KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 03rd December 2025

6, DORVIL ROAD, BLAENAU FFESTINIOG, LL41 3YH

Property
Overview

Property

Type:	Terraced	**Last Sold Date:**	26/08/2015
Bedrooms:	3	**Last Sold Price:**	£80,000
Floor Area:	1,076 ft^2 / 100 m^2	**Last Sold £/ft^2:**	£77
Plot Area:	0.03 acres	**Tenure:**	Freehold
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,820		
Title Number:	CYM410597		
UPRN:	200003174085		

Local Area

Local Authority:	Gwynedd
Conservation Area:	No
Flood Risk:	
• Rivers	Very low
• Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

BT ✔   sky ✔   Virgin media ✘

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6 Dorvil Road, LL41 3YH

Energy rating

E

Valid until 21.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 | B
69-80	C		
55-68	D		
39-54	E	54 | E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very Poor
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m^2

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
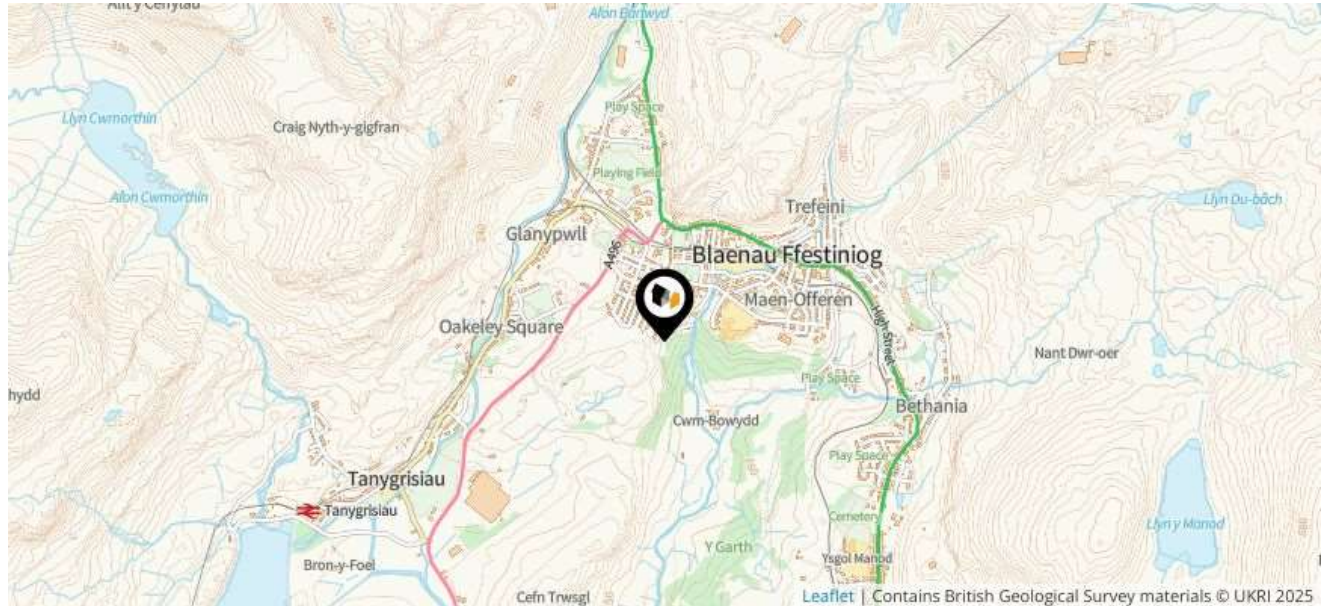
Mine Entry

