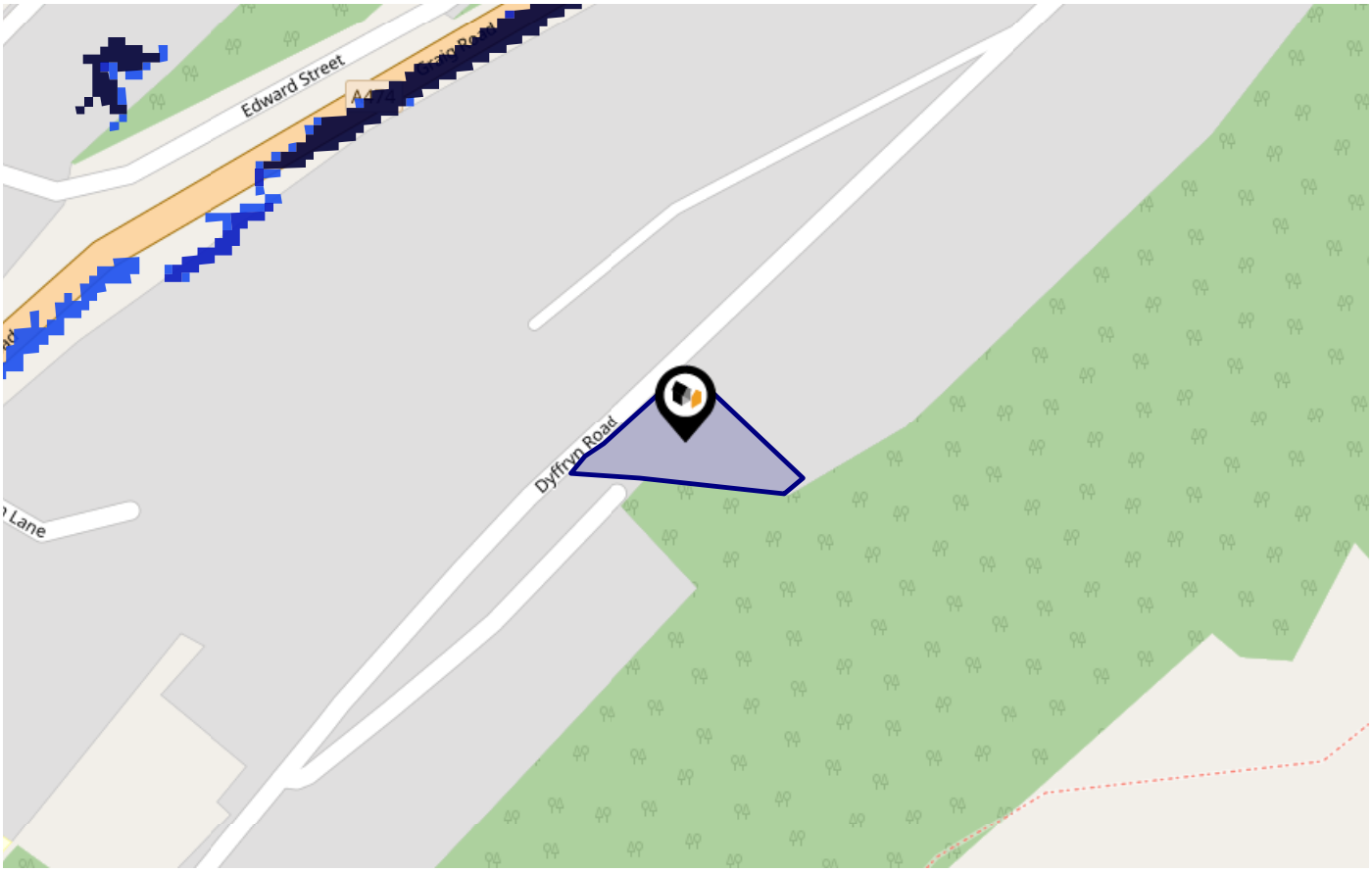
Flood Risk
Surface Water - Flood Risk

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



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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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