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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th December 2025



AEL Y FRO, PONTARDAWE, SWANSEA, SA8

Moving You

Moving You – South Wales

07717661188

andy.oneill@moving-you.co.uk

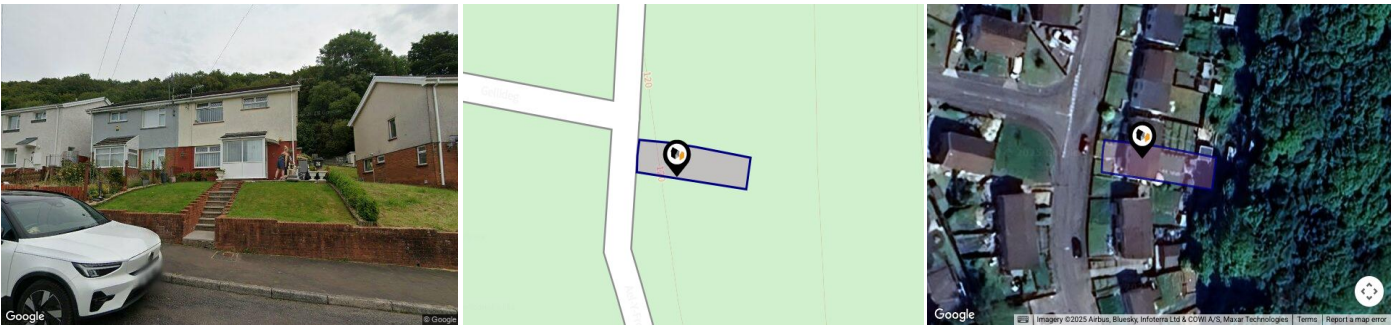
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Introduction

Our Comments

Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band B		
Annual Estimate:	£1,898		
Title Number:	WA405906		

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)

14

mb/s

80

mb/s

10000

mb/s

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

O2

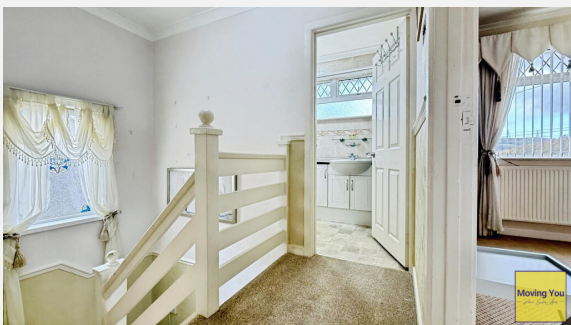
Satellite/Fibre TV Availability:

BT

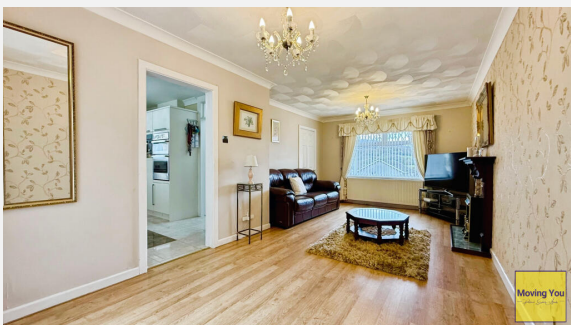
sky

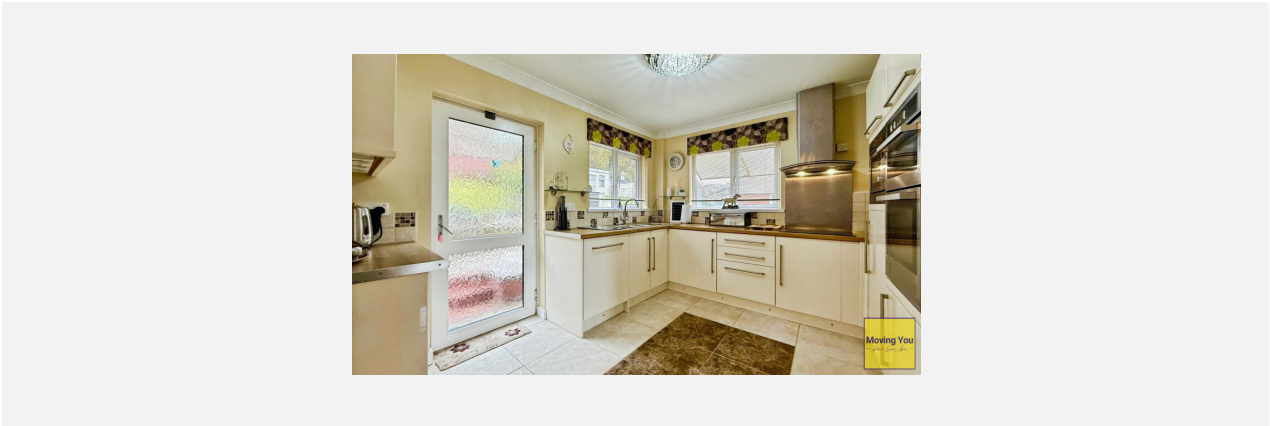
Virgin media

Gallery Photos

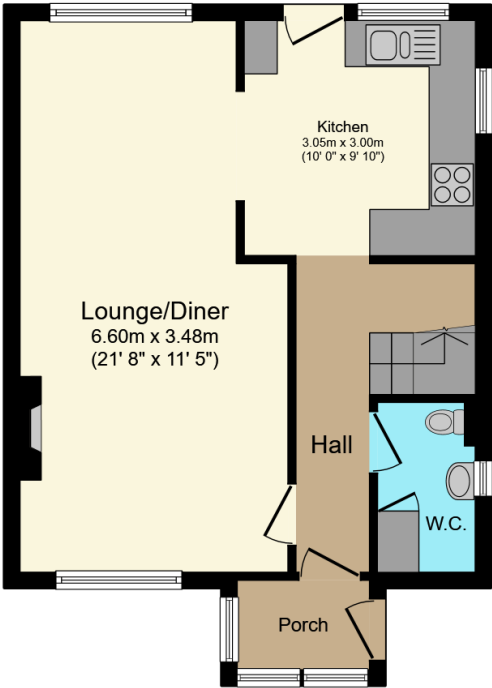


Gallery Photos

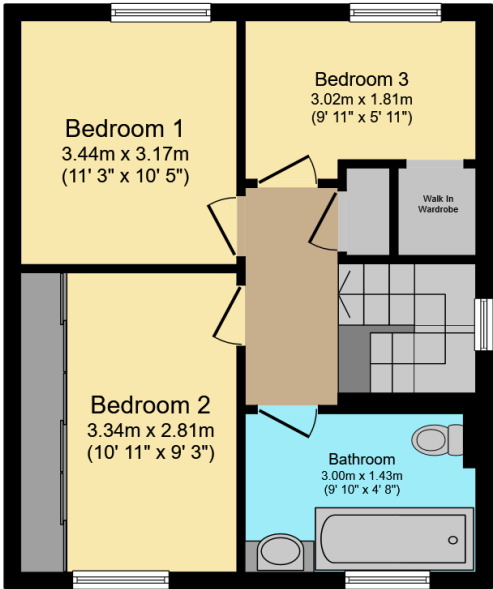




AEL Y FRO, PONTARDAWE, SWANSEA, SA8



Ground Floor
Floor area 44.5 sq.m. (479 sq.ft.)



