



KPF: Key Property Facts

An Analysis of This Property & The Local Area

Friday 21st November 2025



27, TREFORGAN ROAD, CRYNANT, NEATH, SA10 8PW

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

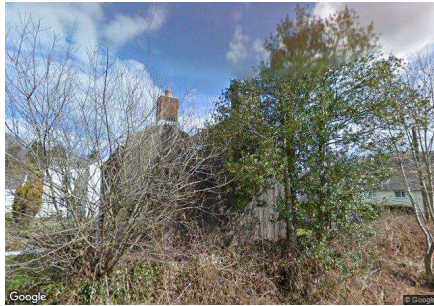
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band C		
Annual Estimate:	£2,170		
Title Number:	CYM313775		
UPRN:	100100613686		

Local Area

Local Authority:	Neath port talbot
Conservation Area:	No
Flood Risk:	
• Rivers	Very low
• Seas	Very low
• Surface Water	High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	31	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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27 Treforgan Road, Crynant, SA10 8PW

Energy rating

G

Valid until 15.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F		
1-20	G	8 G	

Property

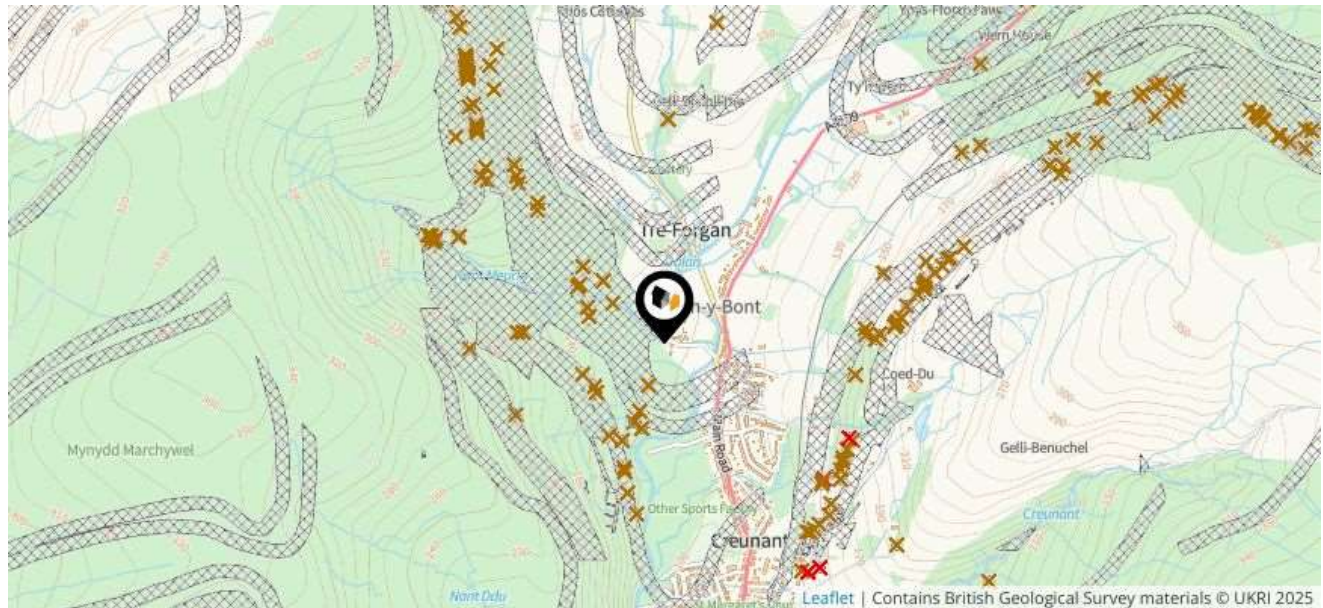
EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Dual fuel - mineral + wood
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, dual fuel (mineral and wood)
Main Heating Controls:	No time or thermostatic control of room temperature
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 8% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²

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.

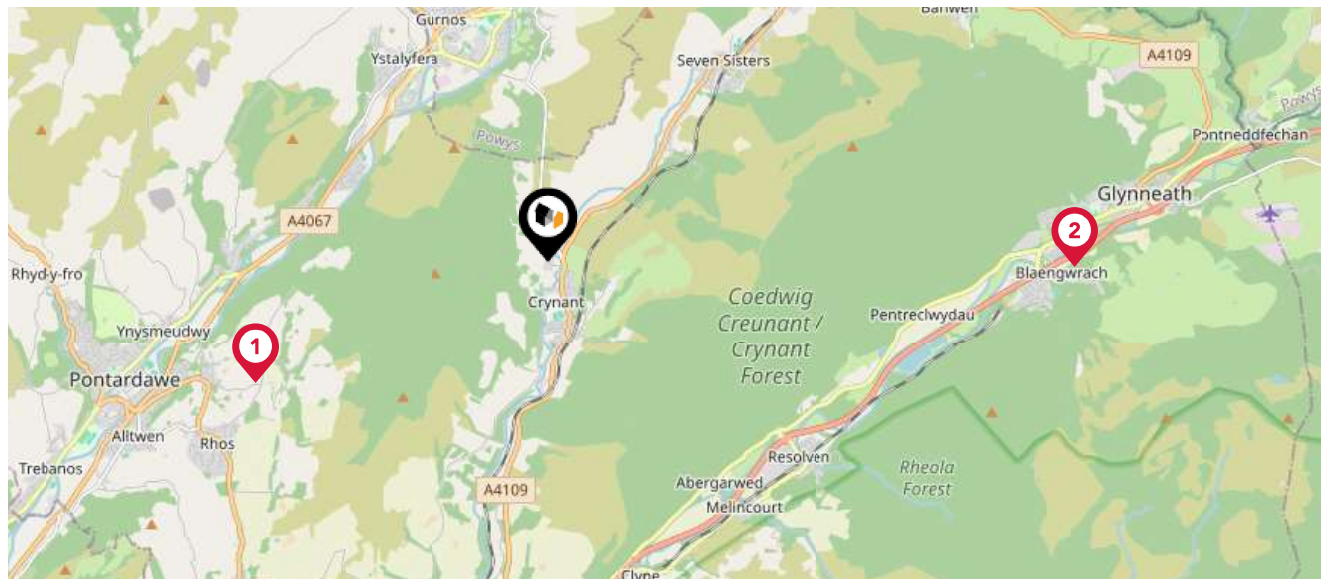
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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