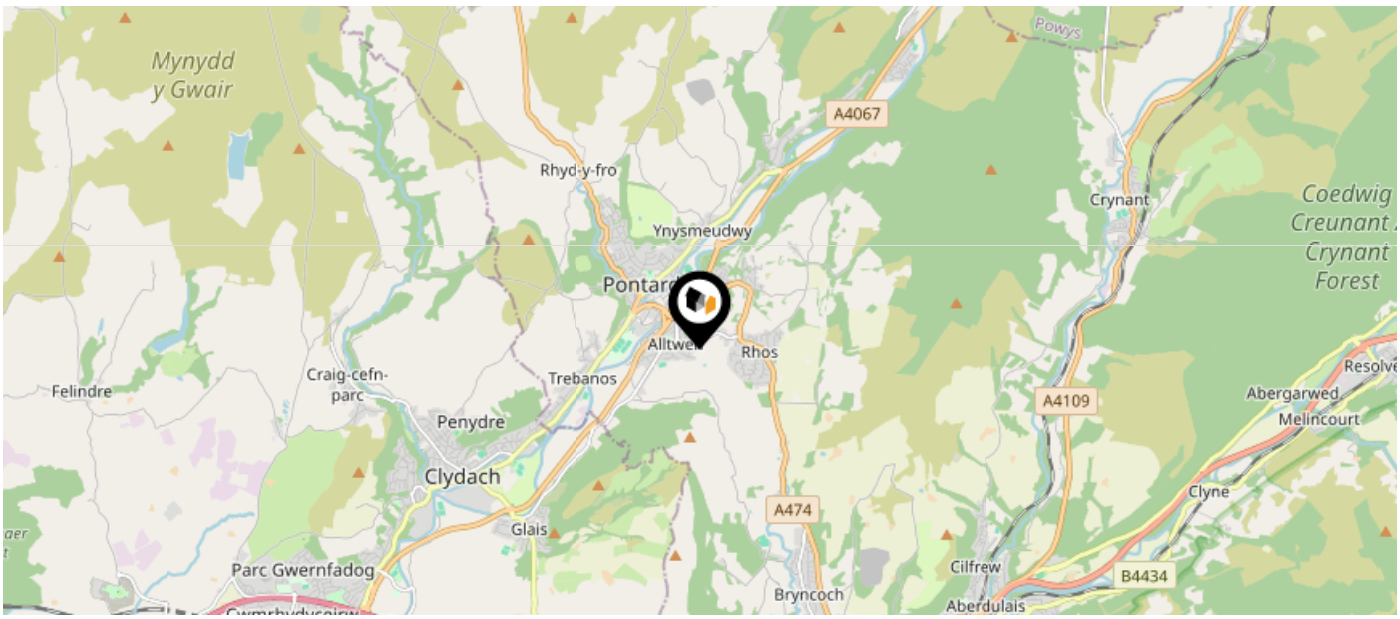
Maps
Green Belt

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



Nearby Green Belt Land
No data available.

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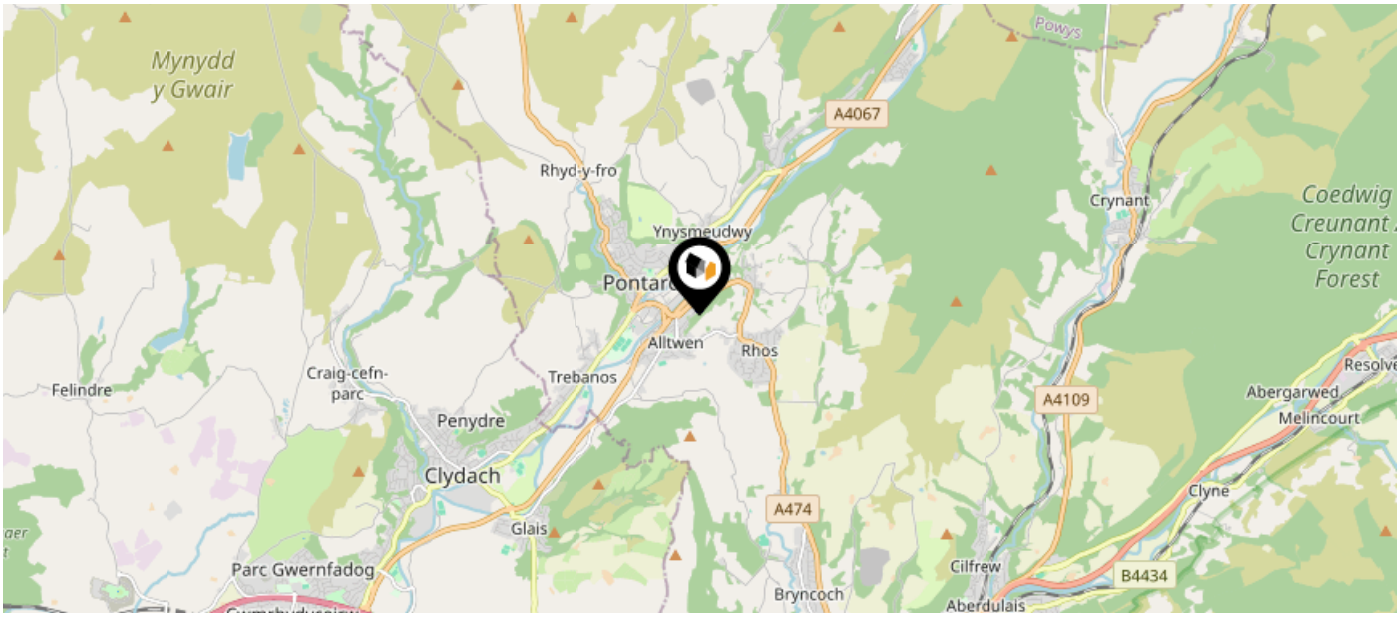
Maps
Landfill Sites