✕   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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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.
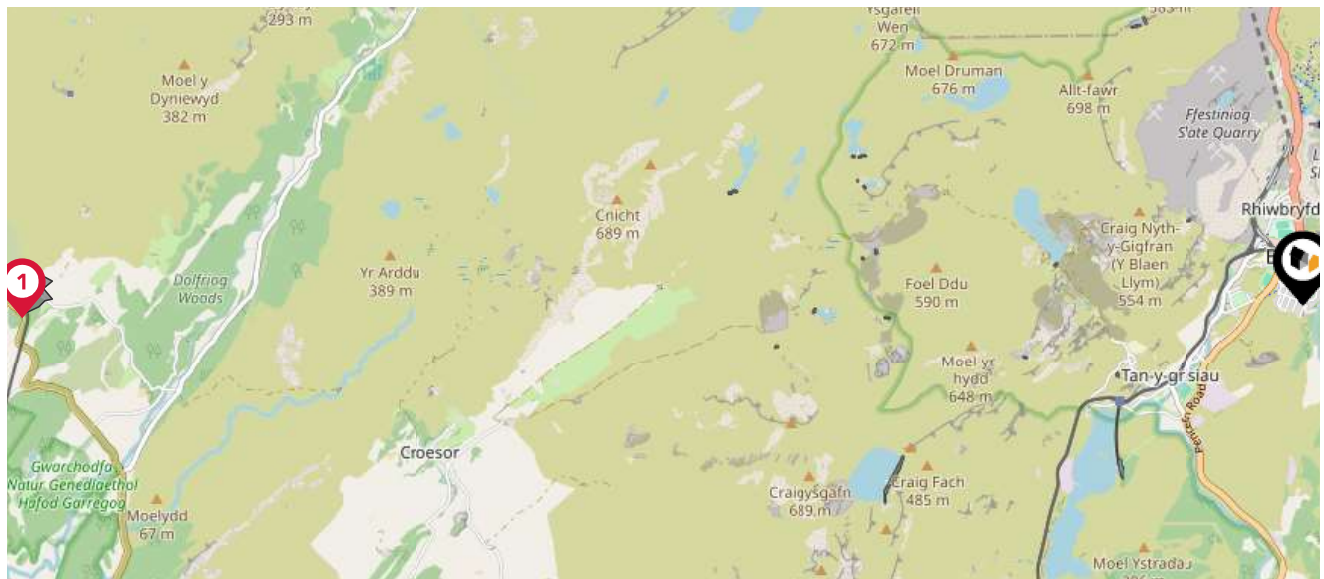
Nearby Conservation Areas

1. Nantmor

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
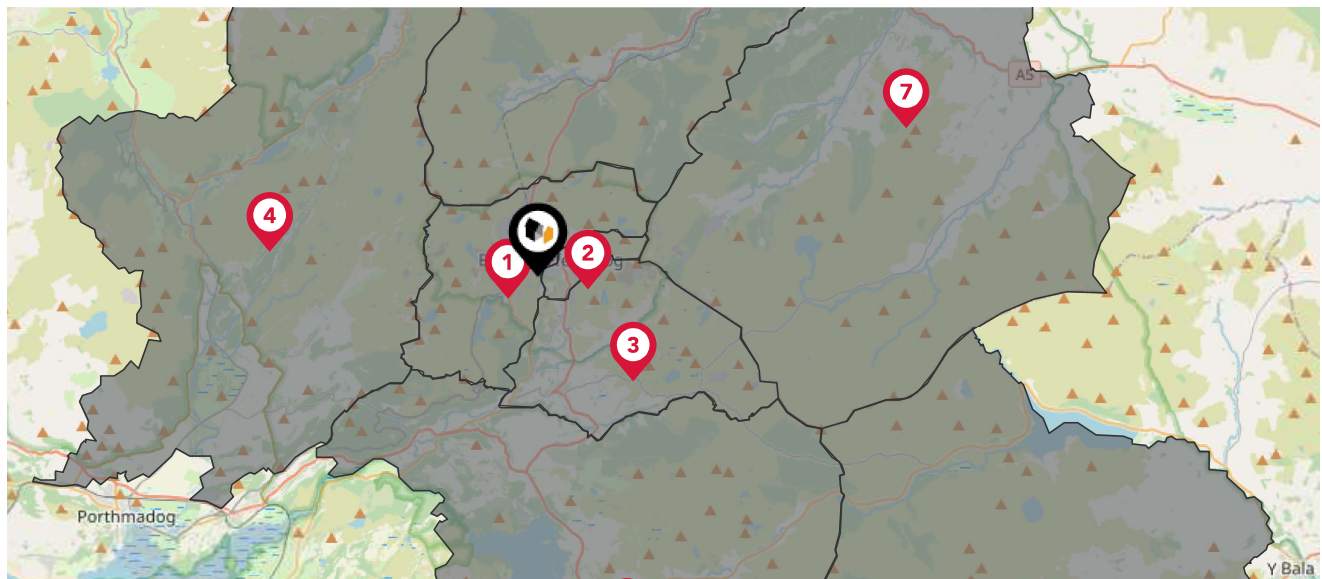
Nearby Council Wards