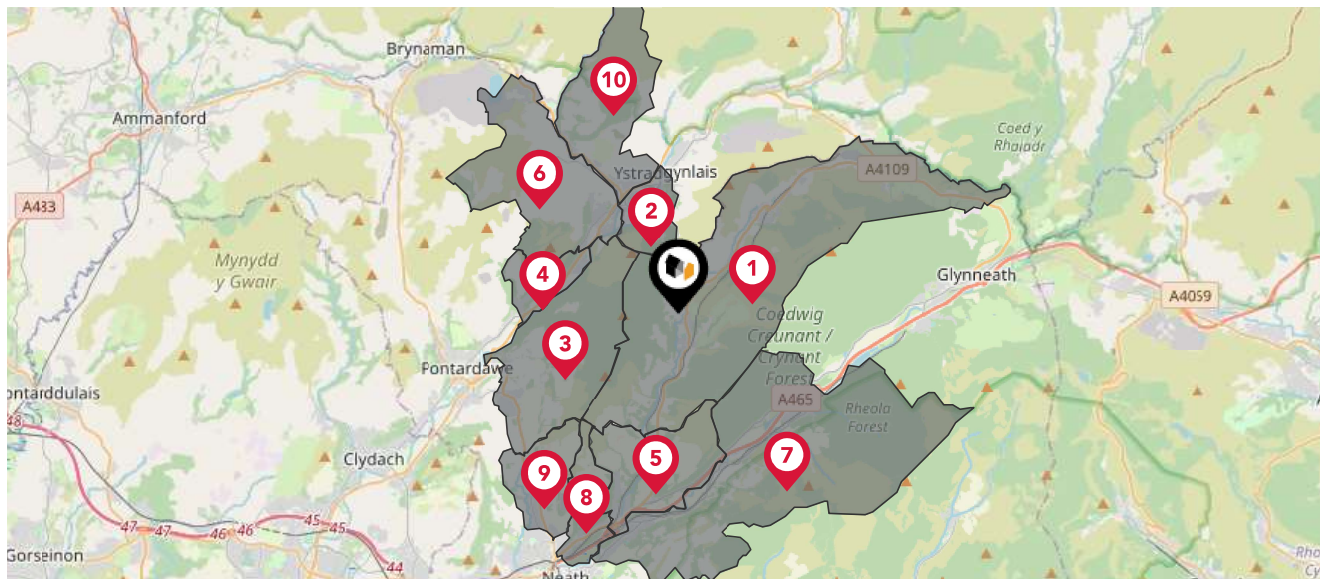
Glynneath Woolen Mill

Maps

Council Wards

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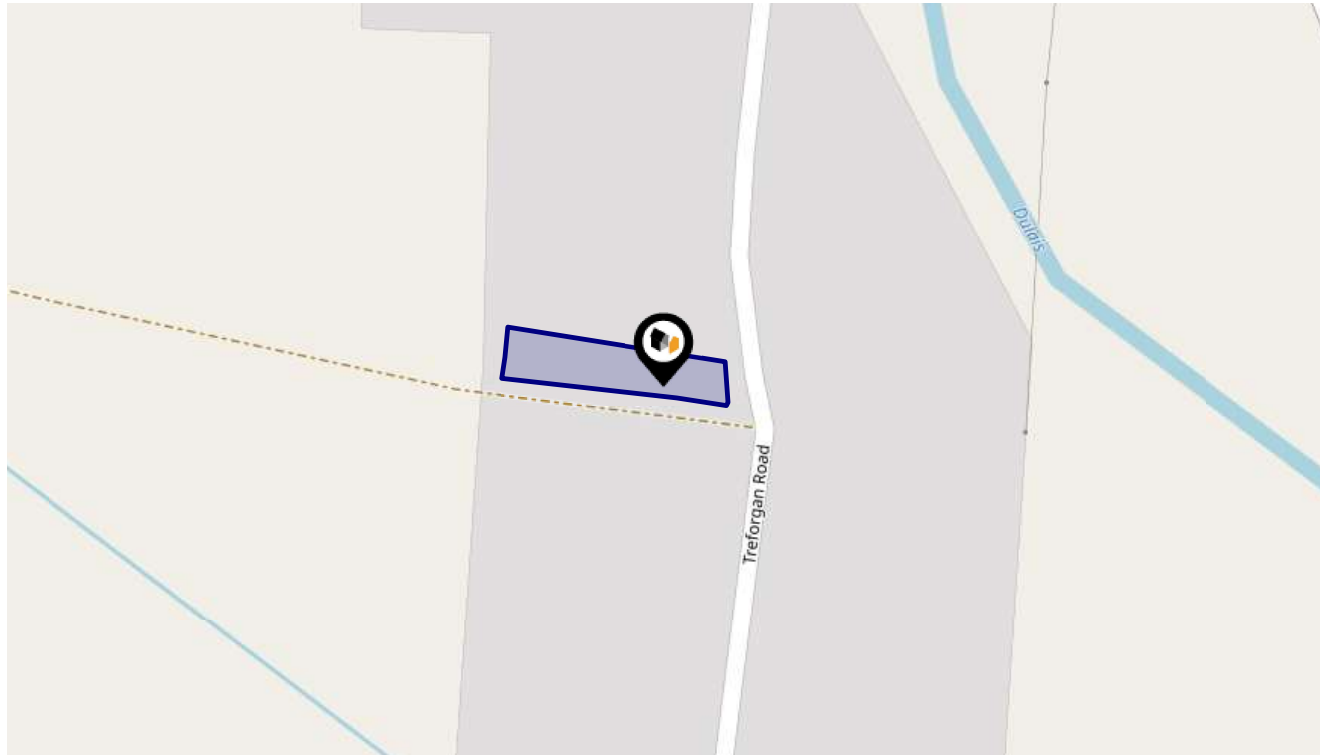
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Crynant, Onllwyn and Seven Sisters ED
- 2 Ynyscedwyn ED
- 3 Rhos ED
- 4 Godre'r Graig ED
- 5 Aberdulais ED
- 6 Cwmllynfell and Ystalyfera ED
- 7 Resolven and Tonna ED
- 8 Cadoxton ED
- 9 Bryn-coch North ED
- 10 Cwm-twrch 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:

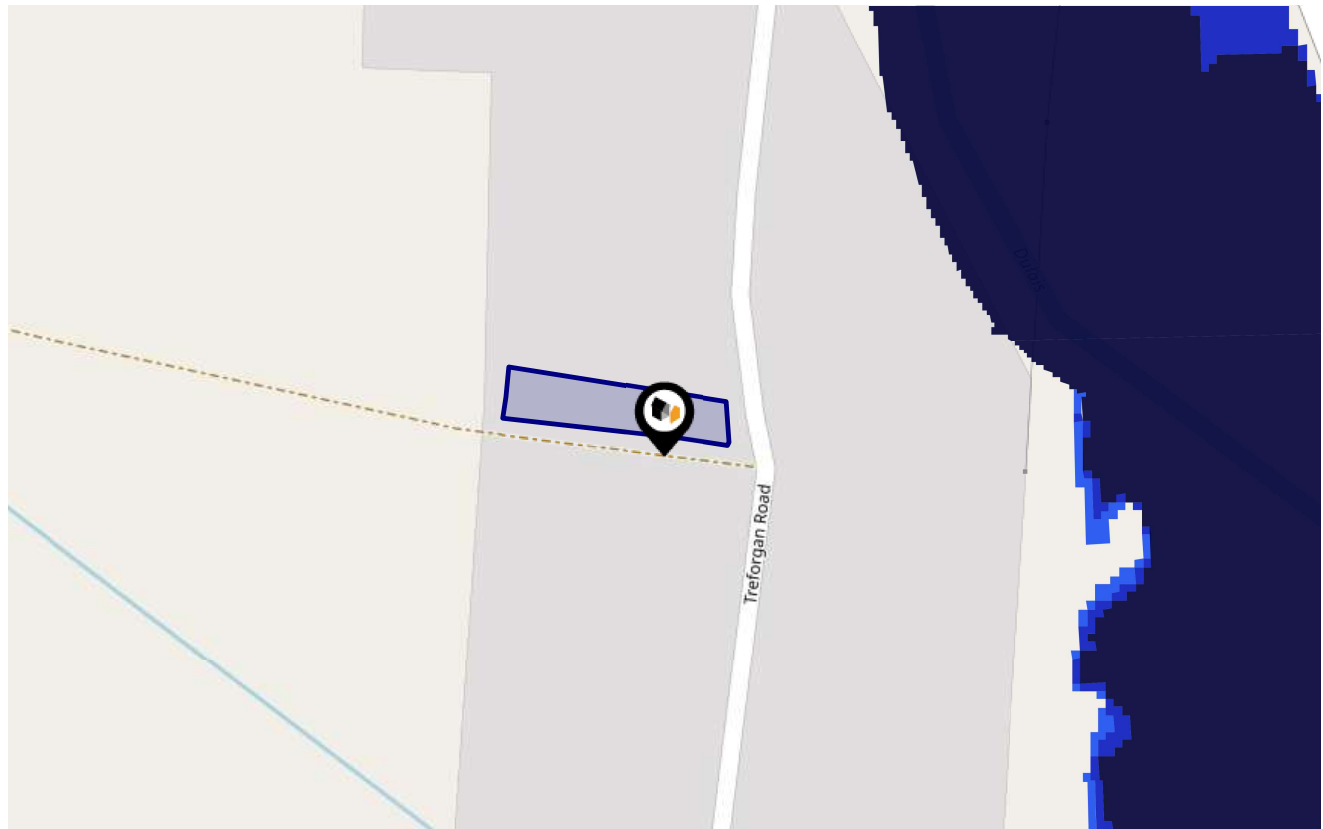
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers Flood Risk

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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.

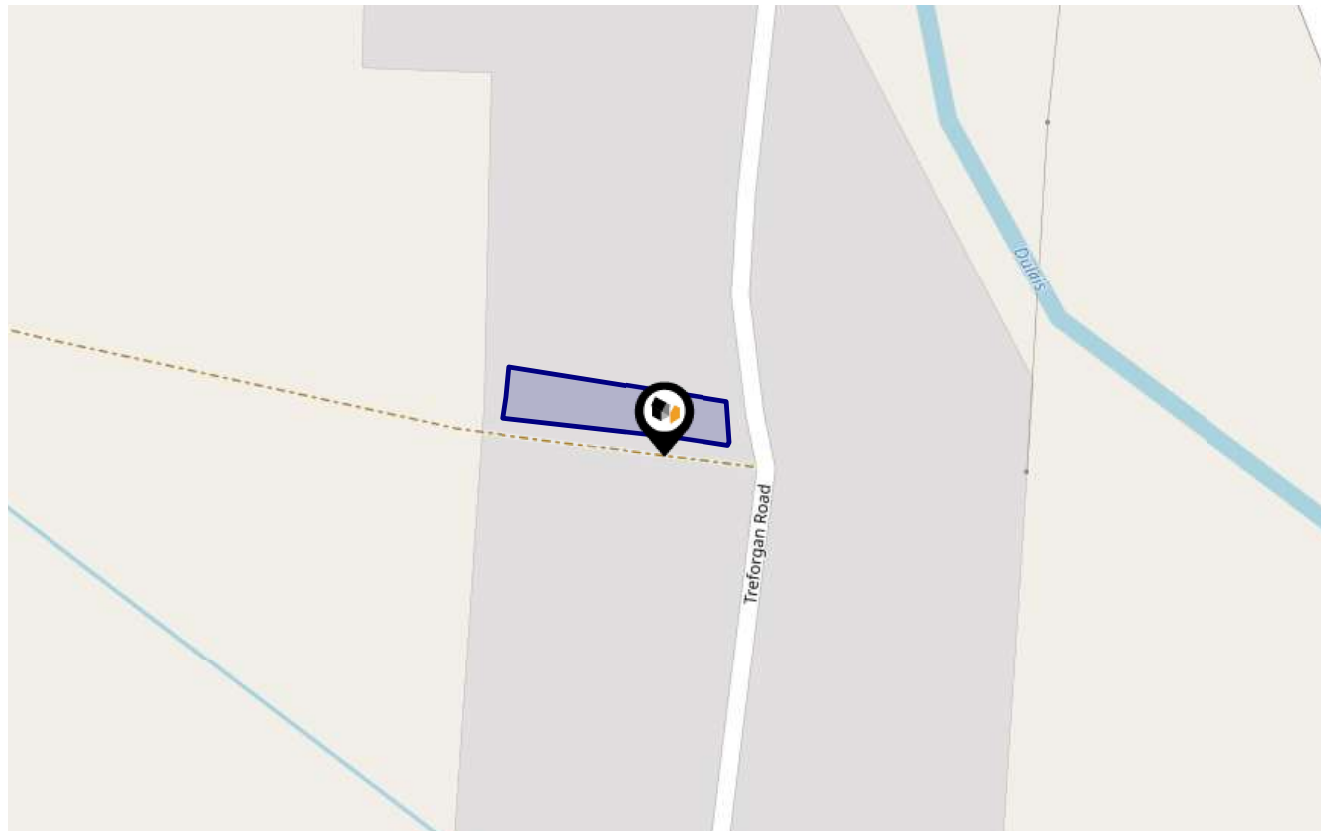
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

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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.

