

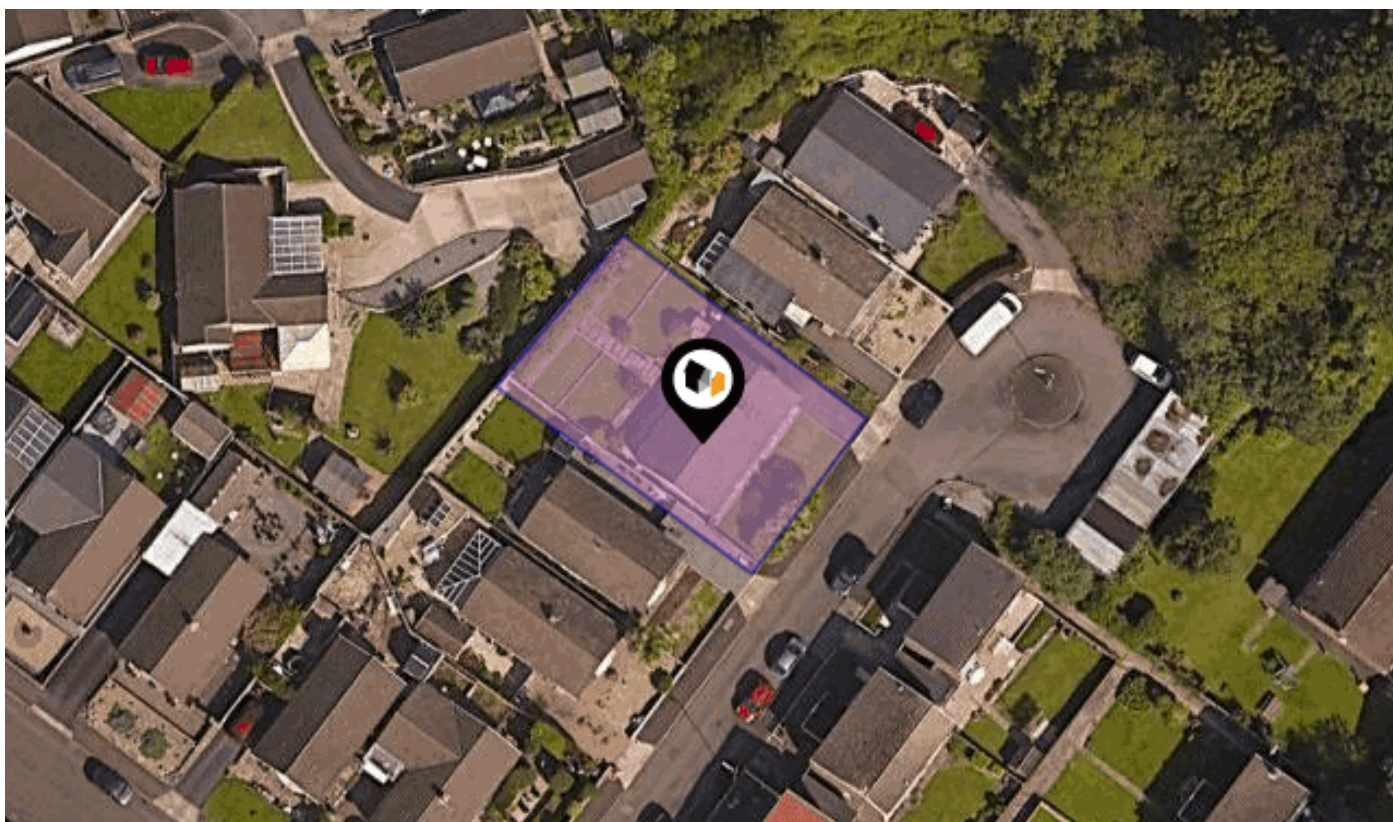


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 07th February 2026



5, THE HANNANTS, NEATH, SA10 7DE

Moving You

Moving You – South Wales

07717661188

andy.oneill@moving-you.co.uk

www.moving-you.co.uk



Introduction

Our Comments












We are markeing the property using a Guide Price of £250,000 - £260,000.
There will be an onward chain

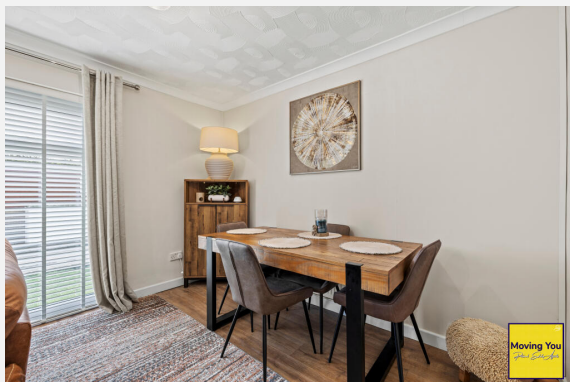


Property

Type:	Detached	Last Sold Date:	02/05/2025
Bedrooms:	3	Last Sold Price:	£235,000
Floor Area:	1,044 ft ² / 97 m ²	Last Sold £/ft ² :	£225
Plot Area:	0.11 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,441		
Title Number:	WA305286		
UPRN:	100100614721		

Local Area

Local Authority:	Neath port talbot	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	11	80	1000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers	Very low			
• Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				