1	Bowydd a'r Rhiw ED
2	Diffwys a Maenofferen ED
3	Teigl ED
4	Glaslyn ED
5	Trawsfynydd ED
6	Betws-y-Coed and Trefriw ED
7	Uwch Conwy ED
8	Llanuwchllyn ED

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
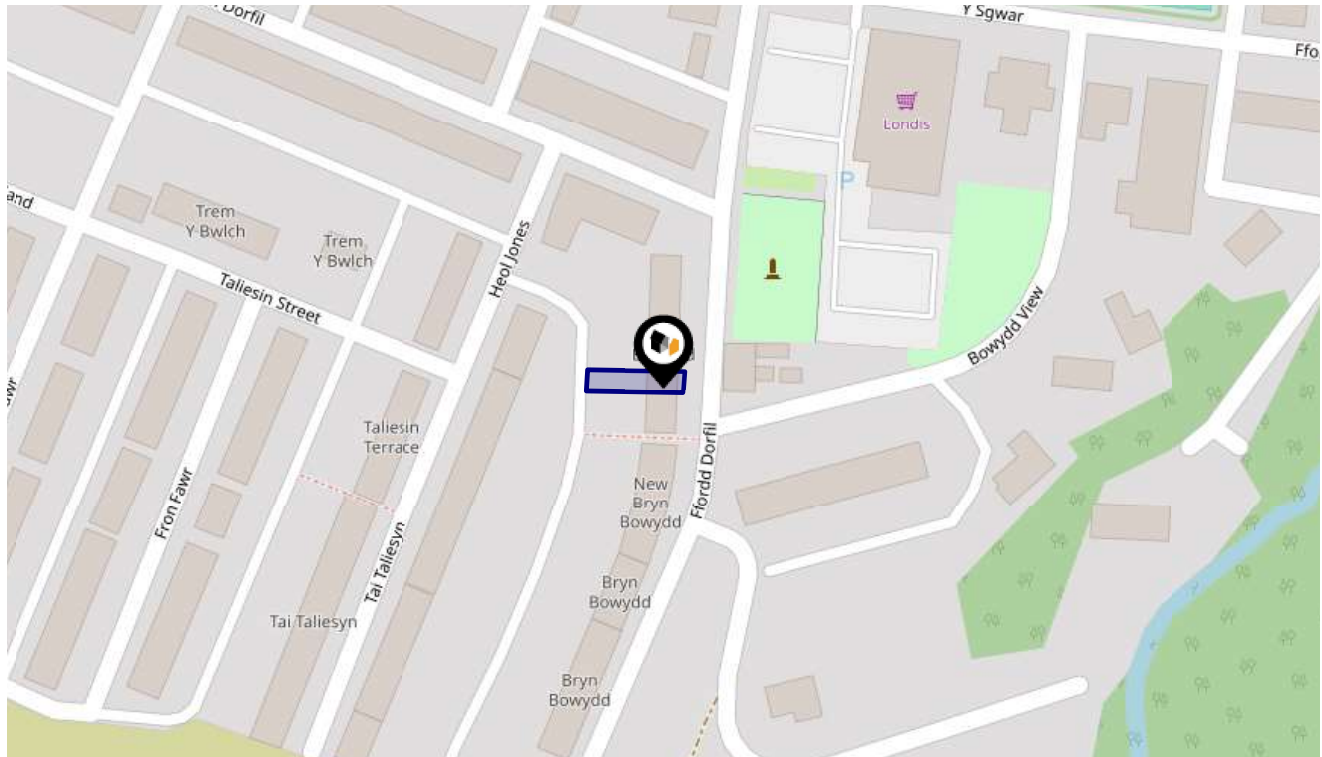
Rail Noise Data