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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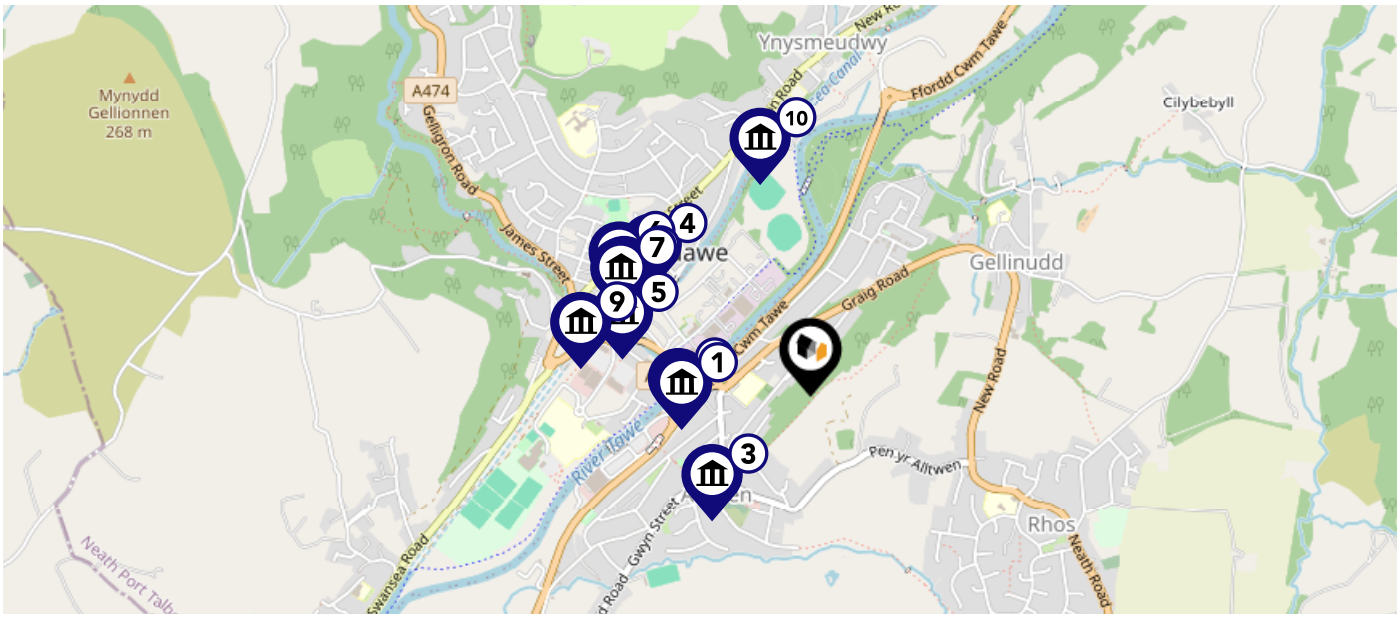
Maps
Listed Buildings

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 82294 - Pont Ar Dawe (partly In Pontardawe Community)	Grade II	0.3 miles
2 11200 - Pont Ar Dawe (partly In Cilybebyll Community)	Grade II	0.3 miles
3 82292 - Memorial Drinking Fountain And Railings	Grade II	0.3 miles
4 23867 - Tabernacle Congregational Chapel, Including Forecourt Gates And Wall, And Attached Vestries.	Grade II	0.4 miles
5 80993 - The War Memorial	Grade II	0.4 miles
6 80991 - Gatepiers And Gates To Church Of Saint Peter	Grade II	0.5 miles
7 80986 - Church Of Saint Peter	Grade II	0.5 miles
8 80992 - Graveslab And Railings To William Parsons, Churchyard Of Church Of Saint Peter	Grade II	0.5 miles
9 11199 - Upper Clydach Aqueduct And Overflow On Swansea Canal	Grade II	0.5 miles
10 80995 - Ynysmeudwy Isaf Overbridge On Swansea Canal	Grade II	0.5 miles