5, THE HANNANTS, NEATH, SA10 7DE

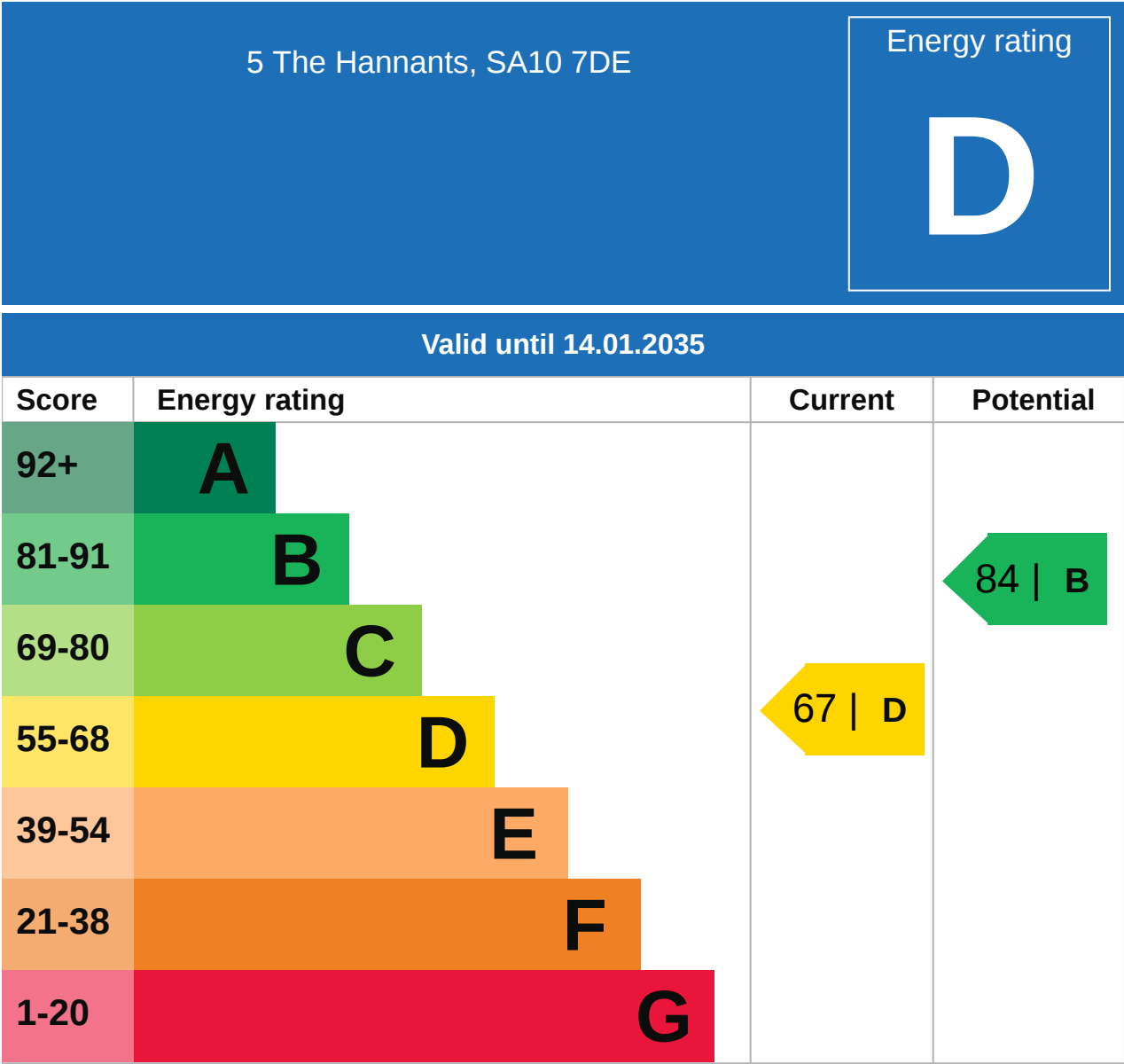
Ground Floor

Approx. 90.6 sq. metres (975.0 sq. feet)



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

Our floorplan measurements are not to be relied upon these are for brief layout only
Plan produced using PlanUp.





Additional EPC Data

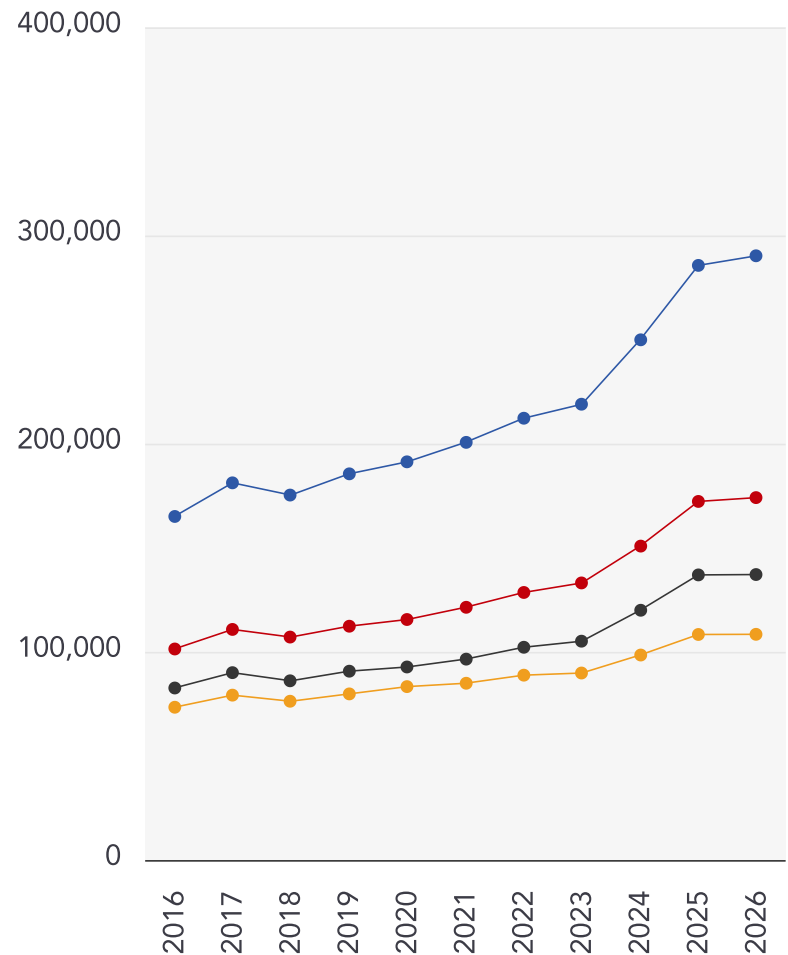
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 89% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SA10



Detached

+75.87%

Semi-Detached

+71.72%

Terraced

+65.94%

Flat

+47.73%

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.