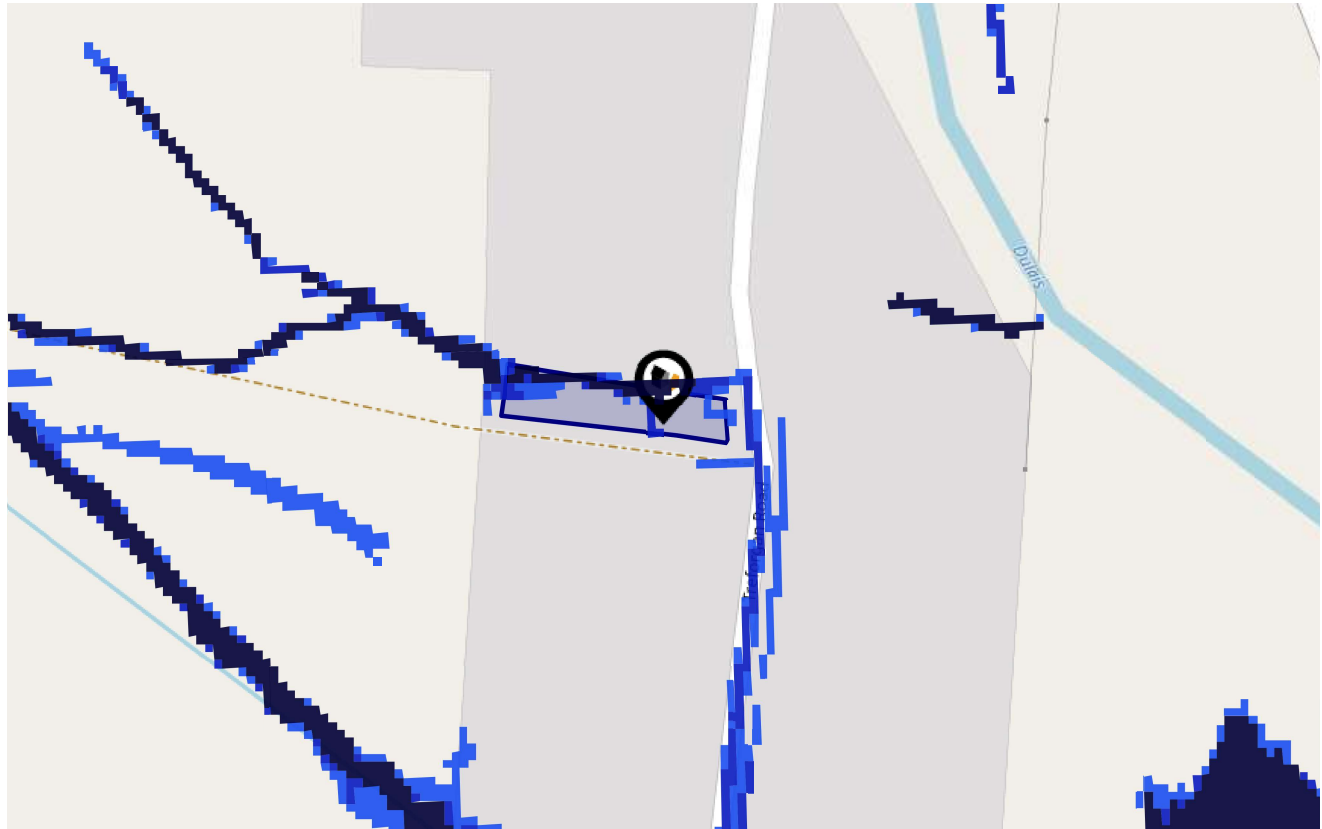
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Flood Risk

Surface Water - Flood Risk

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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: High

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.

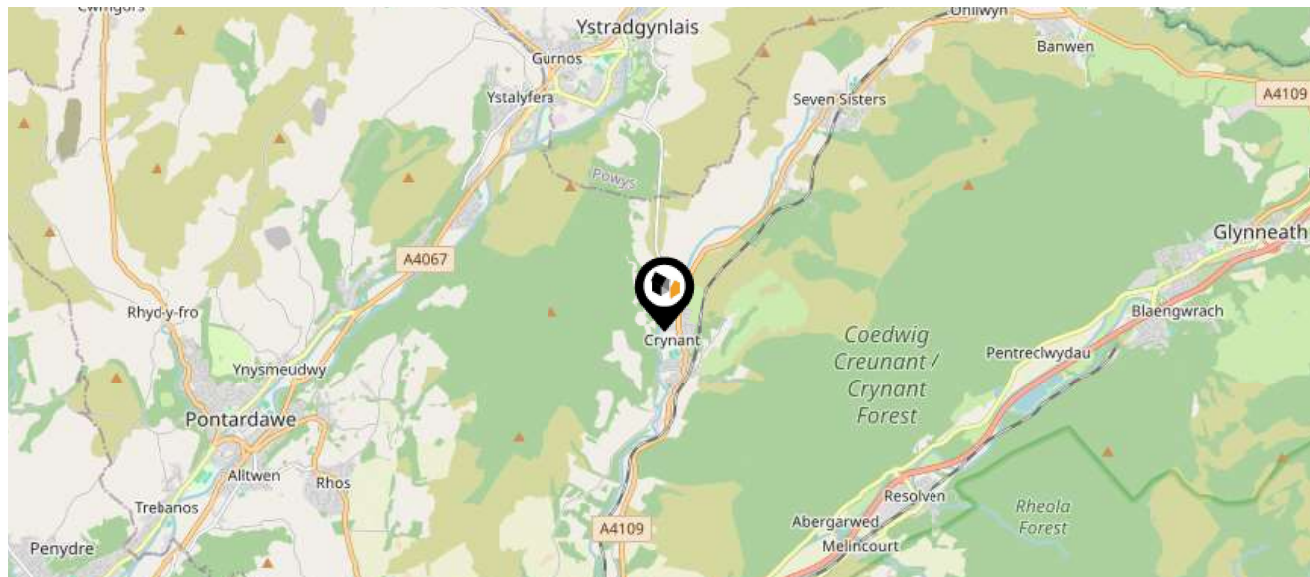
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Maps