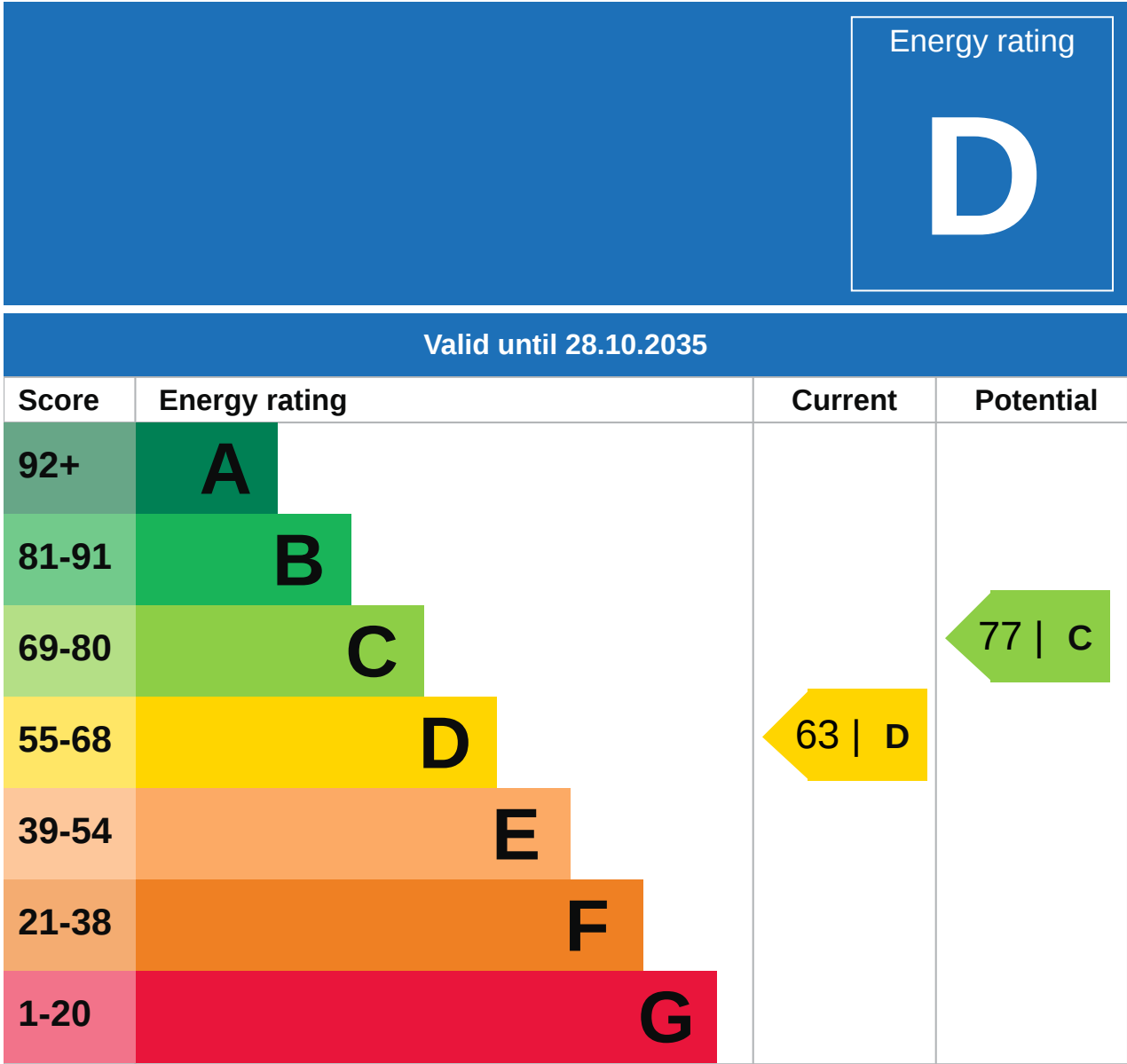
First Floor
Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 86.8 sq.m. (934 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property
EPC - Certificate



Property

EPC - Additional Data

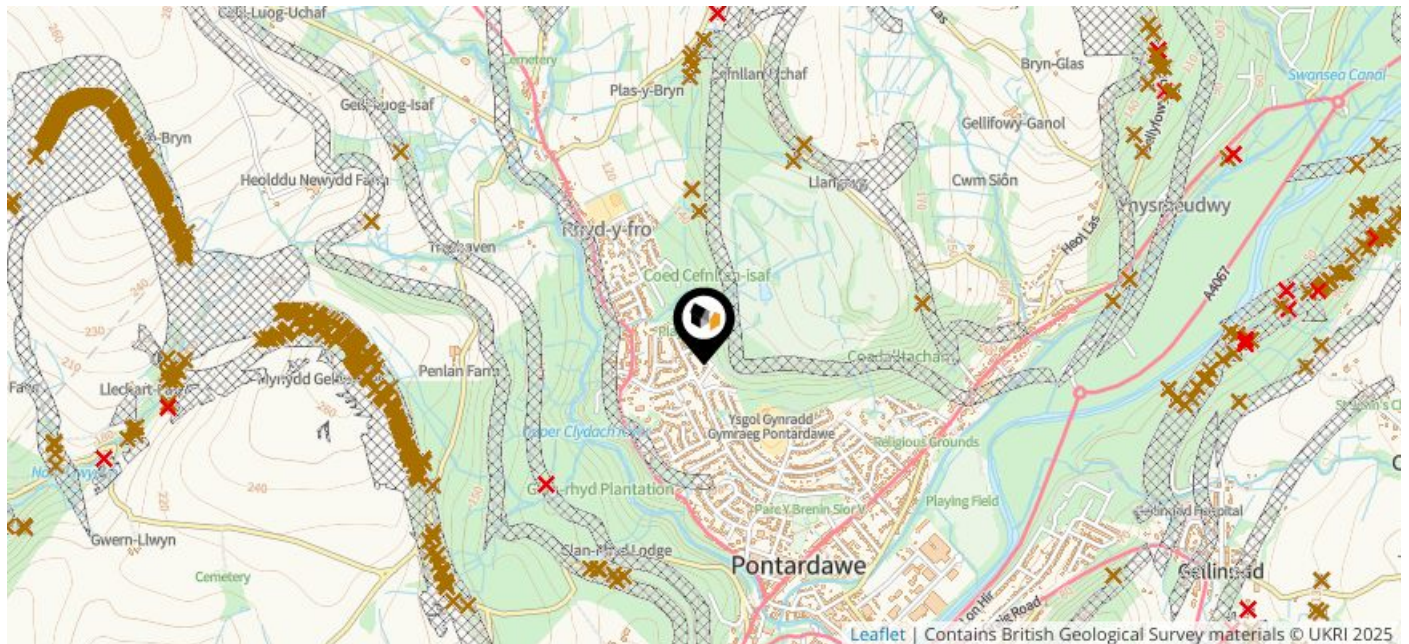
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