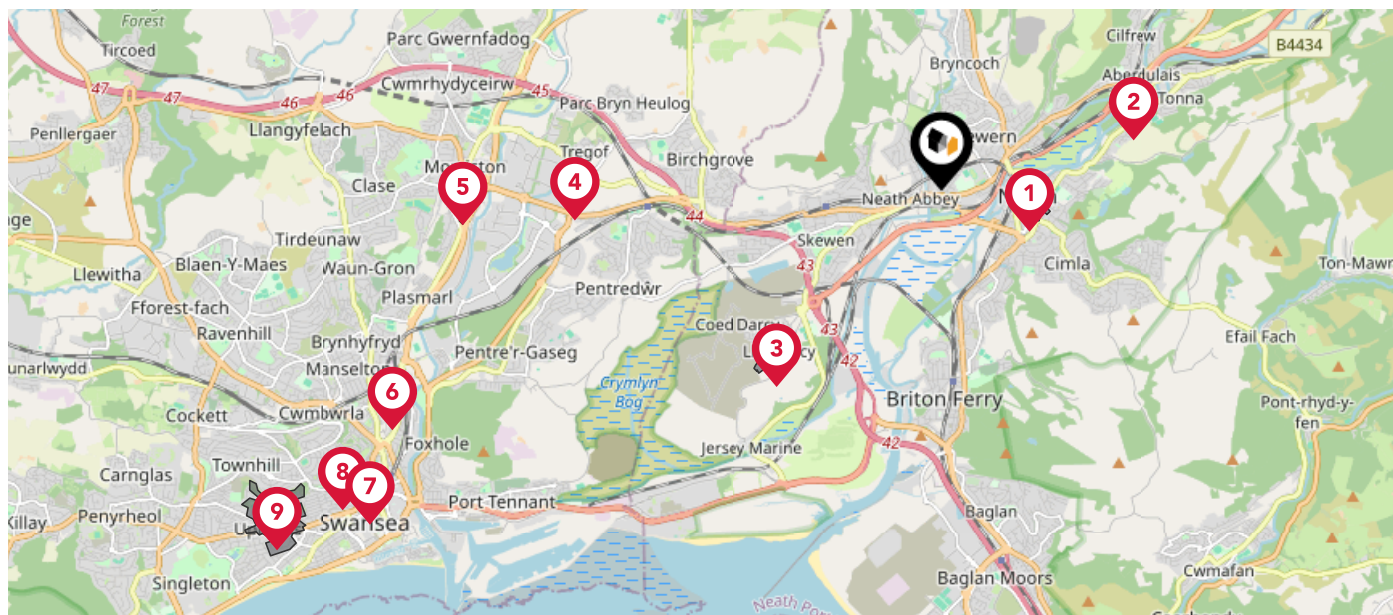
Maps

Conservation Areas

Moving You



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



Neath Town Centre



Tonna Canal Depot



Llandarcy Village



Llansamlet



Morrison



Vivianstown



Alexandra Road



Mount Pleasant



Ffynone

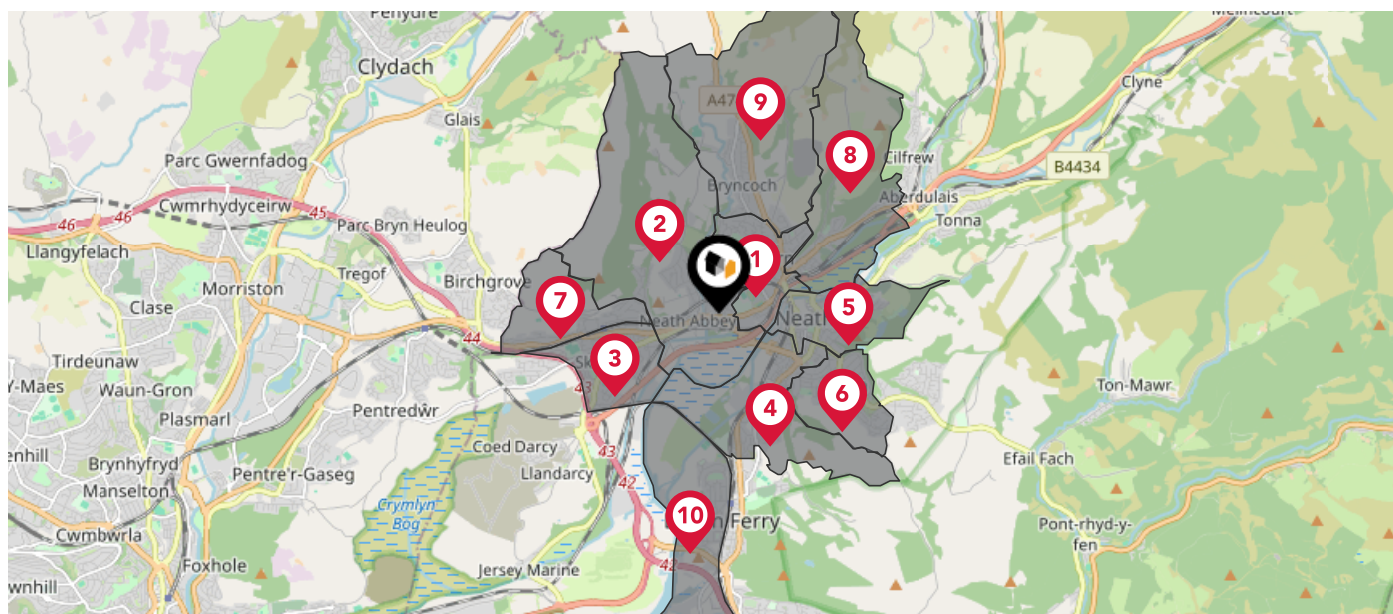
Maps

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



Bryn-coch South ED



Dyffryn ED



Coedffranc Central ED



Neath East ED



Neath North ED



Neath South ED



Coedffranc North ED



Cadoxton ED

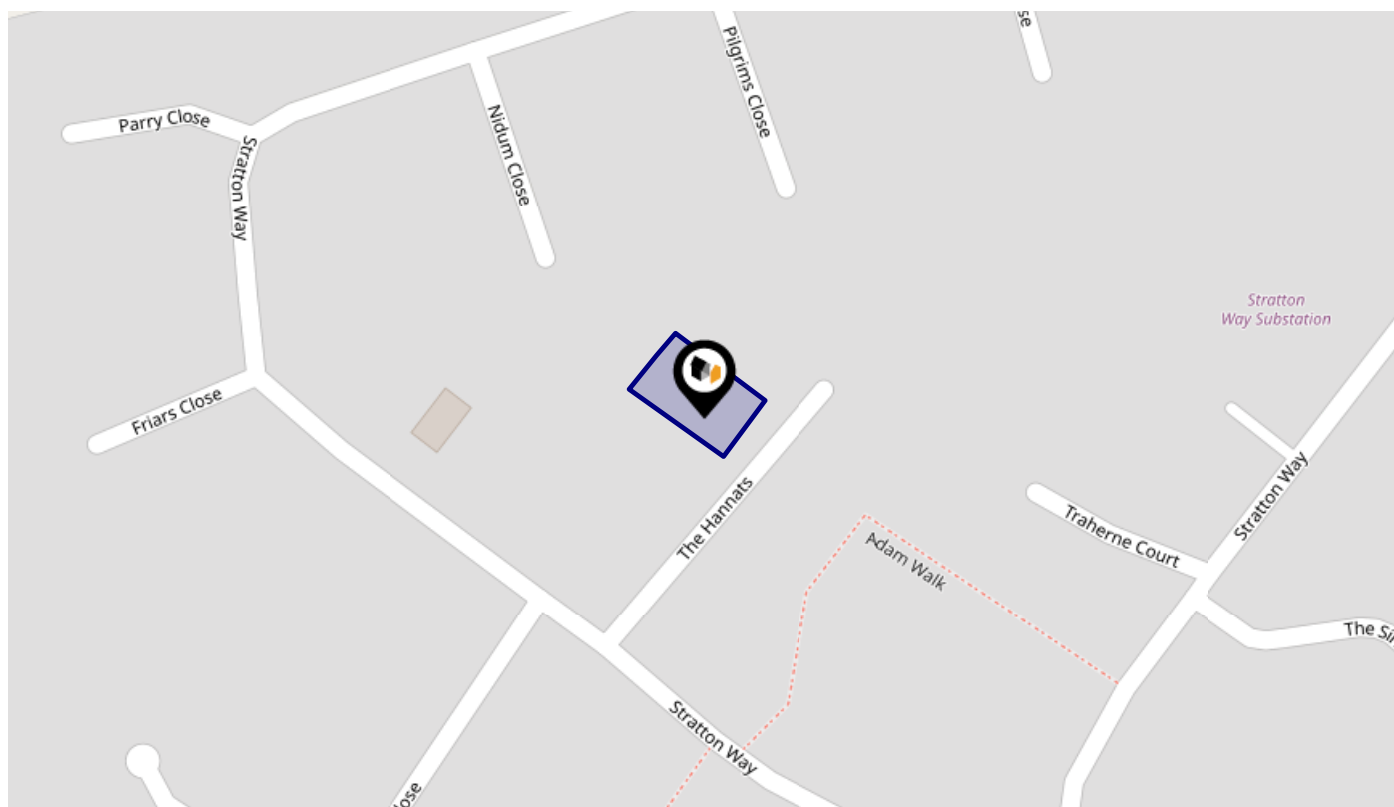


Bryn-coch North ED



Briton Ferry West 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:

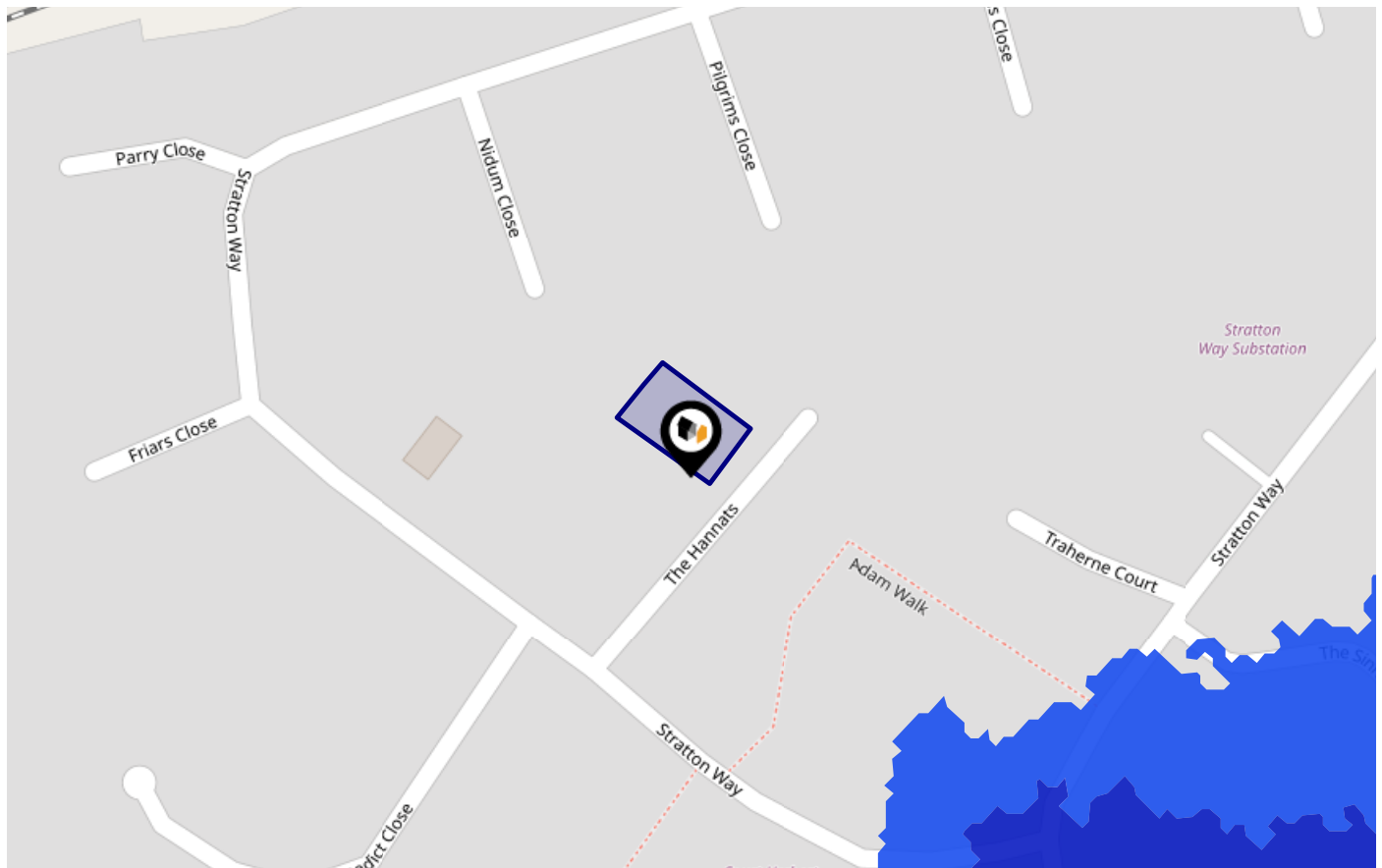
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

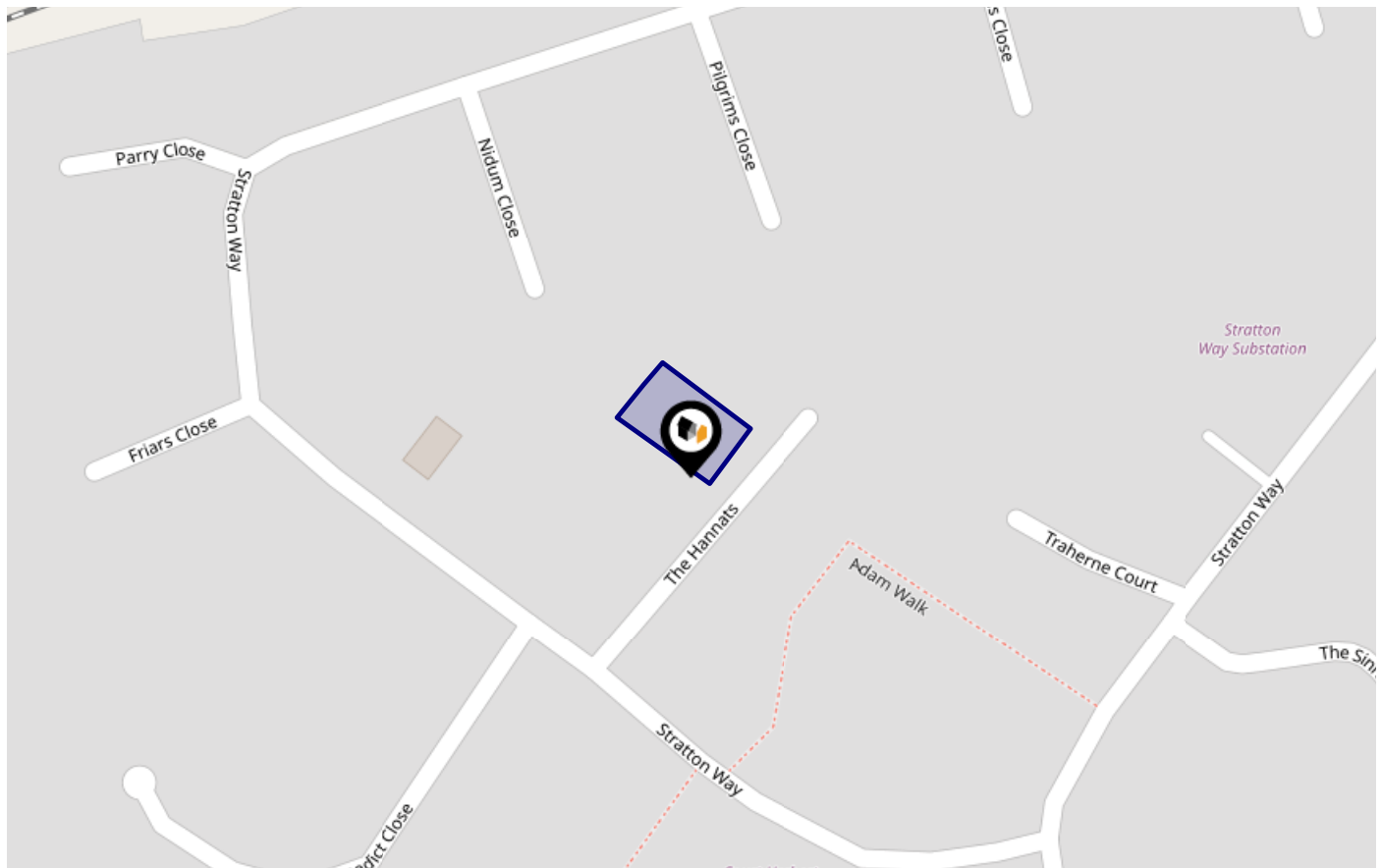
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

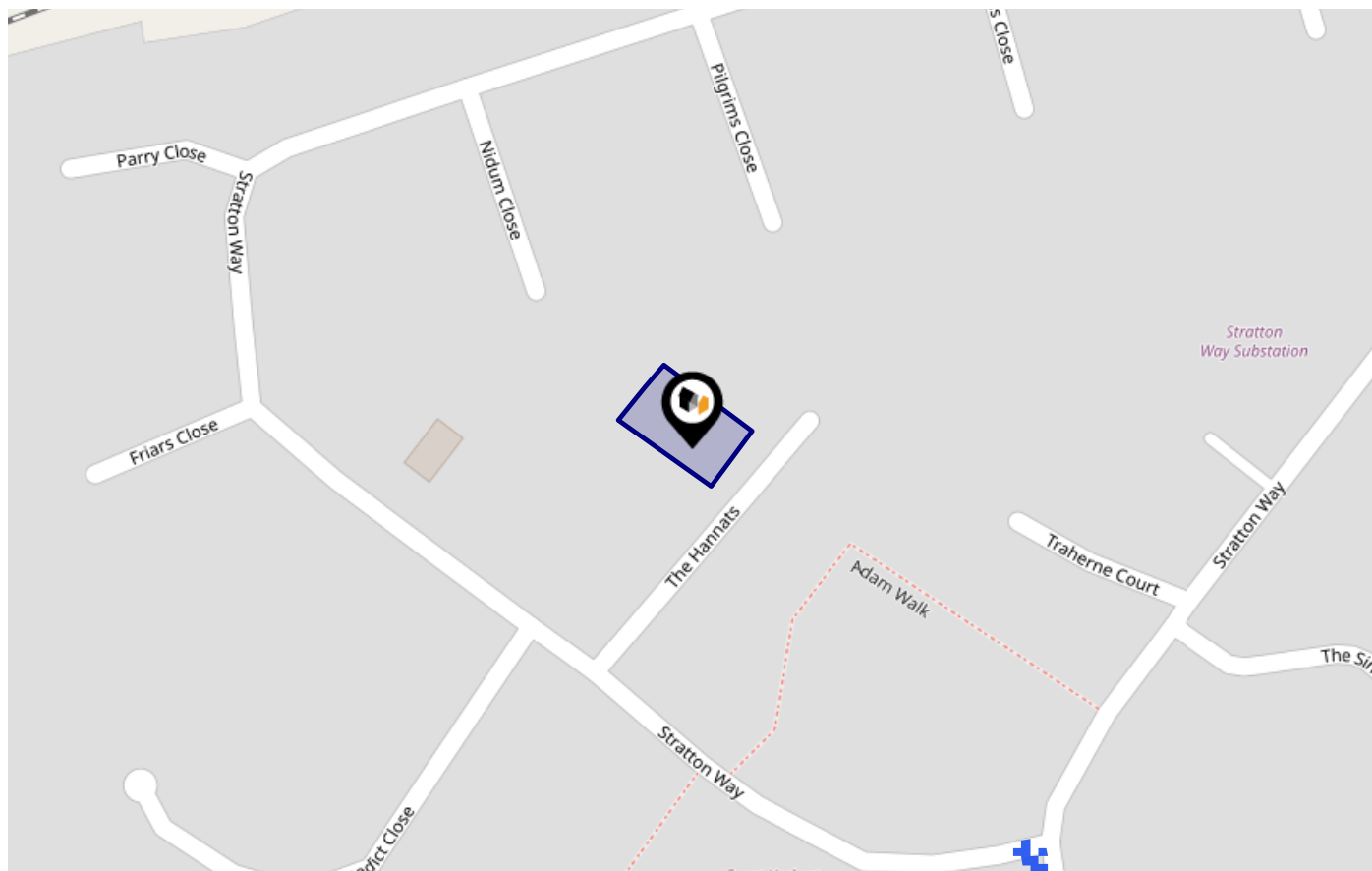
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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