Green Belt

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



Nearby Green Belt Land

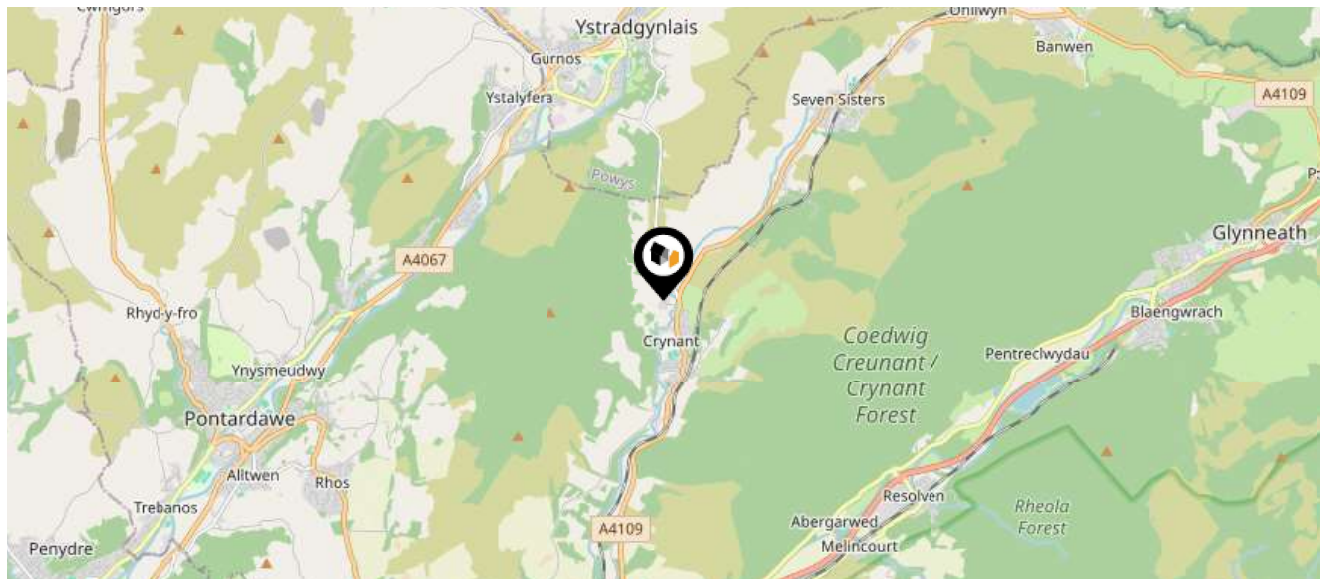
No data available.

Maps

Landfill Sites

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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

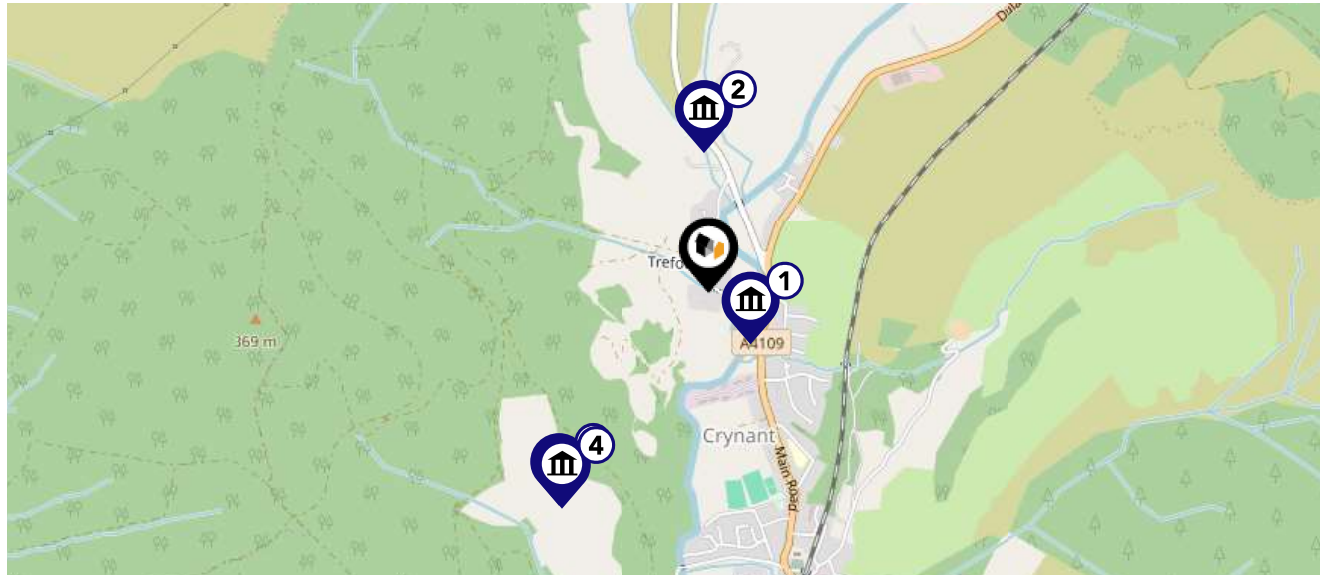
No data available.

Maps

Listed Buildings

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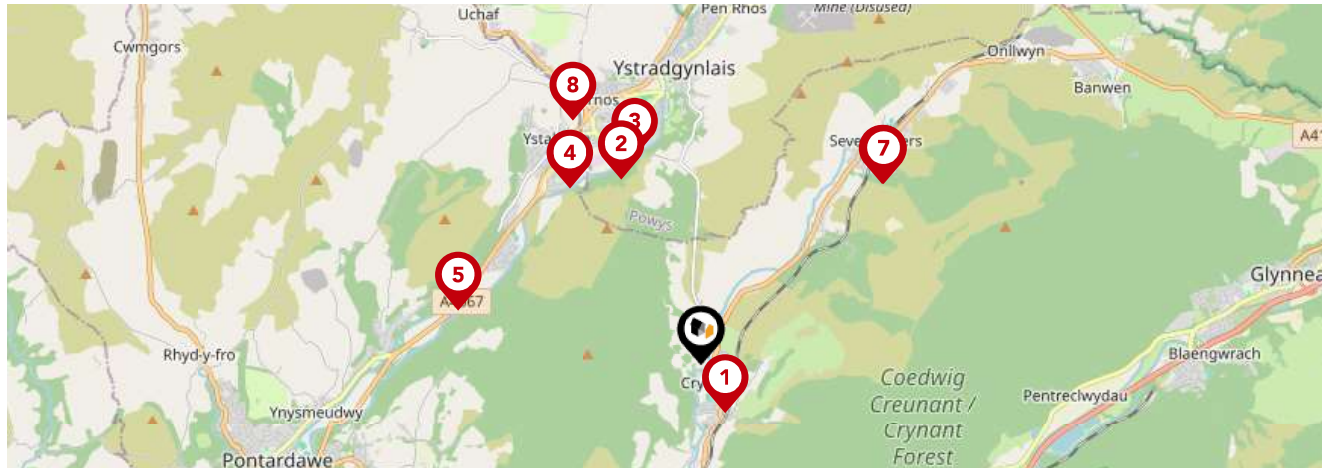
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	82548 - Ynys-y-bont Bridge	Grade II	0.2 miles
	23080 - Godre'r Rhos Independent Chapel And Vestry	Grade II	0.3 miles
	11849 - Walls Of Barn To Nw Of Gelli Galed Farmhouse	Grade II	0.6 miles
	11848 - Gelli Galed Farmhouse	Grade II	0.6 miles