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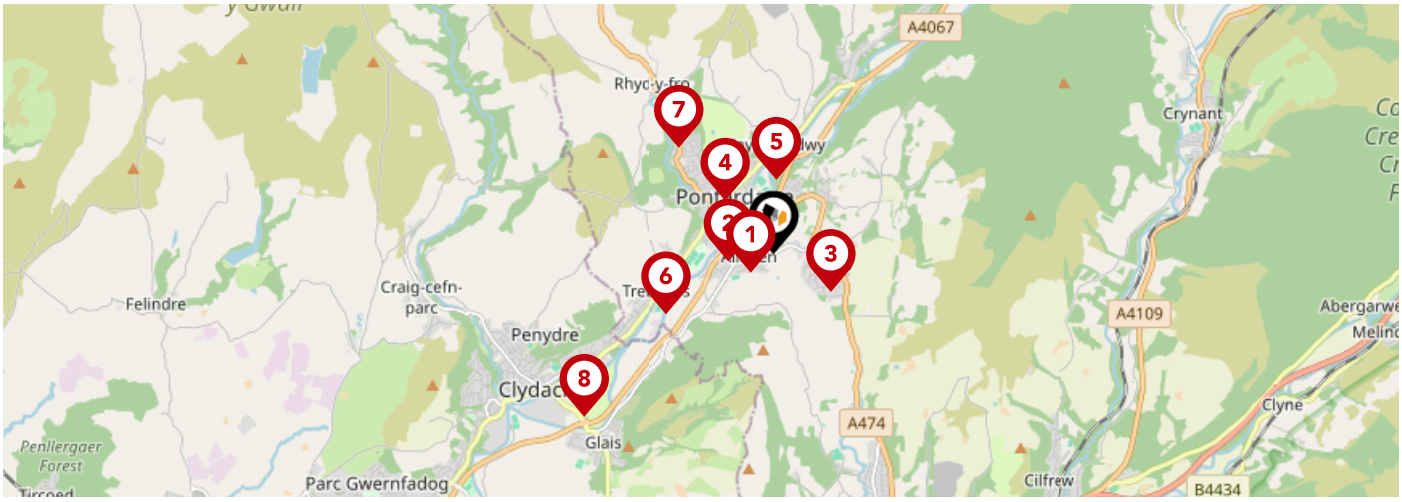
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Alltwen Primary School** Ofsted Rating: Good | Pupils:0 | Distance:0.26	☐	☑	☐	☐	☐
2	**Cwmtawe Community School** Ofsted Rating: Excellent | Pupils:0 | Distance:0.41	☐	☐	☑	☐	☐
3	**Rhos Primary School** Ofsted Rating: Adequate | Pupils:0 | Distance:0.64	☐	☑	☐	☐	☐
4	**YGG Pontardawe** Ofsted Rating: Good | Pupils:0 | Distance:0.66	☐	☑	☐	☐	☐
5	**Llangiwg Primary School** Ofsted Rating: Good | Pupils:0 | Distance:0.68	☐	☑	☐	☐	☐
6	**YGGD Trebannws** Ofsted Rating: Adequate | Pupils:0 | Distance:1.13	☐	☑	☐	☐	☐
7	**Rhydyfro Primary School** Ofsted Rating: Good | Pupils:0 | Distance:1.29	☐	☑	☐	☐	☐
8	**St Joseph's Catholic Primary School** Ofsted Rating: Good | Pupils:0 | Distance:2.28	☐	☑	☐	☐	☐

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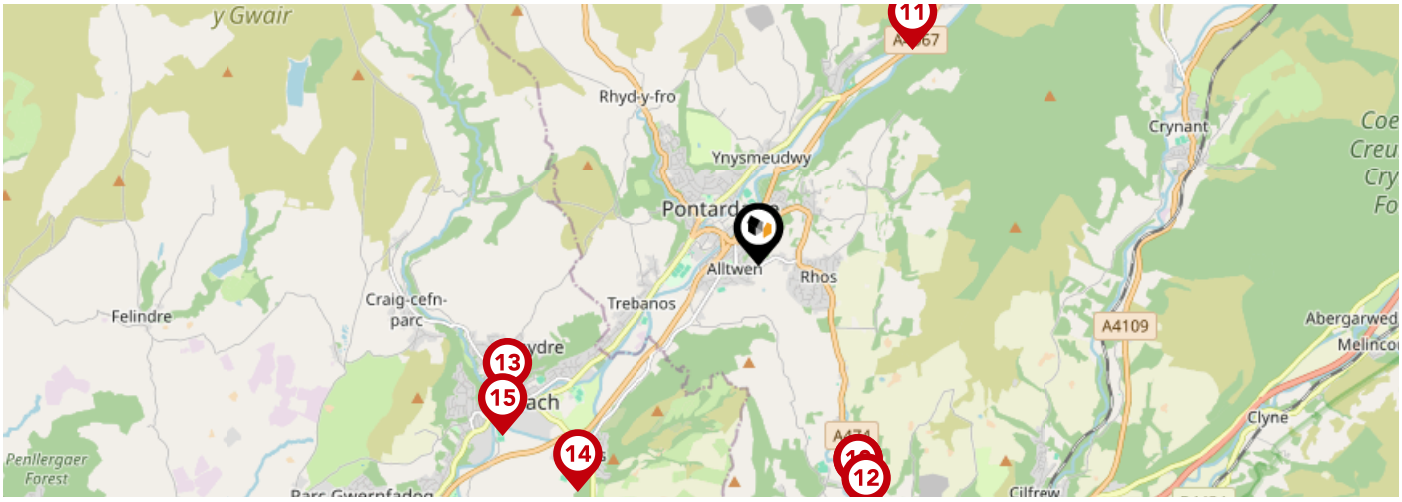
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Ysgol Hendrefelin** Ofsted Rating: Not Rated | Pupils:0 | Distance:2.31		✓			
10 **Ysgol Maes Y Coed** Ofsted Rating: Not Rated | Pupils:0 | Distance:2.31		✓			
11 **Godre'rgraig Primary School** Ofsted Rating: Good | Pupils:0 | Distance:2.44		✓			
12 **Bryncoch CIW Primary School** Ofsted Rating: Not Rated | Pupils:0 | Distance:2.49		✓			
13 **Ysgol Gynradd Gymraeg Gellionnen** Ofsted Rating: Good | Pupils:0 | Distance:2.61		✓			
14 **Glais Primary School** Ofsted Rating: Good | Pupils:0 | Distance:2.66		✓			
15 **Clydach Primary school** Ofsted Rating: Good | Pupils:0 | Distance:2.81		✓			
16 **Blaenhonddan Primary School** Ofsted Rating: Good | Pupils:0 | Distance:3.02		✓			