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.

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

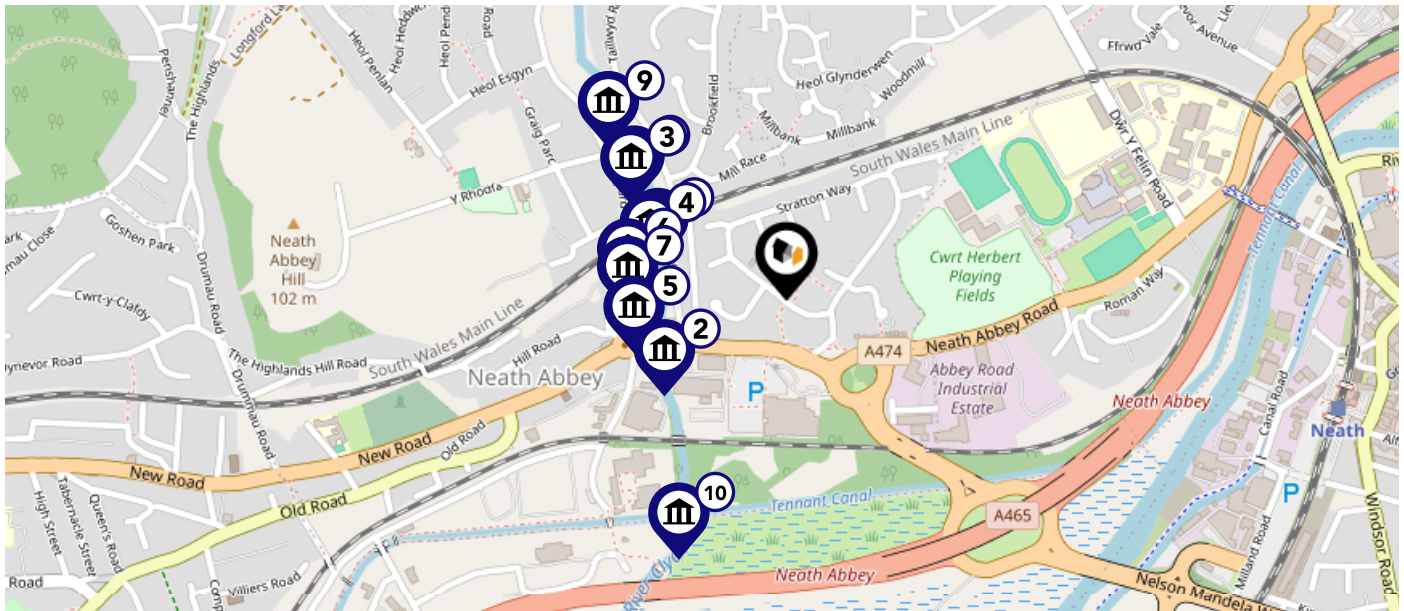
No data available.