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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This map shows the chance of flooding from rivers, taking into account flood defences and their condition.
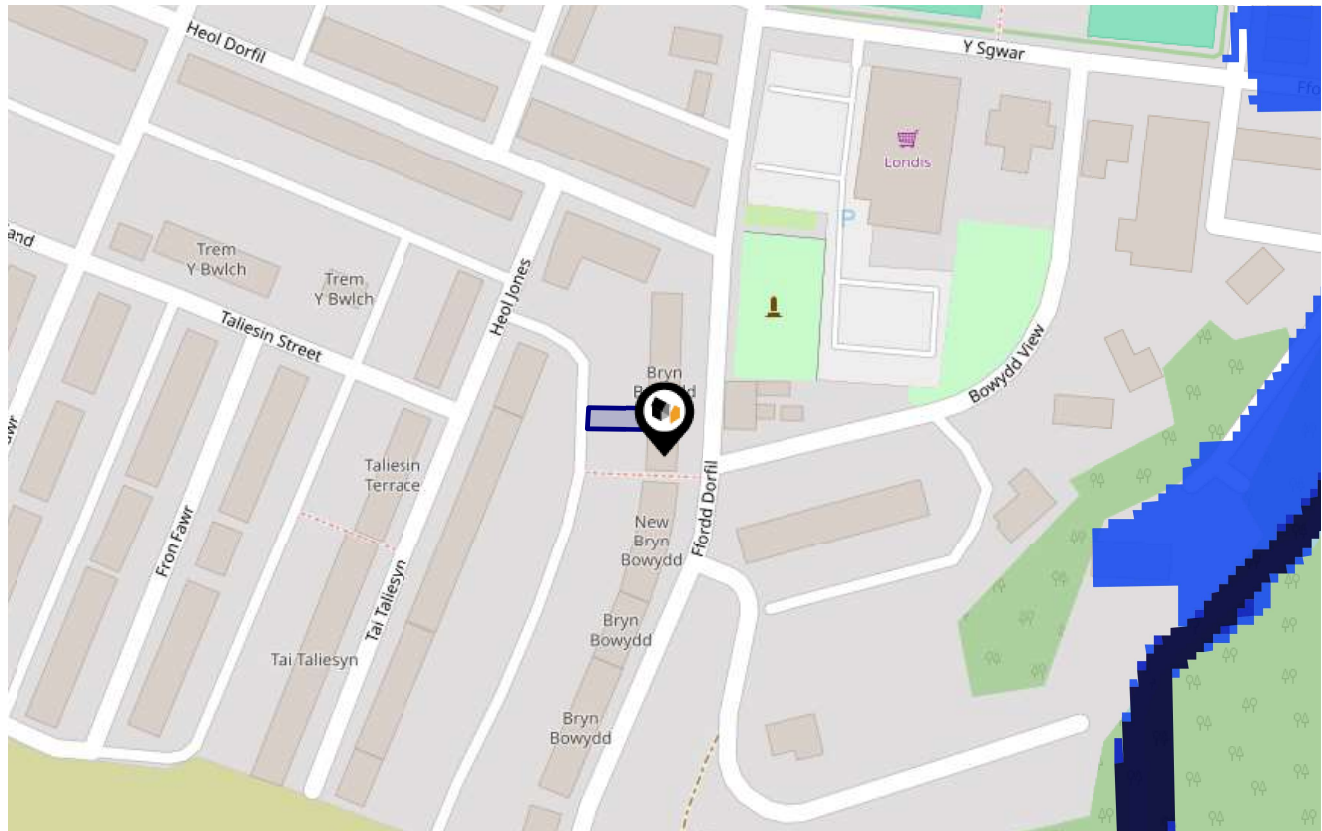
Risk Rating: Very low