Area Schools

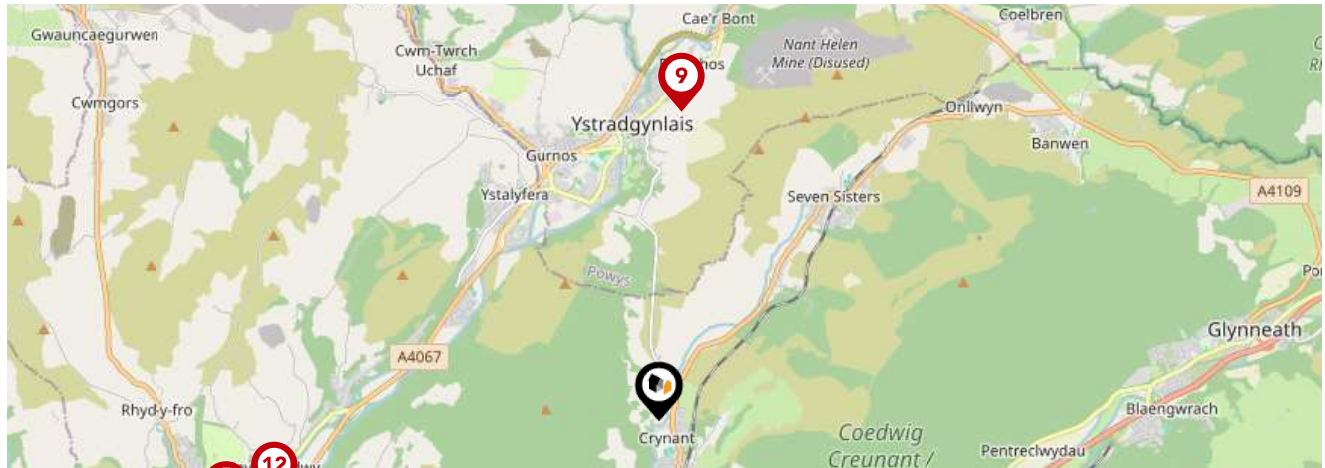
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		Nursery	Primary	Secondary	College	Private
1	Creunant Primary School Ofsted Rating: Adequate Pupils:0 Distance:0.52	☐	☒	☐	☐	☐
2	Ysgol Bro Tawe Ofsted Rating: Good Pupils:0 Distance:1.98	☐	☒	☐	☐	☐
3	Ysgol Maes-Y-Dderwen Ofsted Rating: Adequate Pupils:0 Distance:2.14	☐	☐	☒	☐	☐
4	Ysgol Gymraeg Ystalyfera Bro Dur Ofsted Rating: Not Rated Pupils:0 Distance:2.16	☐	☒	☐	☐	☐
5	Godre'rgraig Primary School Ofsted Rating: Good Pupils:0 Distance:2.44	☐	☒	☐	☐	☐
6	YGG Blaendulais Ofsted Rating: Not Rated Pupils:0 Distance:2.49	☐	☒	☐	☐	☐
7	Blaendulais Primary School Ofsted Rating: Good Pupils:0 Distance:2.51	☐	☒	☐	☐	☐
8	Ysgol Gymraeg Dyffryn Y Glowyr Ofsted Rating: Not Rated Pupils:0 Distance:2.71	☐	☒	☐	☐	☐

Area Schools

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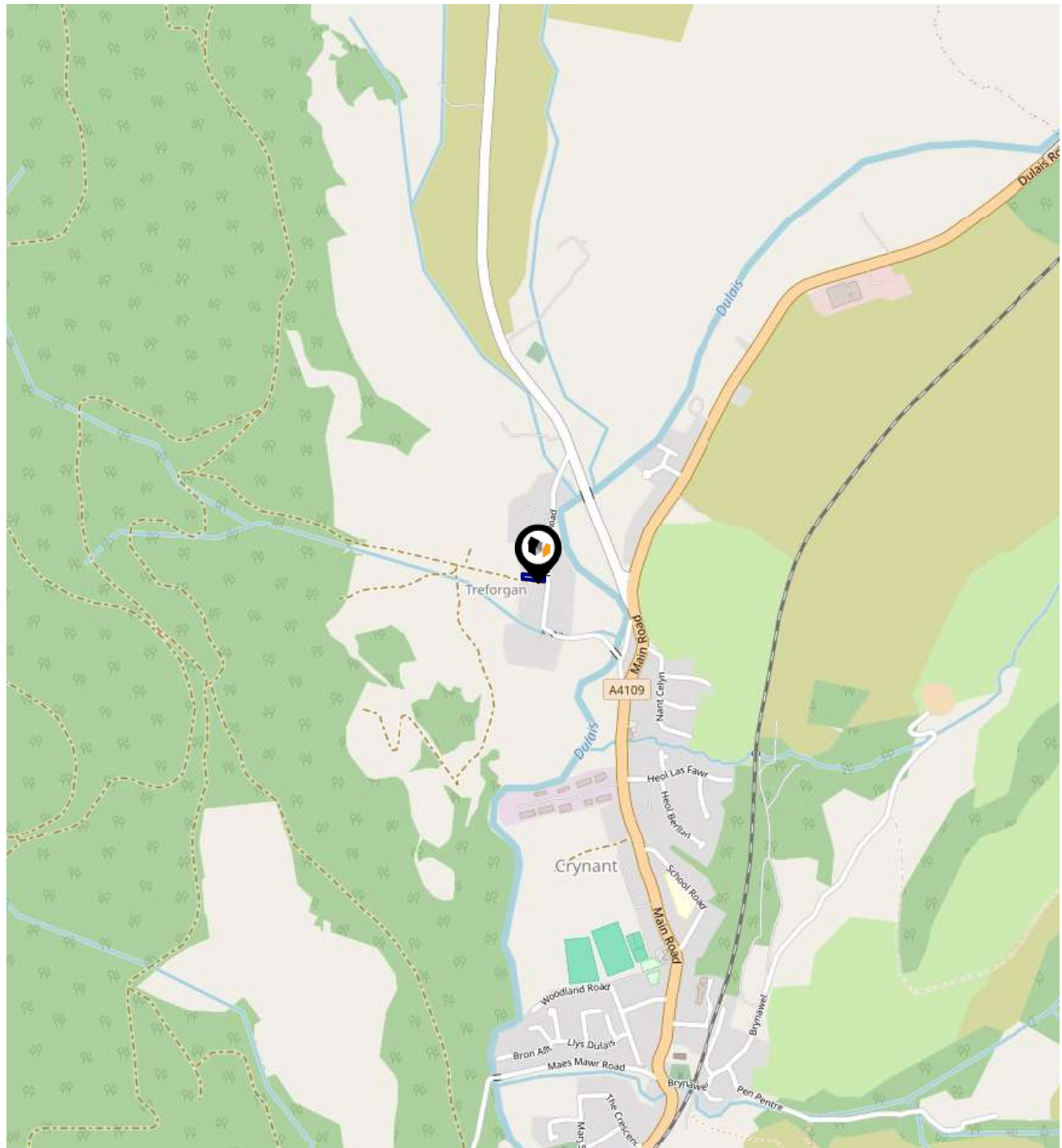