Maps

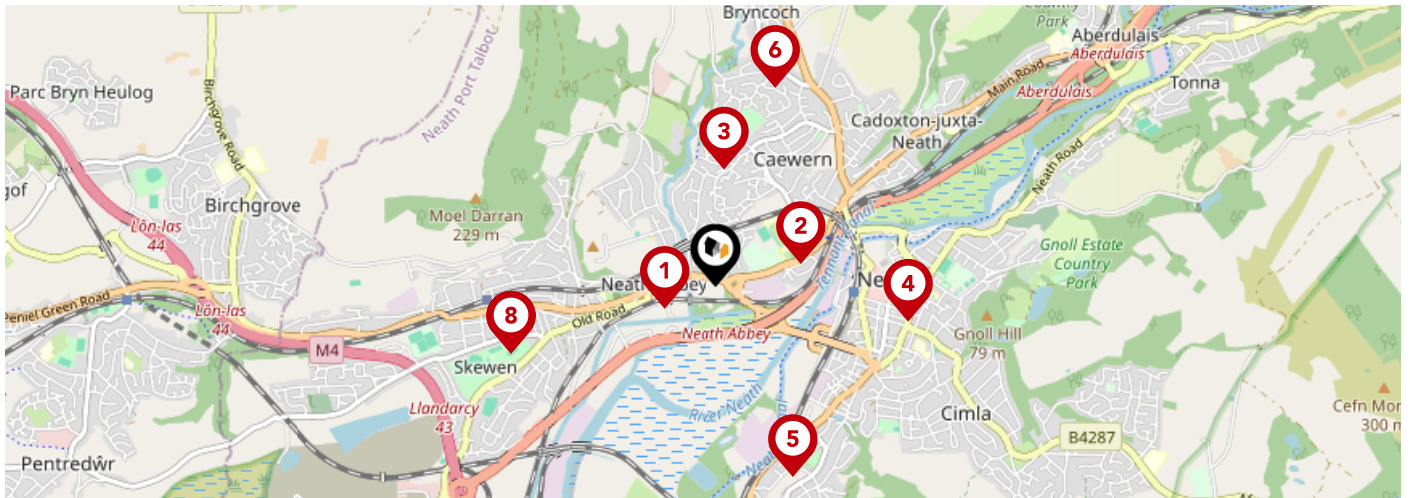
Listed Buildings



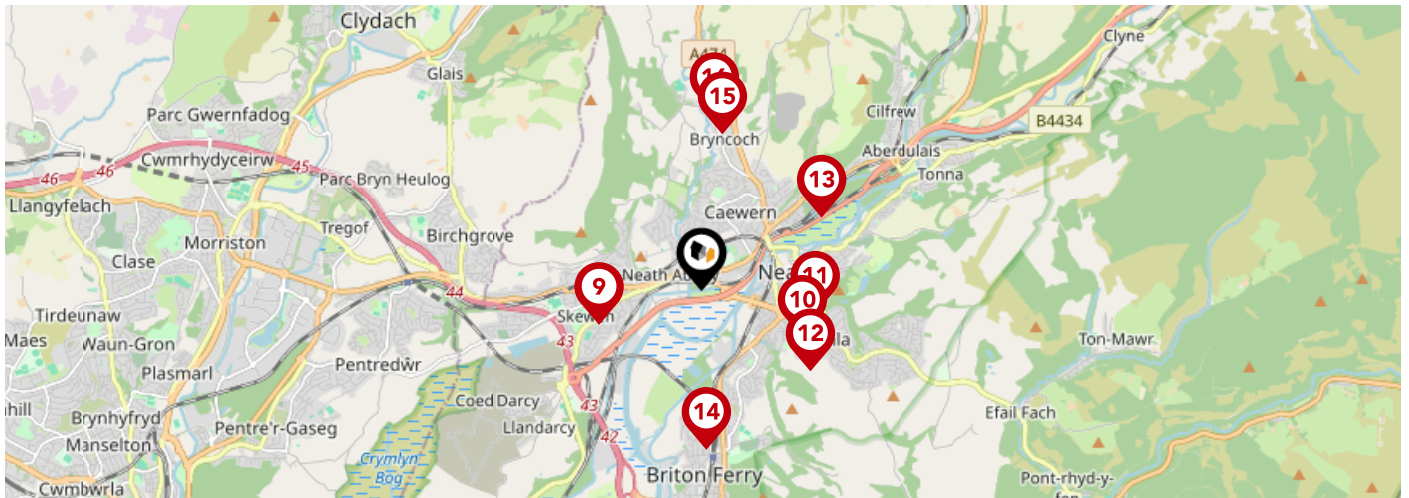
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	82092 - Neath Abbey Railway Viaduct (partly In Dyffryn Clydach Community)	Grade II	0.1 miles
	82336 - The Smiths Arms	Grade II	0.2 miles
	82335 - Forge Tramroad Bridge At Neath Abbey Ironworks (partly In Blaenhonddan Community)	Grade II	0.2 miles
	82334 - Neath Abbey Railway Viaduct (partly In Blaenhonddan Community)	Grade II	0.2 miles
	11845 - Former Engine Manufacturing Building At Former Neath Abbey Ironworks	Grade II	0.2 miles
	82332 - No. 1 Blast Furnace At Former Neath Abbey Ironworks	Grade II	0.2 miles
	82333 - No. 2 Blast Furnace At Former Neath Abbey Ironworks	Grade II	0.2 miles
	82077 - Forge Tramroad Bridge At Neath Abbey Ironworks (partly In Dyffryn Clydach Community)	Grade II	0.2 miles
	82083 - Former Forge And Rolling Mill At Neath Abbey Ironworks	Grade II	0.3 miles
	82339 - Clydach Aqueduct On Tennant Canal	Grade II	0.3 miles



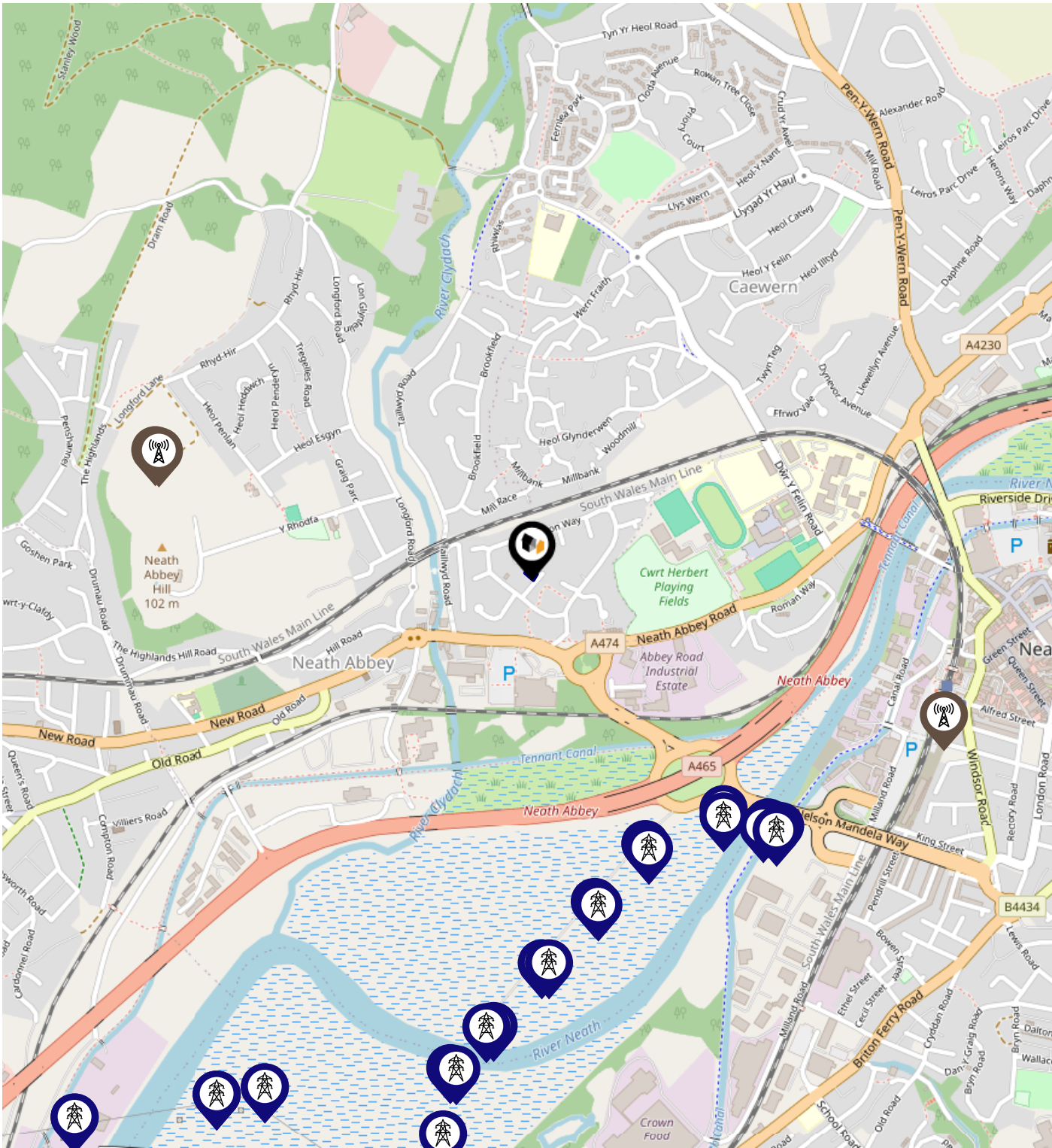
		Nursery	Primary	Secondary	College	Private
1	Abbey Primary School Ofsted Rating: Good Pupils:0 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dwr Y Felin Comprehensive School Ofsted Rating: Good Pupils:0 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wauanceirch Primary School Ofsted Rating: Good Pupils:0 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Alderman Davies CIW Primary School Ofsted Rating: Adequate Pupils:0 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Melin Primary Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Blaenhonddan Primary School Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coedffranc Infant School Ofsted Rating: Not Rated Pupils:0 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coedffranc Primary School Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Coedffranc Junior School Ofsted Rating: Not Rated Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gnoll Primary School Ofsted Rating: Good Pupils:0 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YGG Castell-nedd Ofsted Rating: Good Pupils:0 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School (Neath) Ofsted Rating: Good Pupils:0 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Catwg Primary School Ofsted Rating: Good Pupils:0 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YGG Tyle'r Ynn Ofsted Rating: Adequate Pupils:0 Distance:1.46	<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:1.46	<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:1.62	<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