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

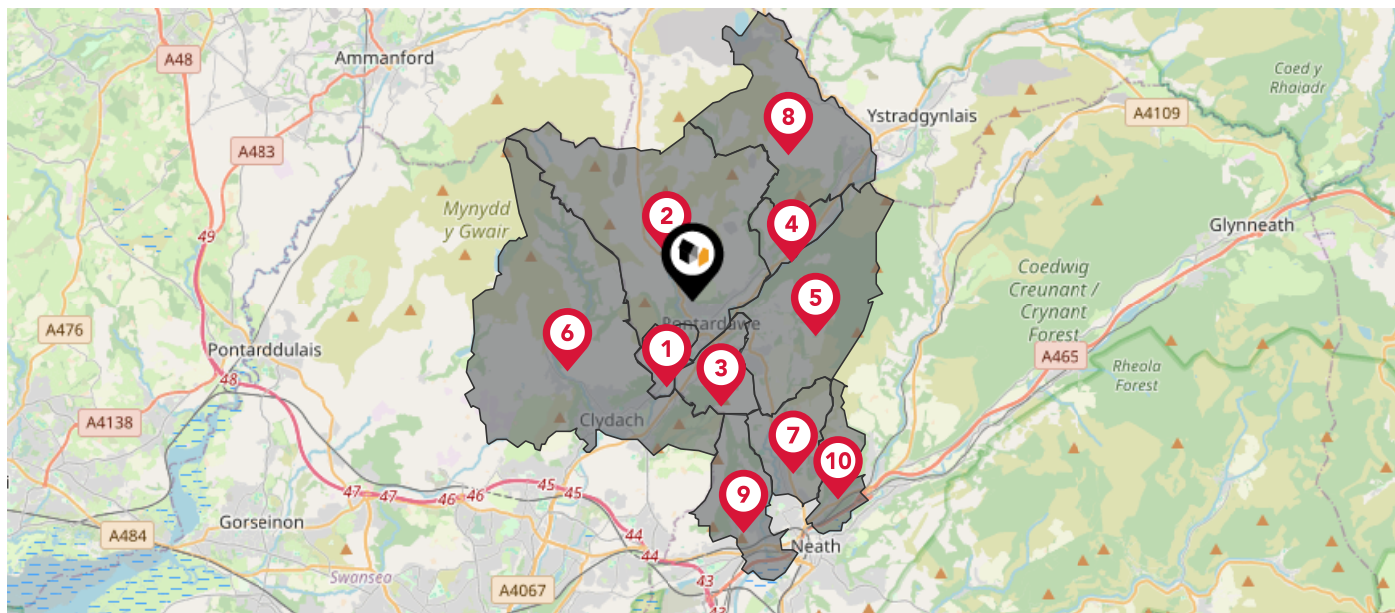


Cilybebyll

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



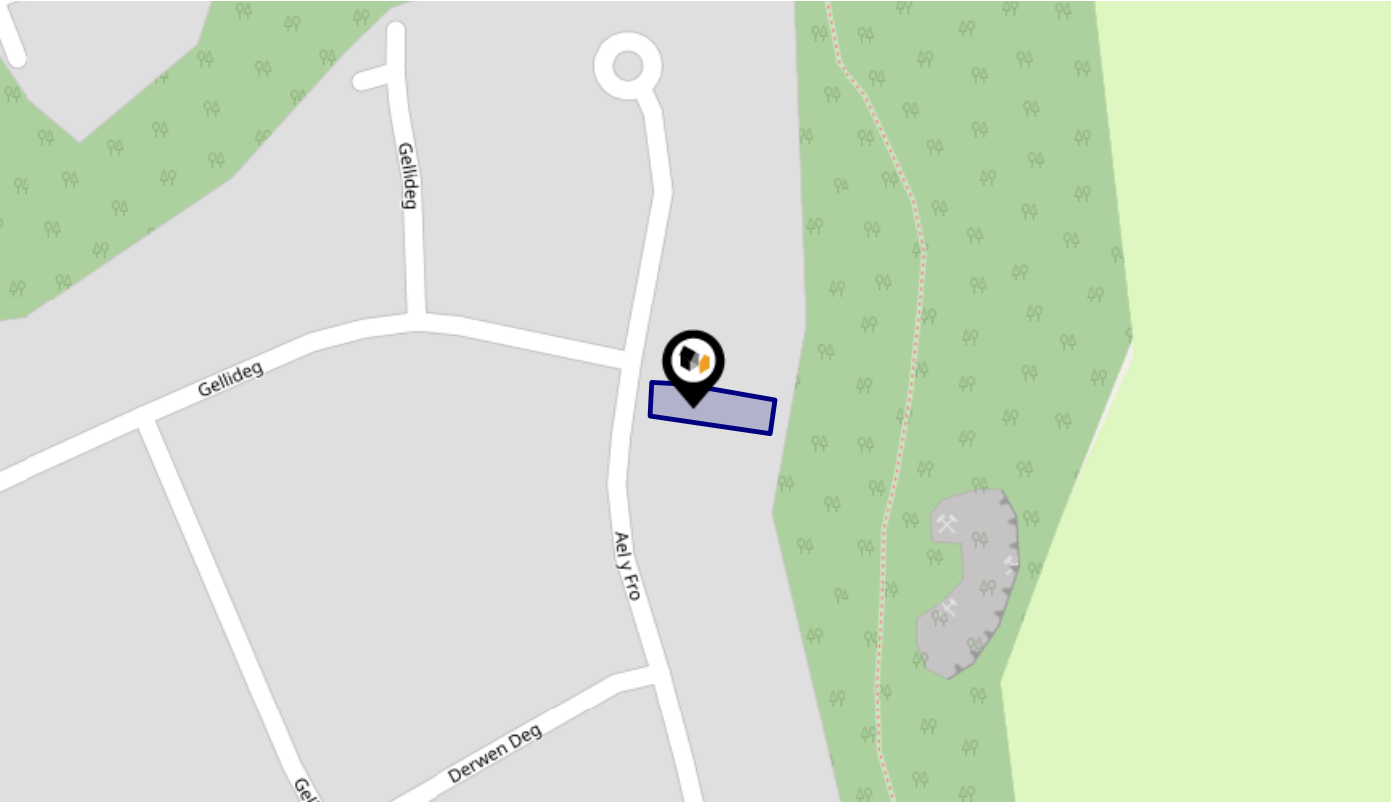
Nearby Council Wards

- | | |
|----|-------------------------------|
| 1 | Trebanos ED |
| 2 | Pontardawe ED |
| 3 | Allt-wen ED |
| 4 | Godre'r Graig ED |
| 5 | Rhos ED |
| 6 | Clydach ED |
| 7 | Bryn-coch North ED |
| 8 | Cwmllynfell and Ystalyfera ED |
| 9 | Dyffryn ED |
| 10 | Cadoxton ED |

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.

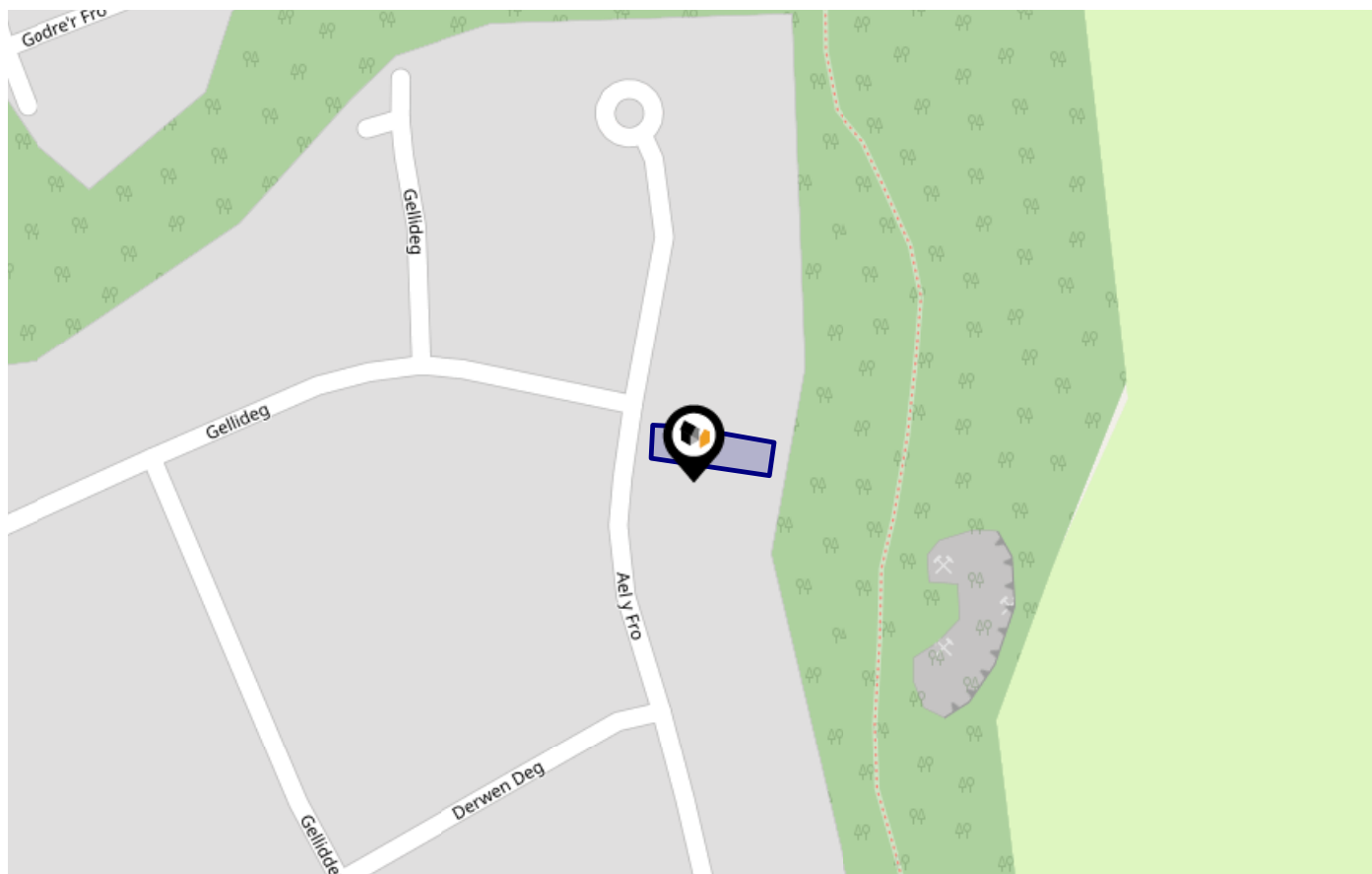
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