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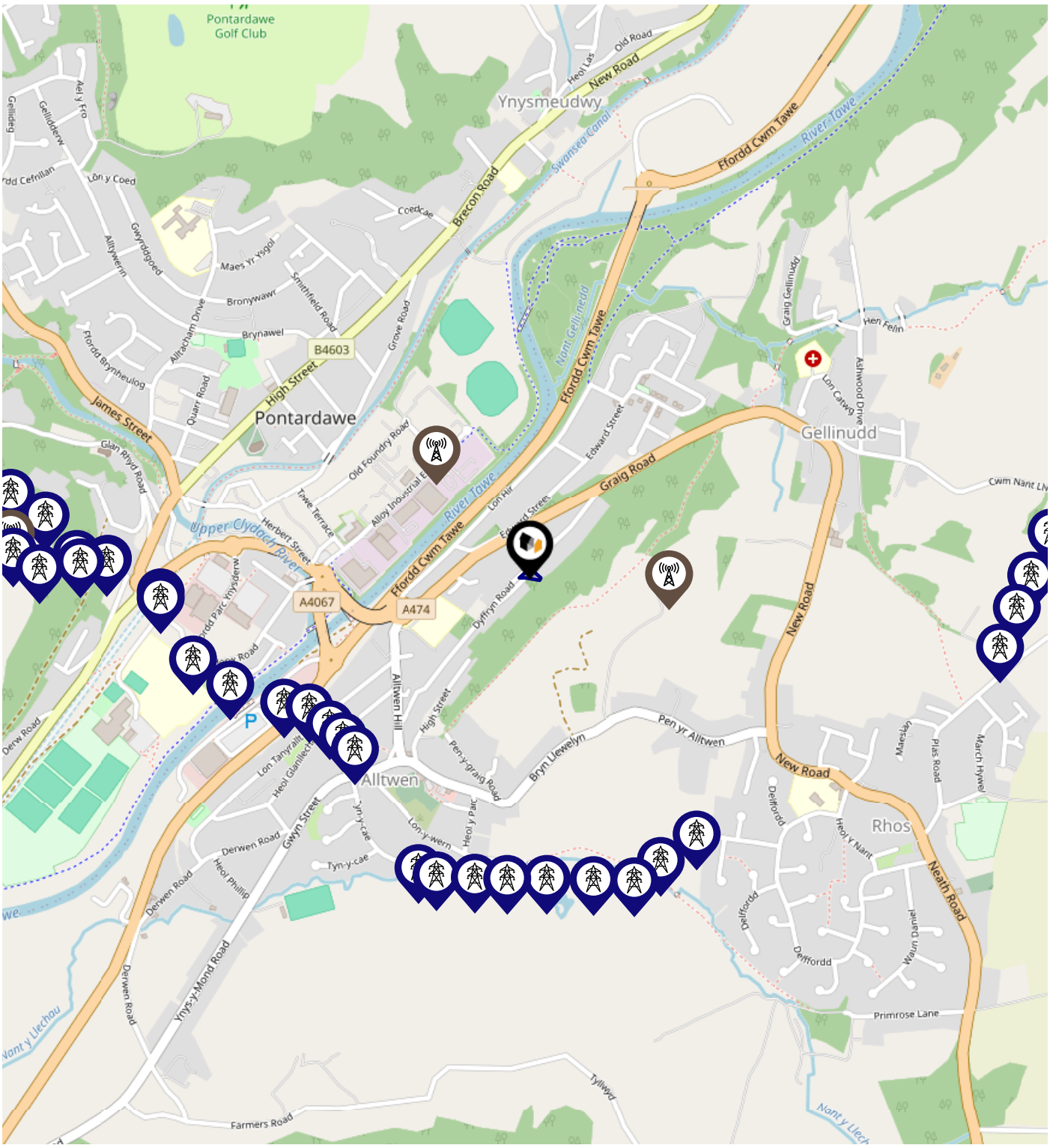
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