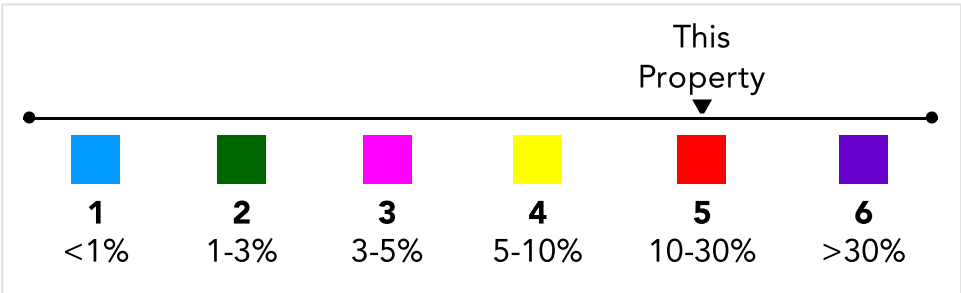
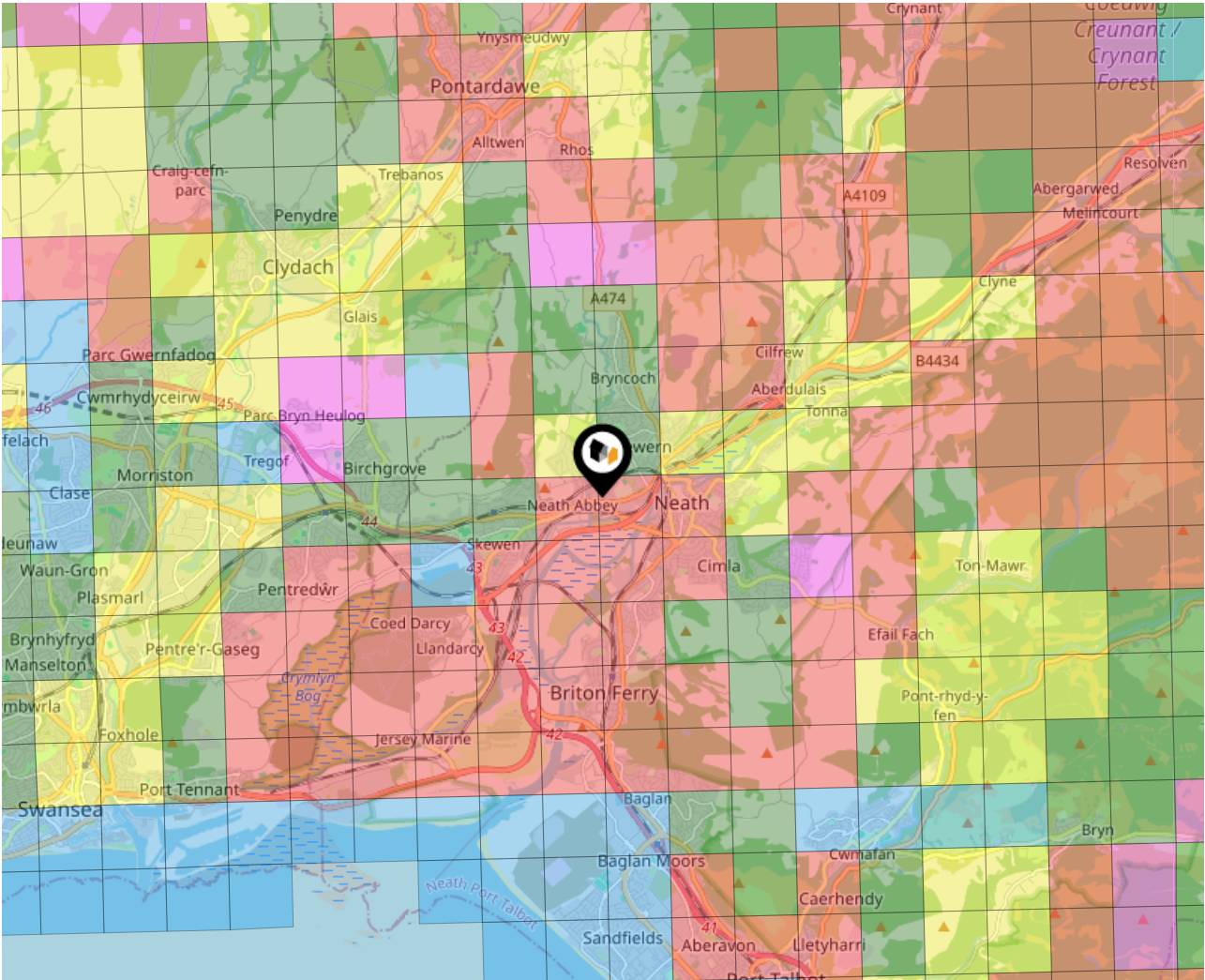
Environment

Radon Gas



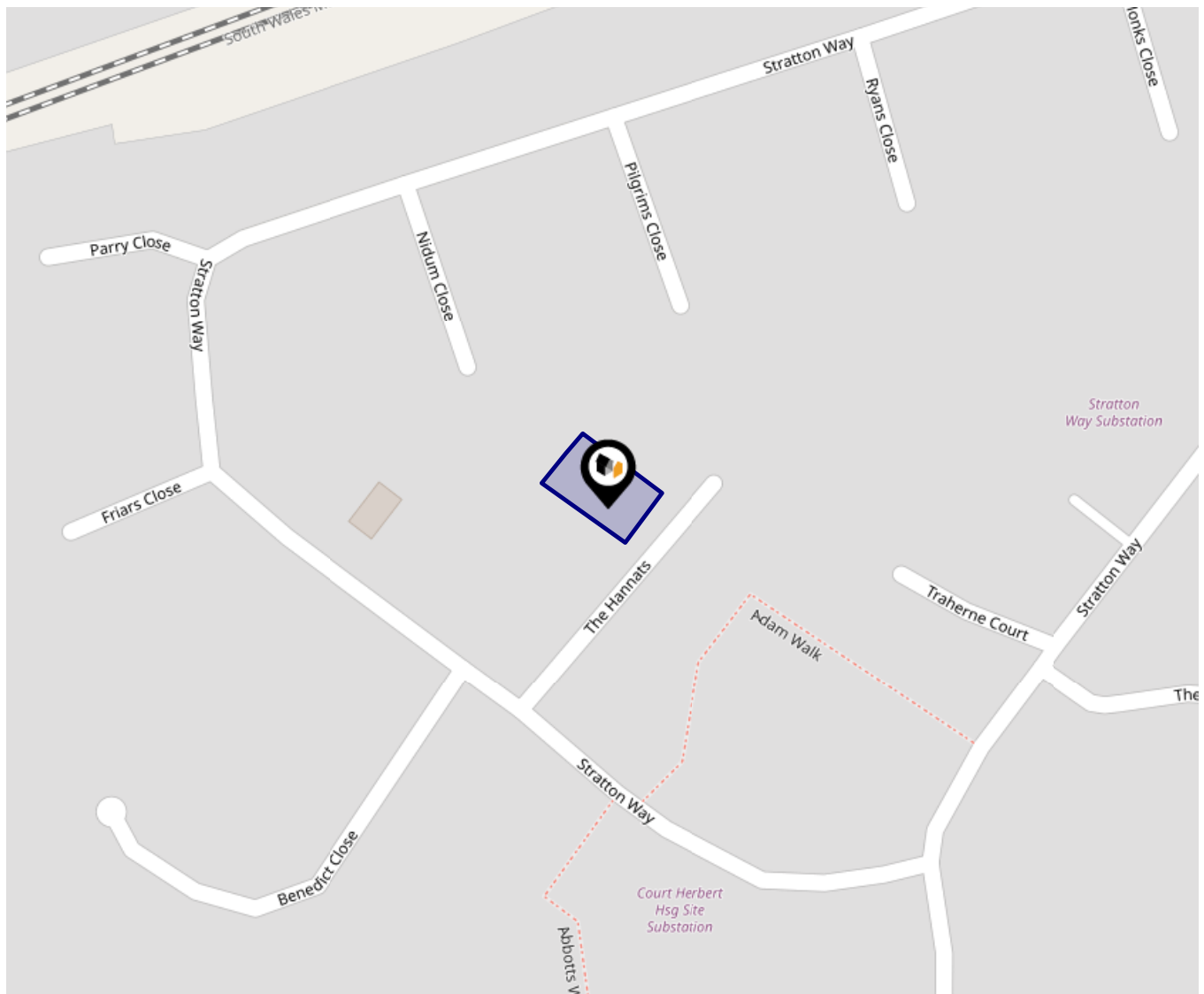
What is Radon?