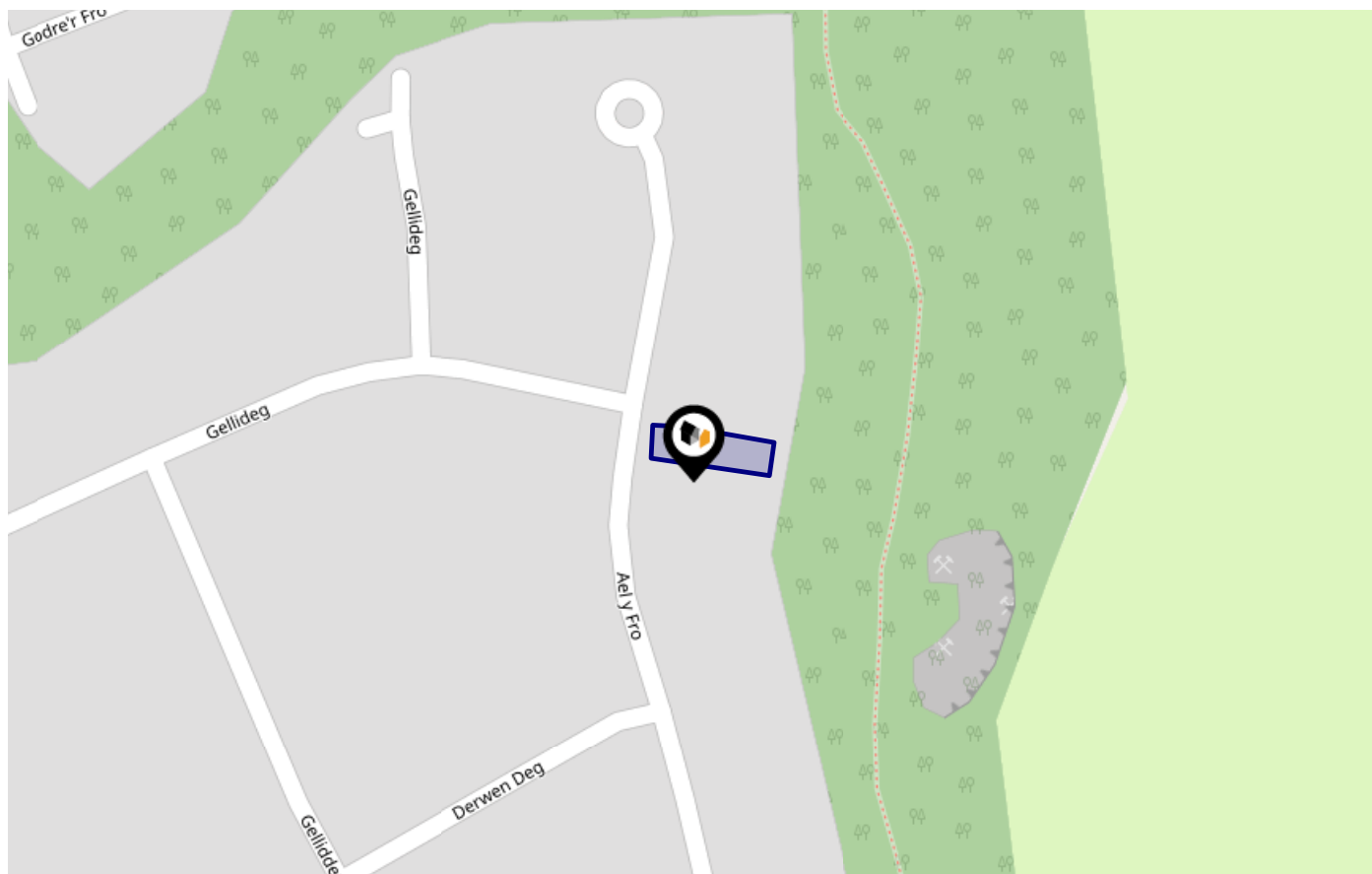
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

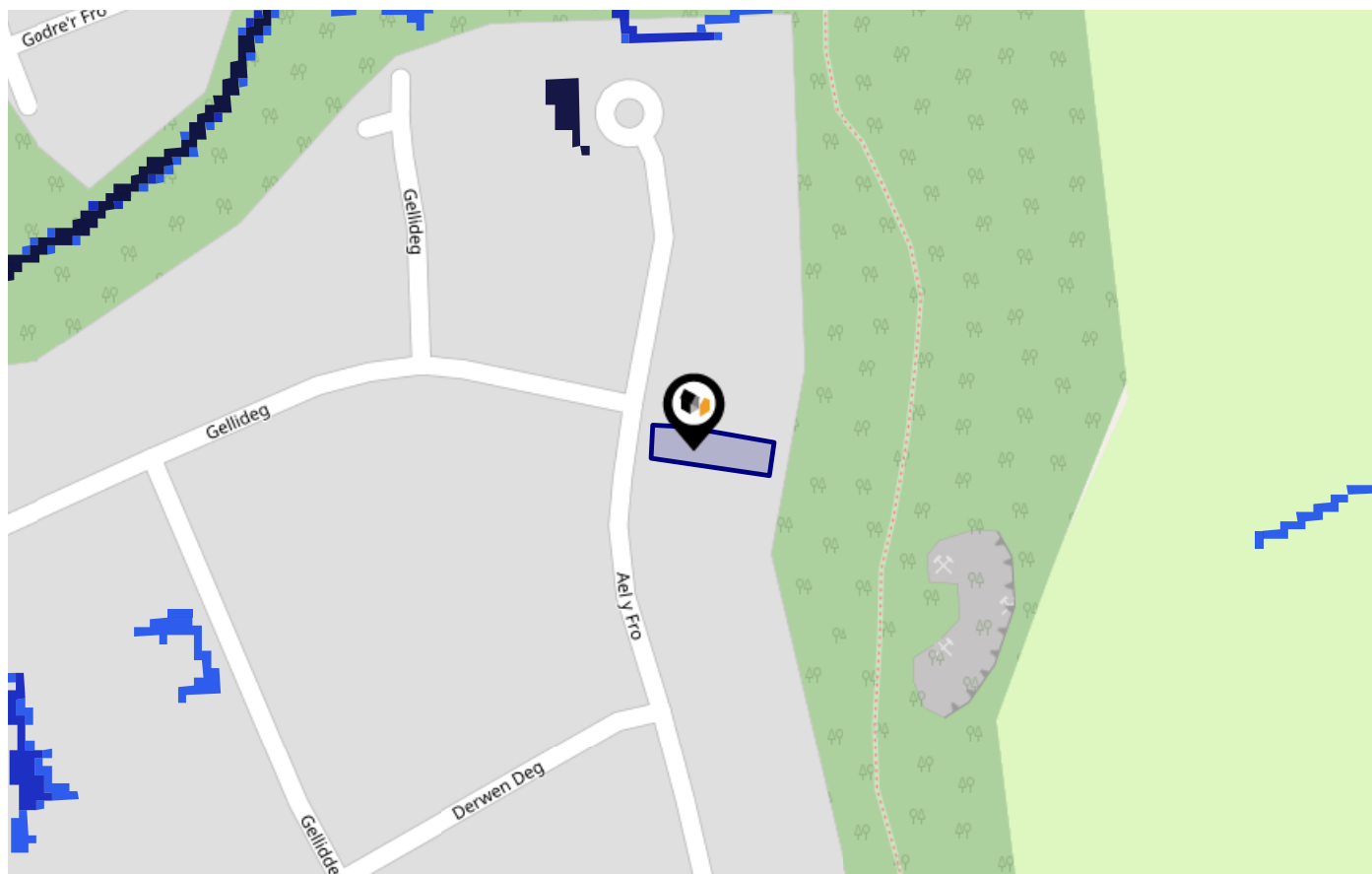
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