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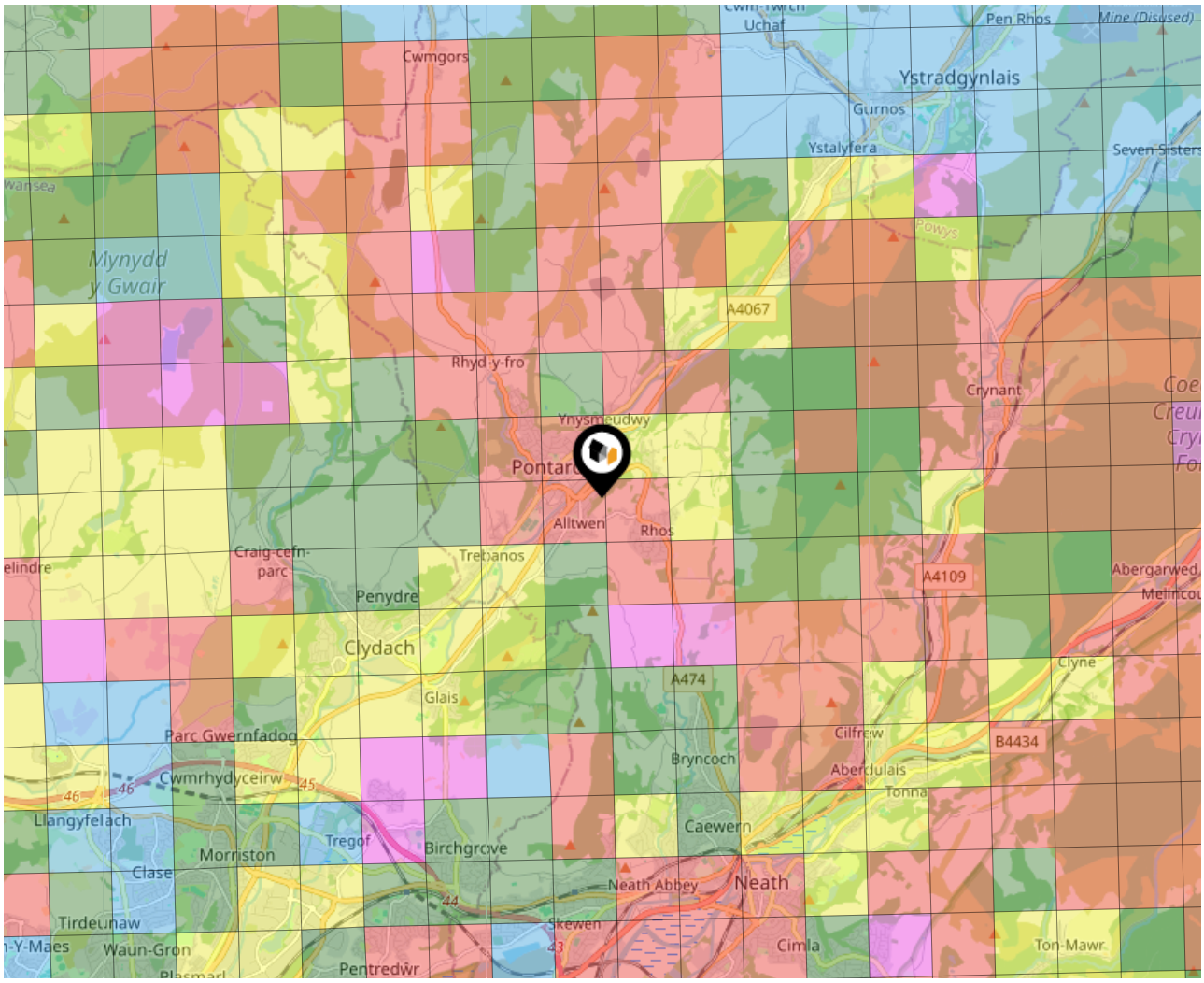
Environment
Radon Gas