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



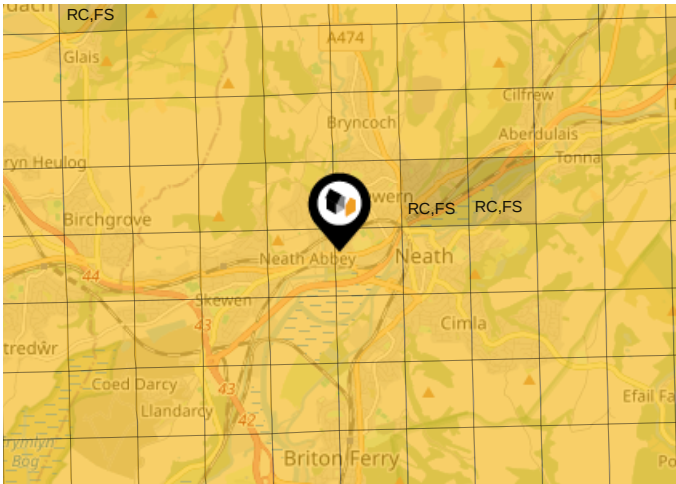
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

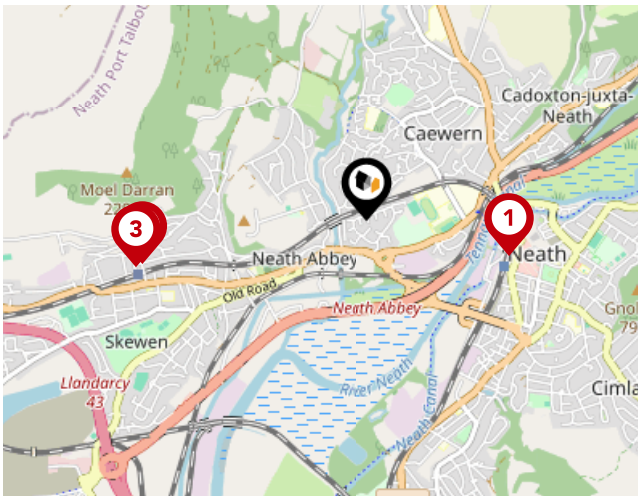


Primary Classifications (Most Common Clay Types)

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

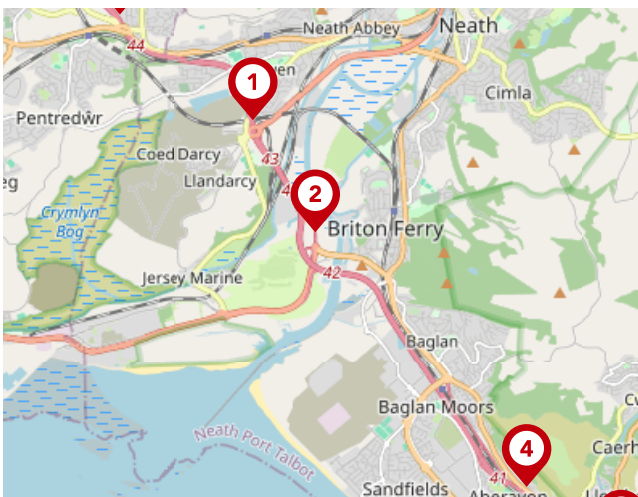
Area

Transport (National)



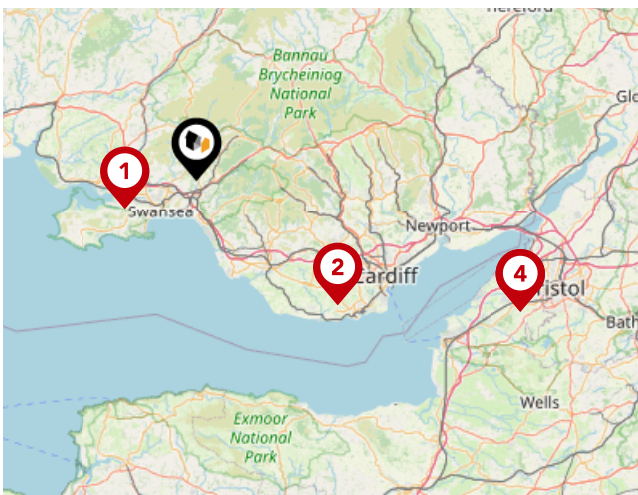
National Rail Stations

Pin	Name	Distance
1	Neath Rail Station	0.67 miles
2	Skewen Rail Station	1.05 miles
3	Skewen Rail Station	1.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J43	1.59 miles
2	M4 J42	2.18 miles
3	M4 J44	2.43 miles
4	M4 J41	4.63 miles
5	M4 J40	5.5 miles



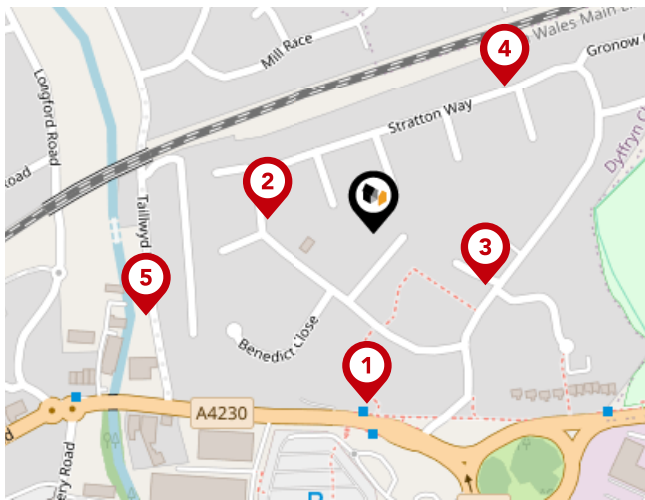
Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	11.4 miles
2	Cardiff Airport	27.77 miles
3	Felton	51.54 miles
4	Bristol Airport	51.54 miles



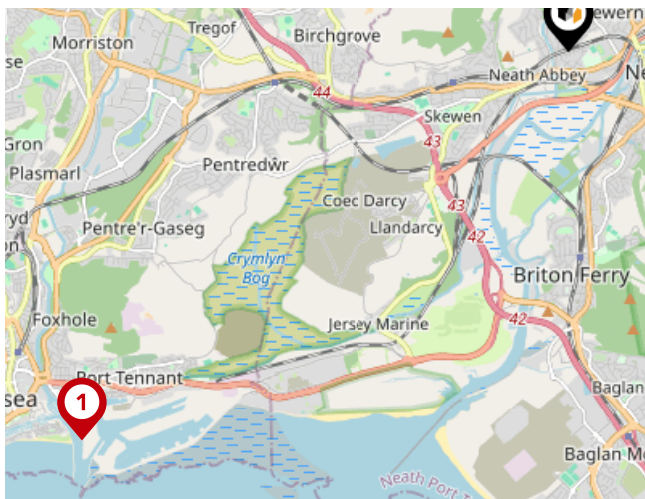
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cwrt Herbert	0.1 miles
2	Friars Close	0.06 miles
3	Stratton Way	0.07 miles
4	Monks Close	0.11 miles
5	Moriah	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	5.73 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.

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

Financial Services

By working with preferred partners offering mortgages, conveyancing, surveys and removals, your Personal Property Expert will be able to assist with the process of buying or selling from start to finish. Call 07717661188 for more information.



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



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