		Nursery	Primary	Secondary	College	Private
	Ysgol Golwg y Cwm Ofsted Rating: Good Pupils:0 Distance:3.03	☐	☒	☐	☐	☐
	Ynysfach Primary School Ofsted Rating: Good Pupils:0 Distance:3.26	☐	☒	☐	☐	☐
	Rhos Primary School Ofsted Rating: Adequate Pupils:0 Distance:3.72	☐	☒	☐	☐	☐
	Llangiwig Primary School Ofsted Rating: Good Pupils:0 Distance:3.83	☐	☒	☐	☐	☐
	Cilffriw Primary School Ofsted Rating: Adequate Pupils:0 Distance:3.87	☐	☒	☐	☐	☐
	Alltwen Primary School Ofsted Rating: Good Pupils:0 Distance:4.3	☐	☒	☐	☐	☐
	YGG Pontardawe Ofsted Rating: Good Pupils:0 Distance:4.34	☐	☒	☐	☐	☐
	Llangatwg Community School Ofsted Rating: Good Pupils:0 Distance:4.46	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

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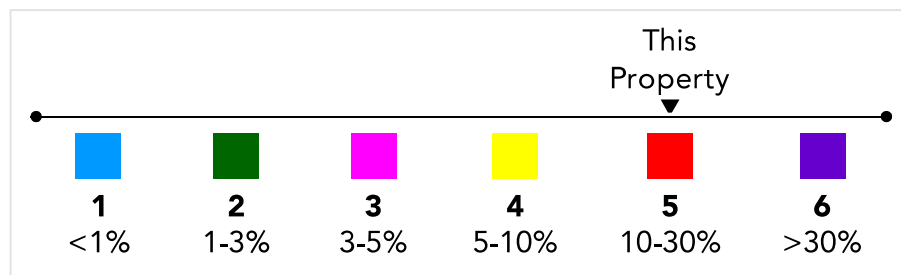
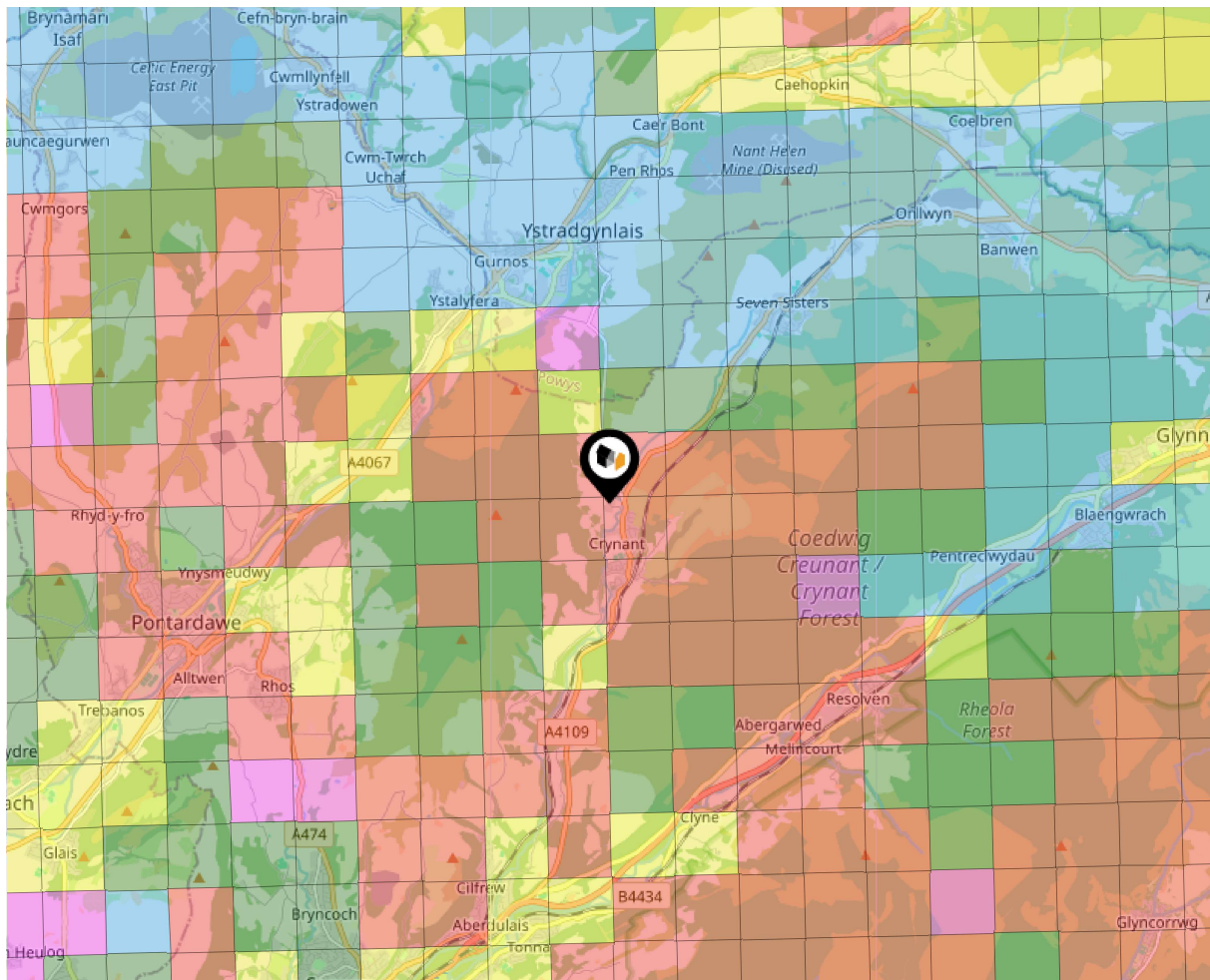