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 Property

1	2	3	4	5	6
<1%	1-3%	3-5%	4-10%	10-30%	>30%

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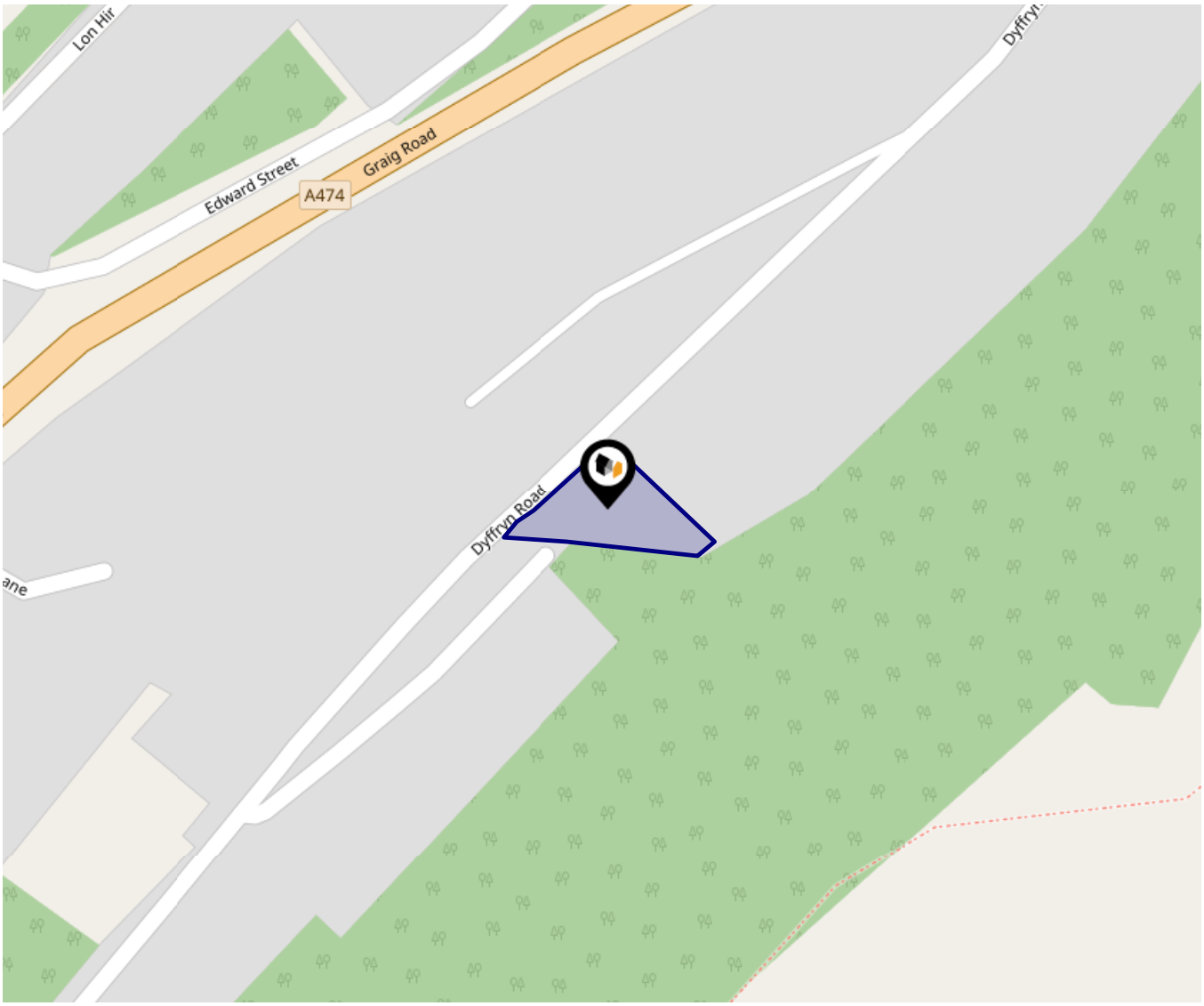
Local Area
Road Noise