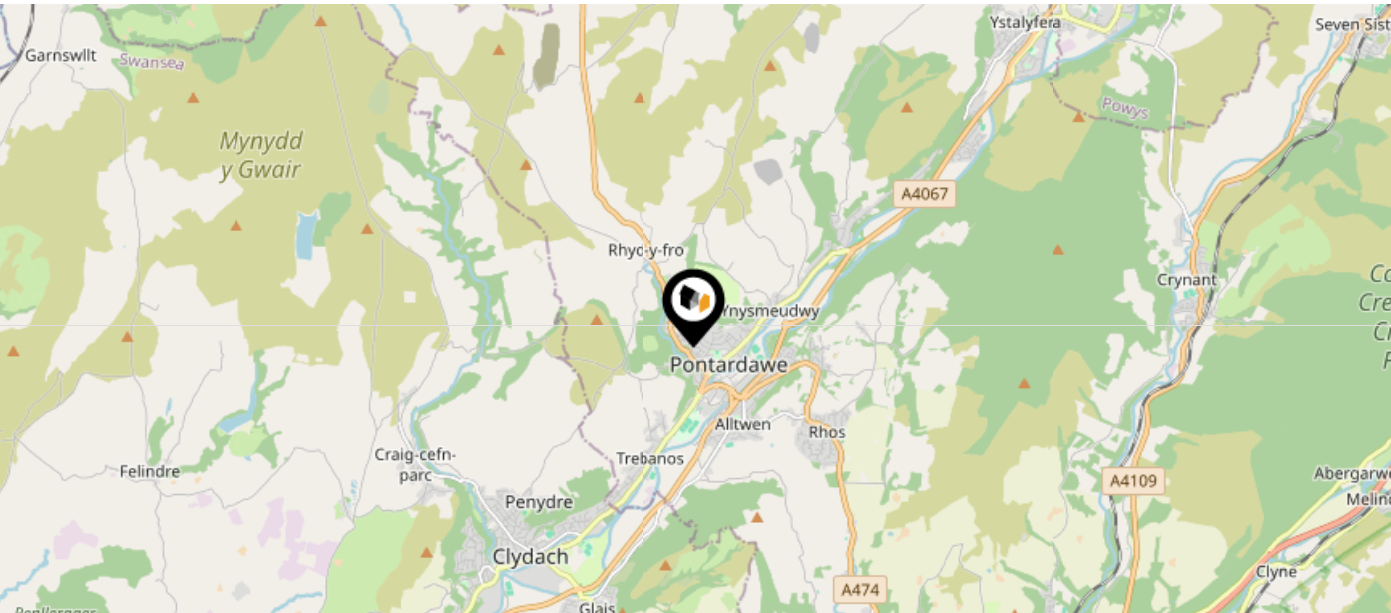
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Maps

Green Belt

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



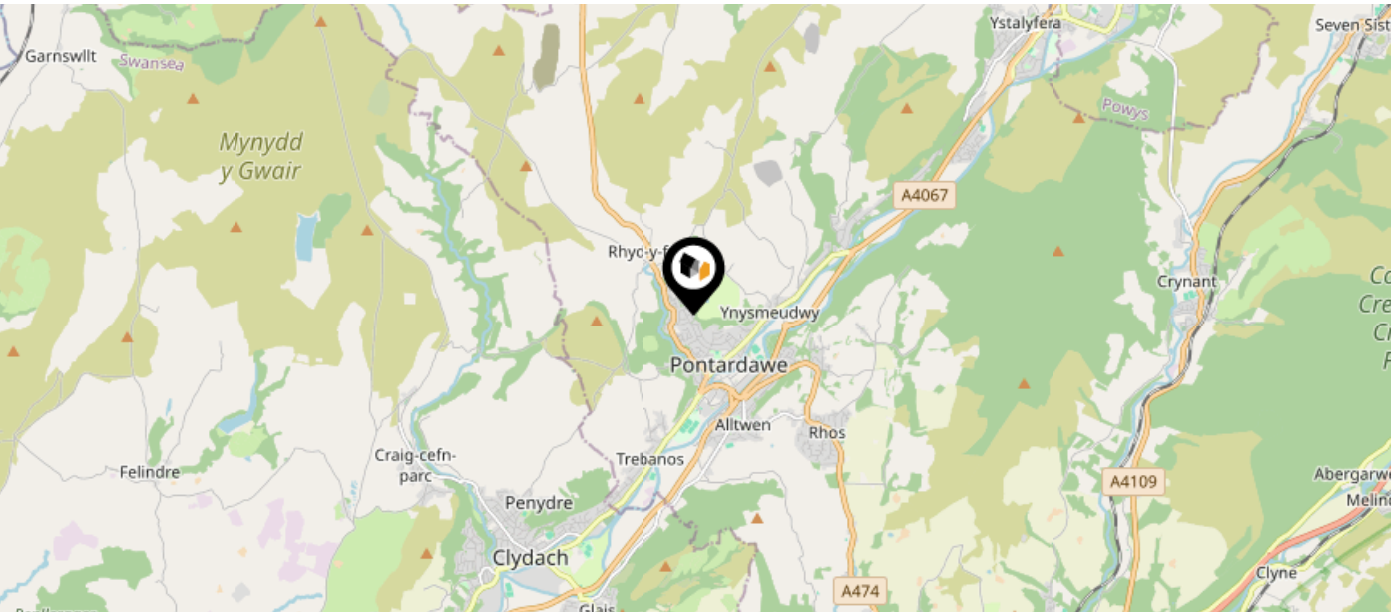
Nearby Green Belt Land

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.



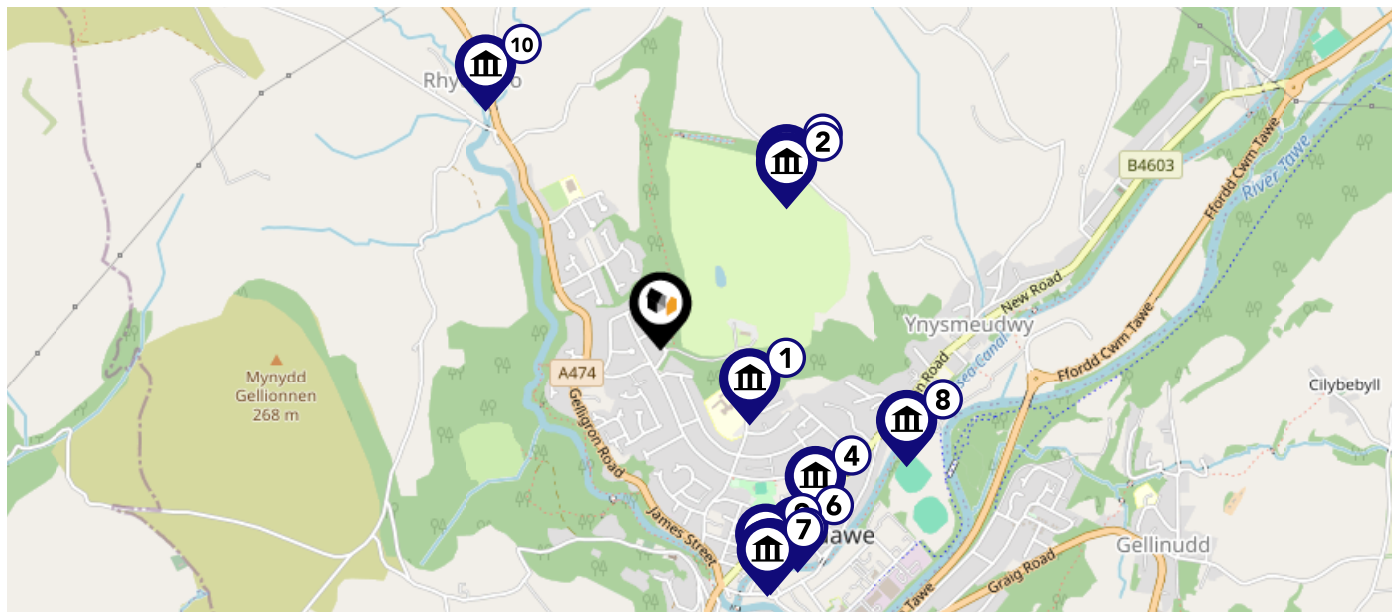
Nearby Landfill Sites











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...