Key:

-  Power Pylons
-  Communication Masts

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

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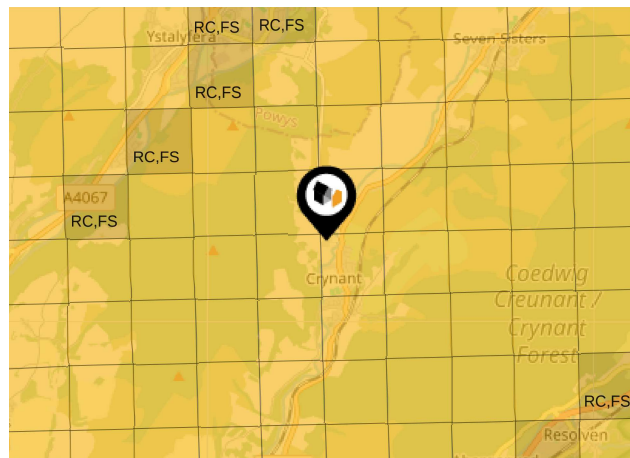
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

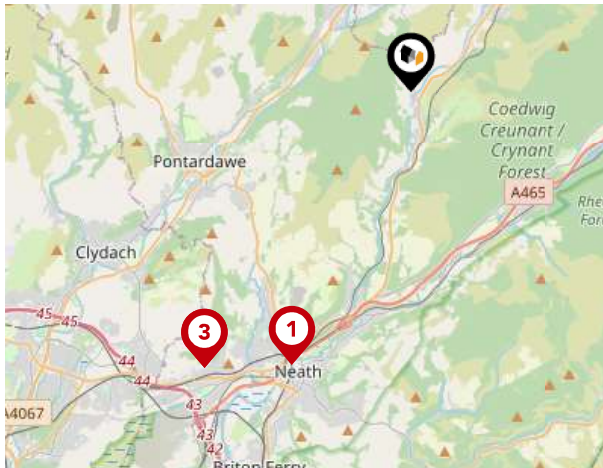
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



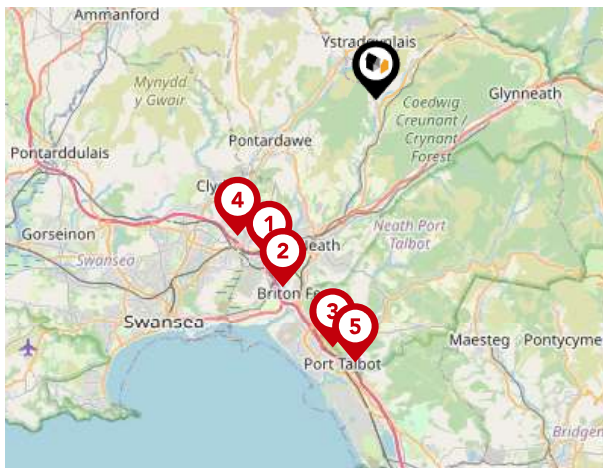
Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Neath Rail Station	5.84 miles
2	Skewen Rail Station	6.72 miles
3	Skewen Rail Station	6.75 miles



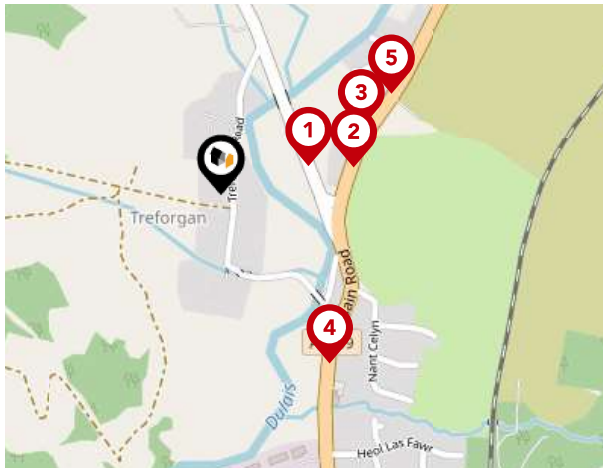
Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J43	7.52 miles
2	M4 J42	8.12 miles
3	M4 J41	9.77 miles
4	M4 J44	7.56 miles
5	M4 J40	10.26 miles



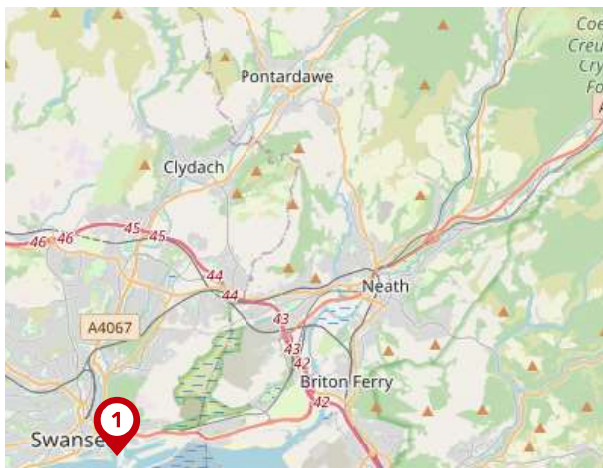
Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	16.53 miles
2	Cardiff Airport	29.54 miles
3	Felton	51 miles
4	Bristol Airport	51 miles



Bus Stops/Stations

Pin	Name	Distance
1	Tre-Forgan Village	0.11 miles
2	Crynant Junction	0.17 miles
3	Penybont Terrace	0.19 miles
4	Gradon Arms	0.25 miles
5	Penybont Terrace	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	11.52 miles

Landwood Group

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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