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

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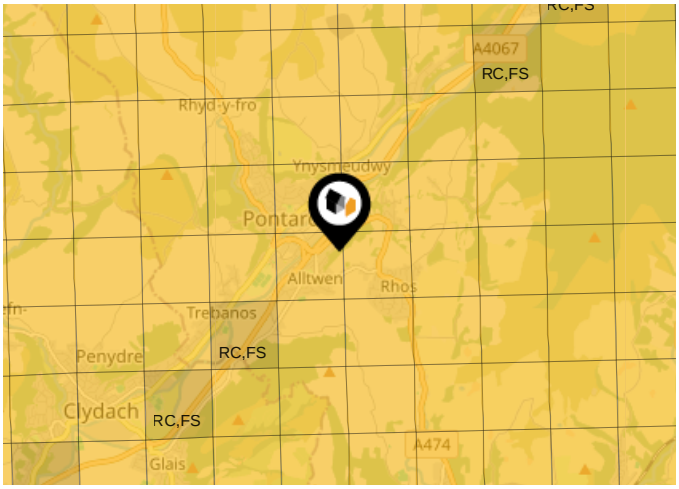
Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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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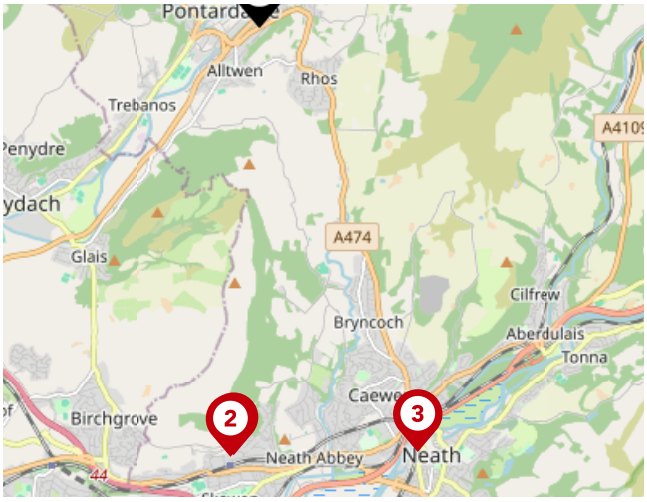
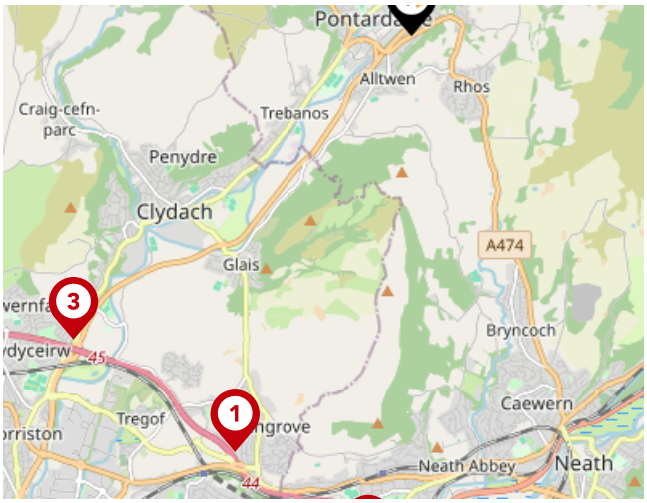
Area
Transport (National)



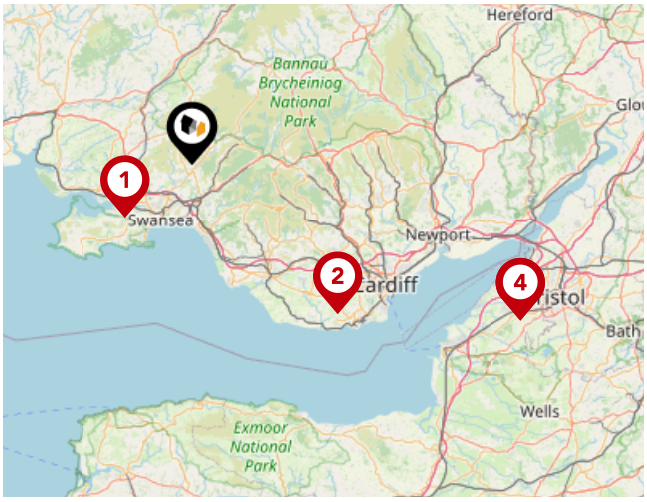
National Rail Stations

Pin	Name	Distance
1	Skewen Rail Station	3.94 miles
2	Skewen Rail Station	3.96 miles
3	Neath Rail Station	4.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J44	4.15 miles
2	M4 J43	4.81 miles
3	M4 J45	4.18 miles
4	M4 J42	5.83 miles
5	M4 J46	5.76 miles



Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	12.63 miles
2	Cardiff Airport	30.92 miles
3	Felton	53.74 miles
4	Bristol Airport	53.74 miles

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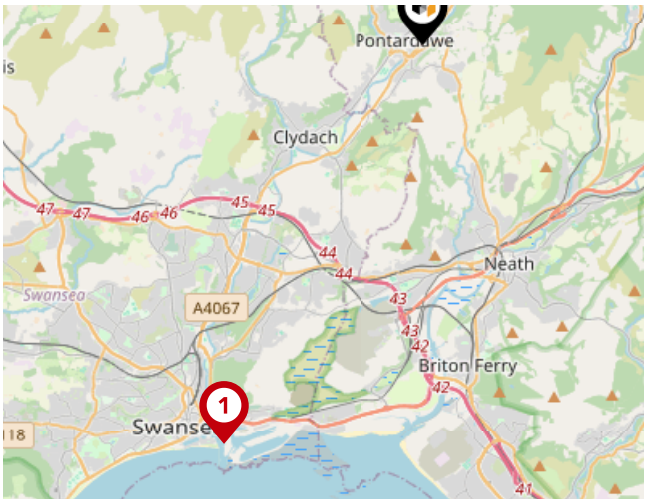
Area
Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Danygraig Chapel	0.08 miles
2	Dyffryn Road	0.16 miles
3	Junior School	0.16 miles
4	Tan yr Allt House	0.23 miles
5	Alltwen Hill	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	8.19 miles

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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.

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Agent
Disclaimer

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Moving You
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Moving You

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