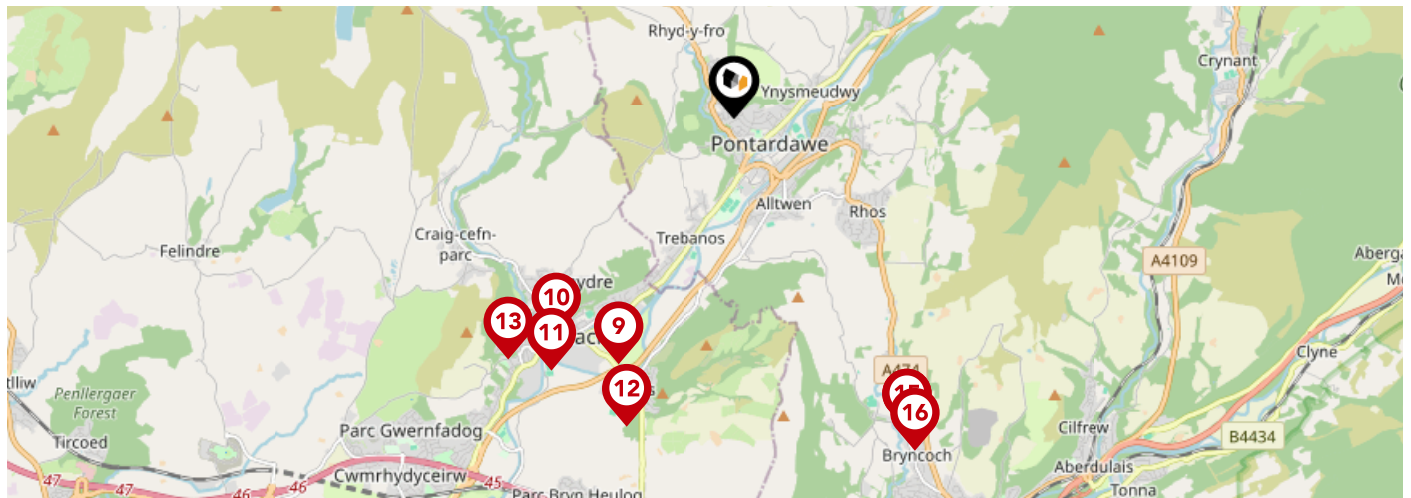
Listed Buildings in the local district		Grade	Distance
	70909 - Alltycham House	Grade II	0.3 miles
	80990 - Gate And Gatepiers To Church Of St Ciwg	Grade II	0.5 miles
	80985 - Church Of Saint Ciwg	Grade II	0.5 miles
	80988 - Former National Schools	Grade II	0.5 miles
	80992 - Graveslab And Railings To William Parsons, Churchyard Of Church Of Saint Peter	Grade II	0.6 miles
	23867 - Tabernacle Congregational Chapel, Including Forecourt Gates And Wall, And Attached Vestries.	Grade II	0.6 miles
	80986 - Church Of Saint Peter	Grade II	0.6 miles
	80995 - Ynysmeudwy Isaf Overbridge On Swansea Canal	Grade II	0.6 miles
	80991 - Gatepiers And Gates To Church Of Saint Peter	Grade II	0.6 miles
	23081 - Saron Old Chapel	Grade II	0.7 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Rhydyfro Primary School Ofsted Rating: Good Pupils:0 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	YGG Pontardawe Ofsted Rating: Good Pupils:0 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Llangiwg Primary School Ofsted Rating: Good Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cwmtawe Community School Ofsted Rating: Excellent Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Alltwen Primary School Ofsted Rating: Good Pupils:0 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	YGGD Trebannws Ofsted Rating: Adequate Pupils:0 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rhos Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Godre'rgraig Primary School Ofsted Rating: Good Pupils:0 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

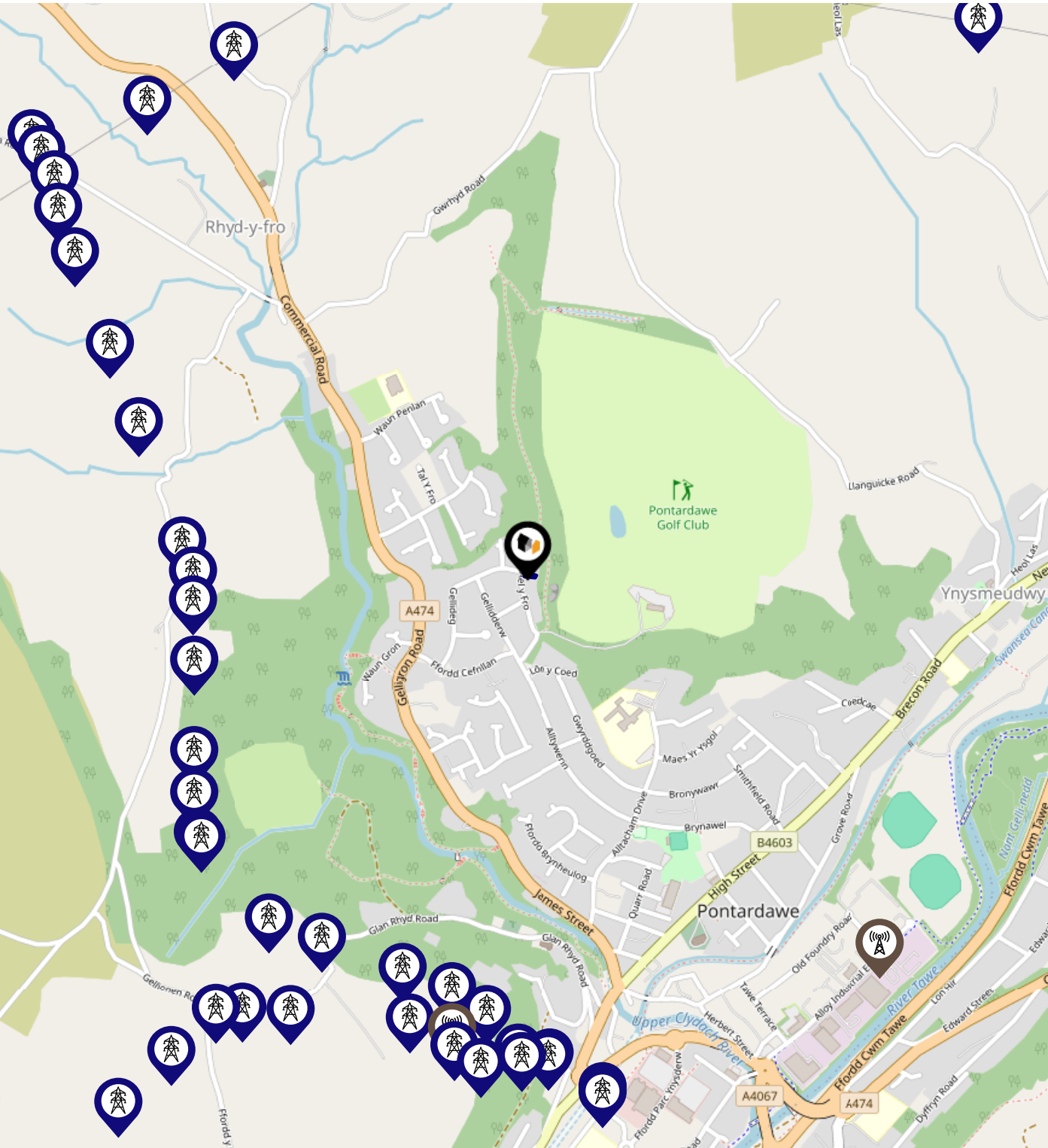
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Gymraeg Gellionnen Ofsted Rating: Good Pupils:0 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clydach Primary school Ofsted Rating: Good Pupils:0 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glais Primary School Ofsted Rating: Good Pupils:0 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Craigfelen Primary School Ofsted Rating: Excellent Pupils:0 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Hendrefelin Ofsted Rating: Not Rated Pupils:0 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Maes Y Coed Ofsted Rating: Not Rated Pupils:0 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bryncoch CIW Primary School Ofsted Rating: Not Rated Pupils:0 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



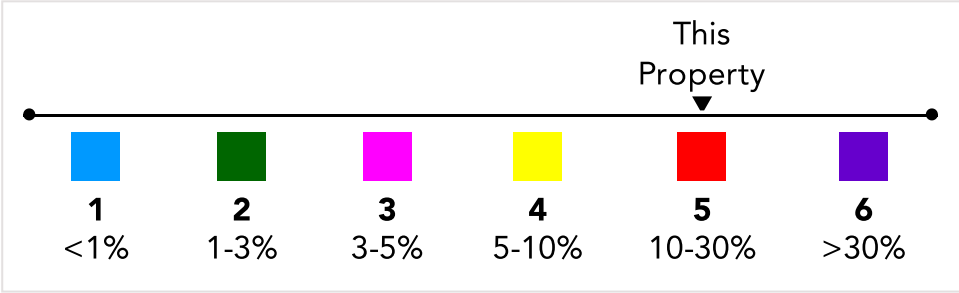
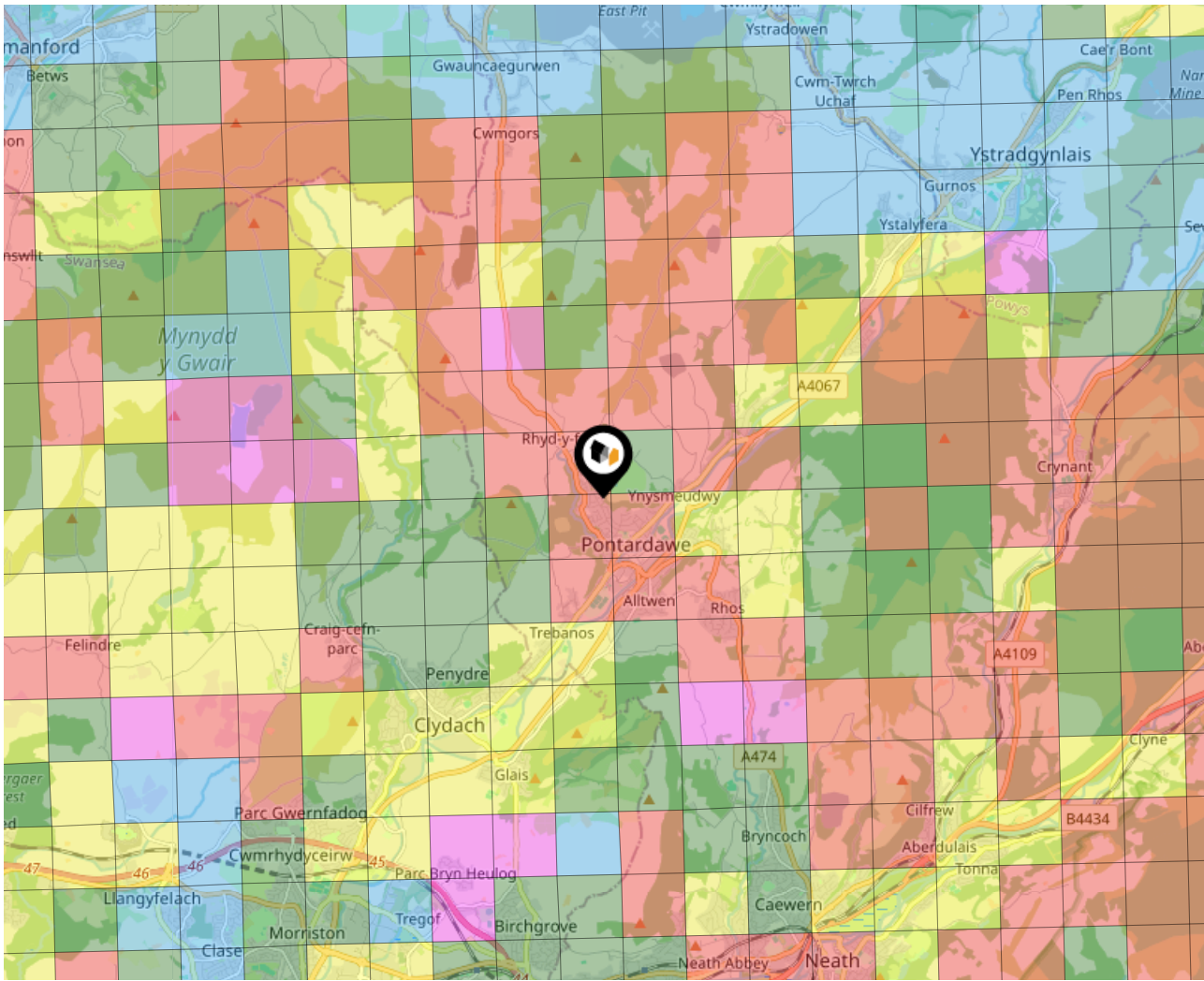
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

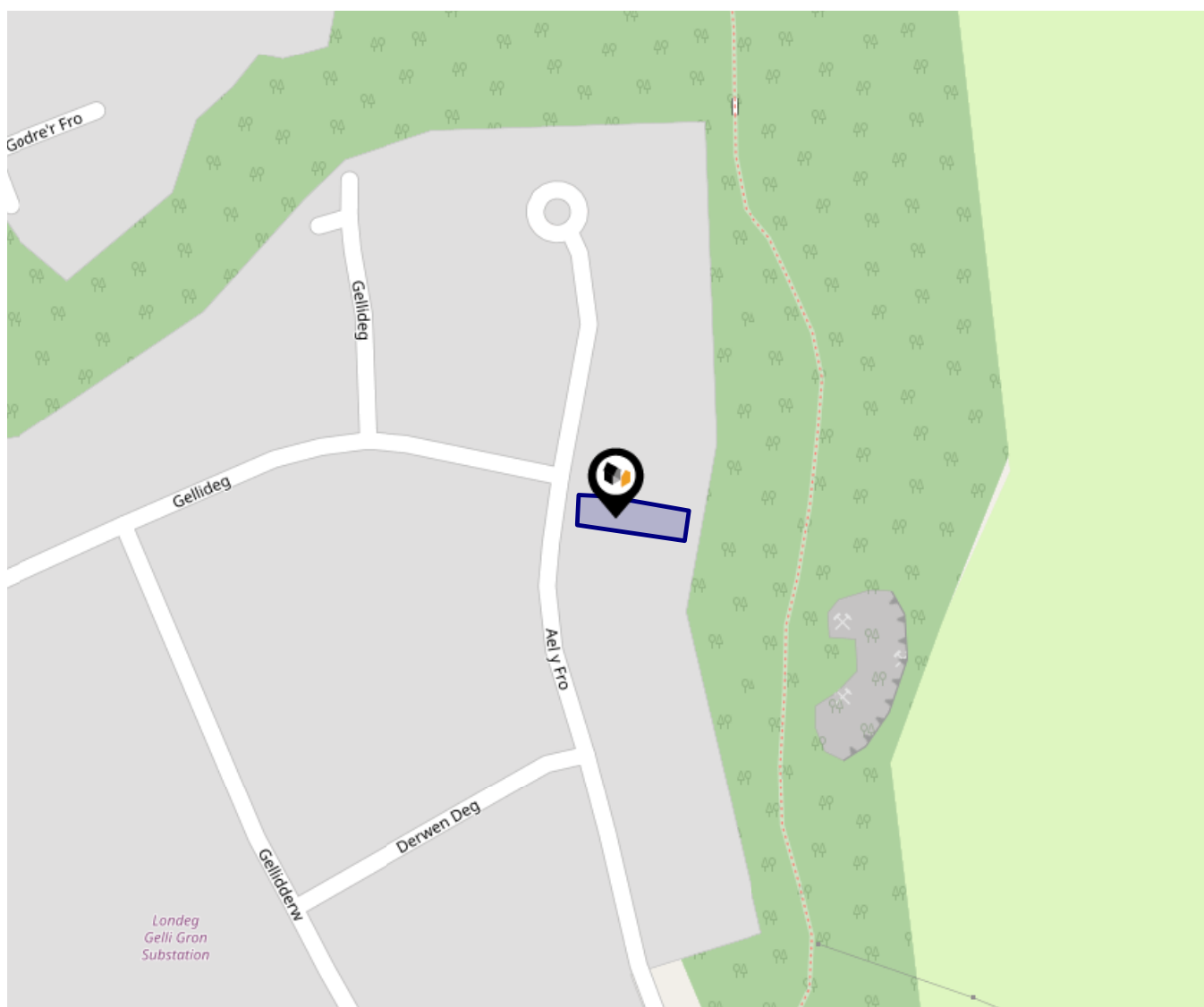
What is Radon?

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).



Local Area

Road Noise



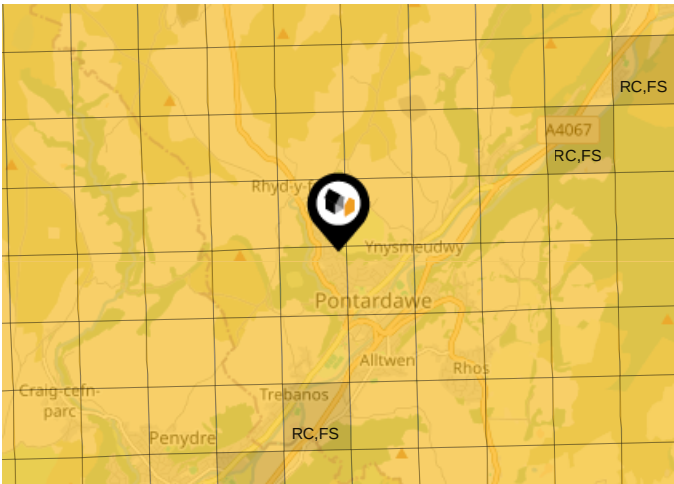
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

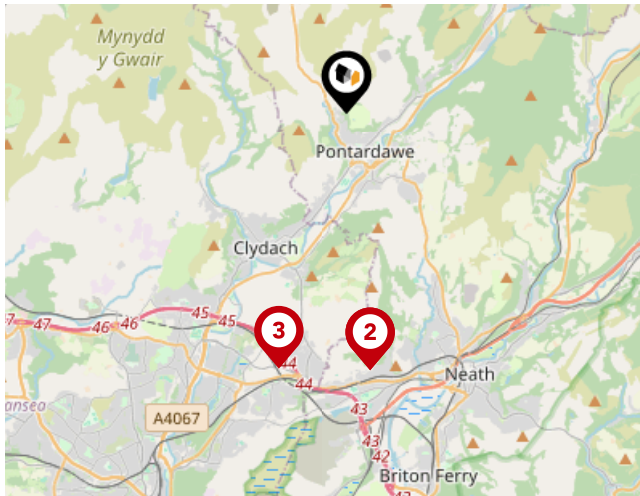


Primary Classifications (Most Common Clay Types)

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

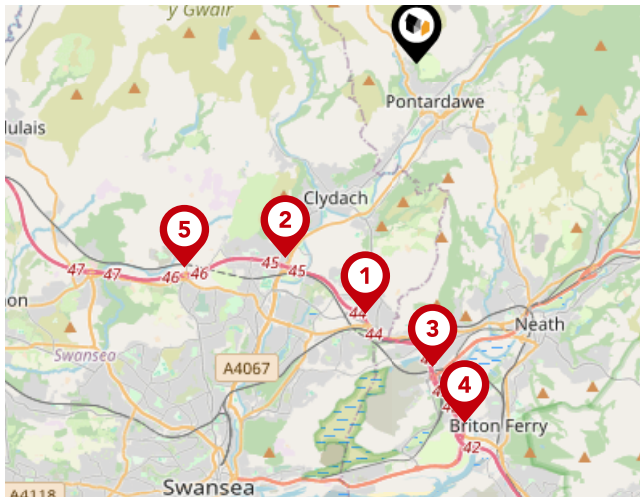
Area

Transport (National)



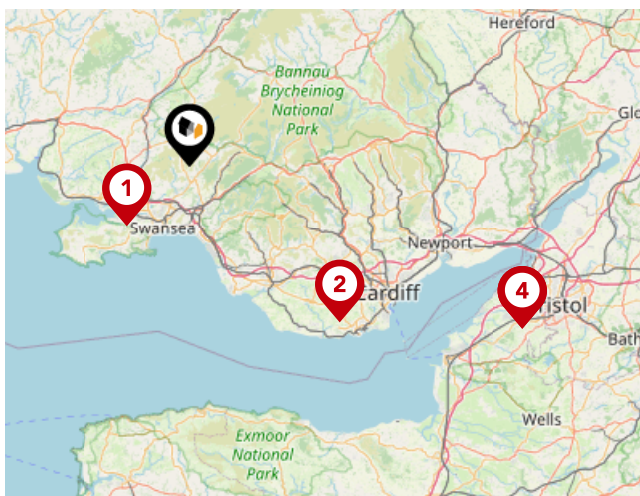
National Rail Stations

Pin	Name	Distance
1	Skewen Rail Station	4.71 miles
2	Skewen Rail Station	4.72 miles
3	Llansamlet Rail Station	4.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J44	4.67 miles
2	M4 J45	4.3 miles
3	M4 J43	5.55 miles
4	M4 J42	6.64 miles
5	M4 J46	5.66 miles

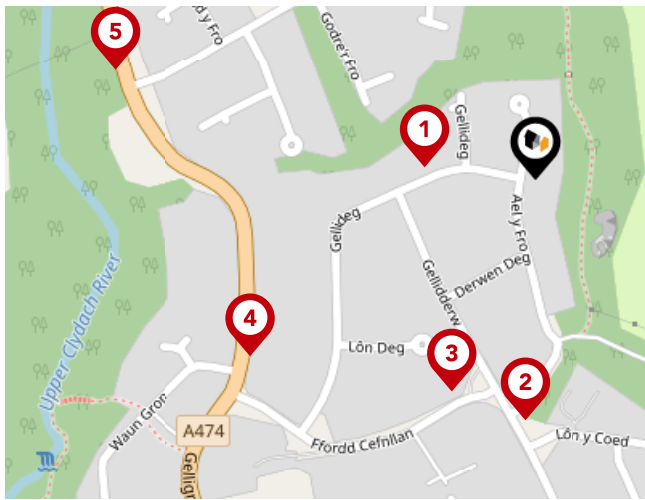


Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	12.62 miles
2	Cardiff Airport	31.93 miles
3	Felton	54.68 miles
4	Bristol Airport	54.68 miles

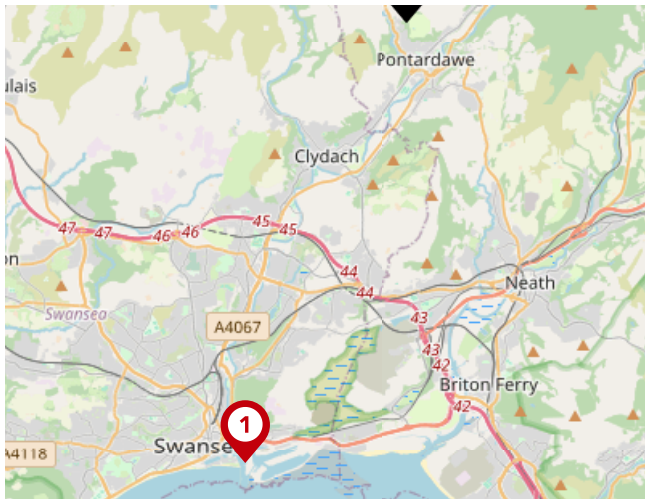
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gellideg	0.06 miles
2	Fairway Drive	0.14 miles
3	Cefn Llan Stores	0.13 miles
4	Rhyd-y-Fro	0.19 miles
5	Waunsterw	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	8.61 miles



Moving You

A Dedicated Personal Property Expert

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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.

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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

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.

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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Moving You

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