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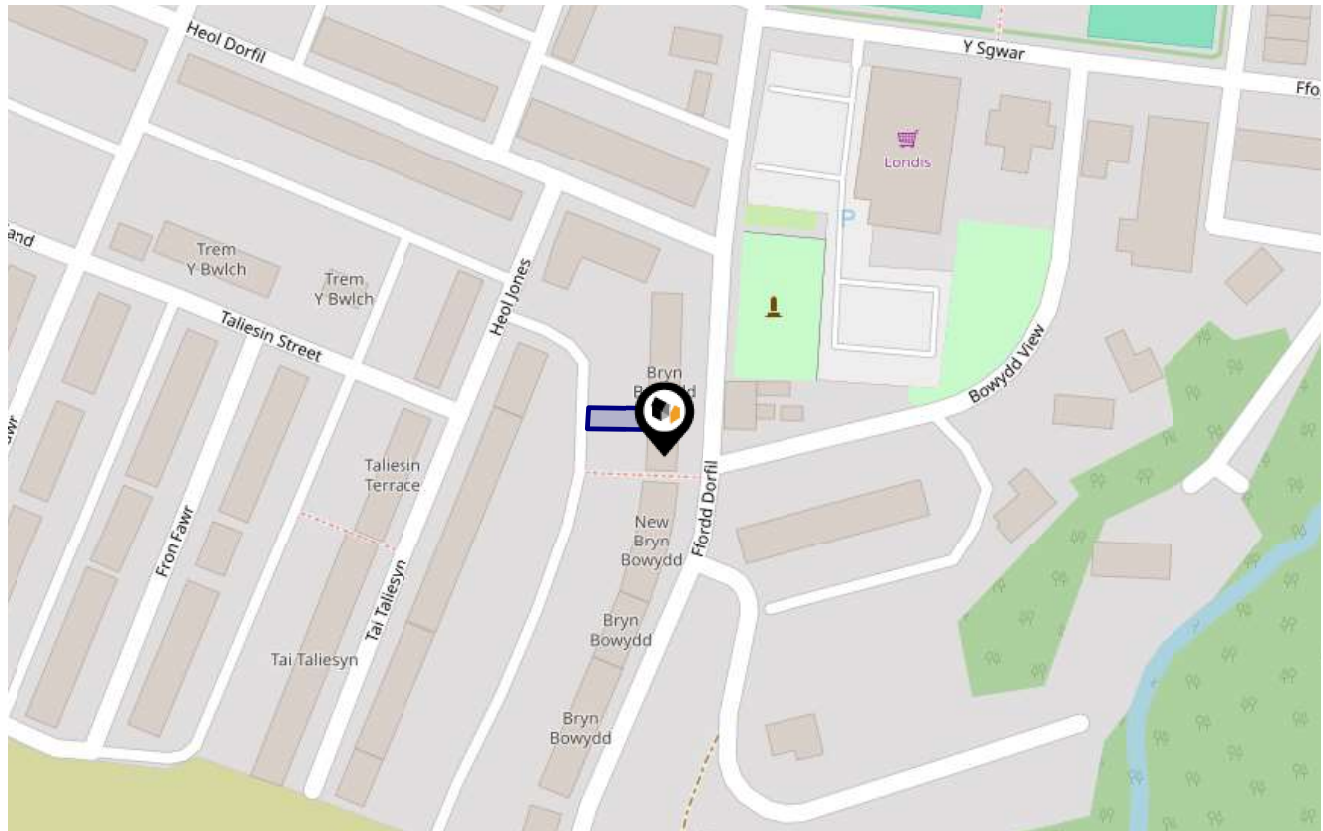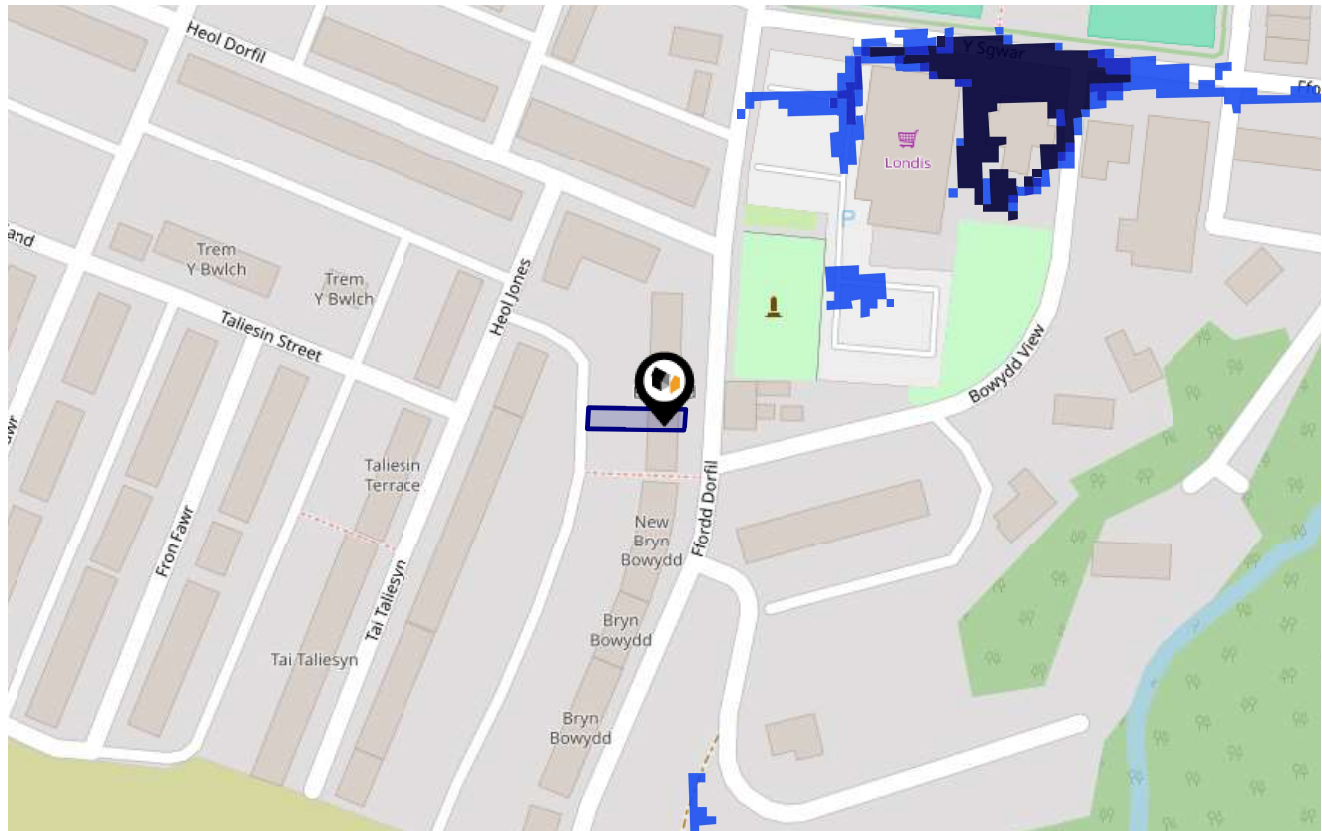
High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.33%)** in any one year.

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.

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 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.

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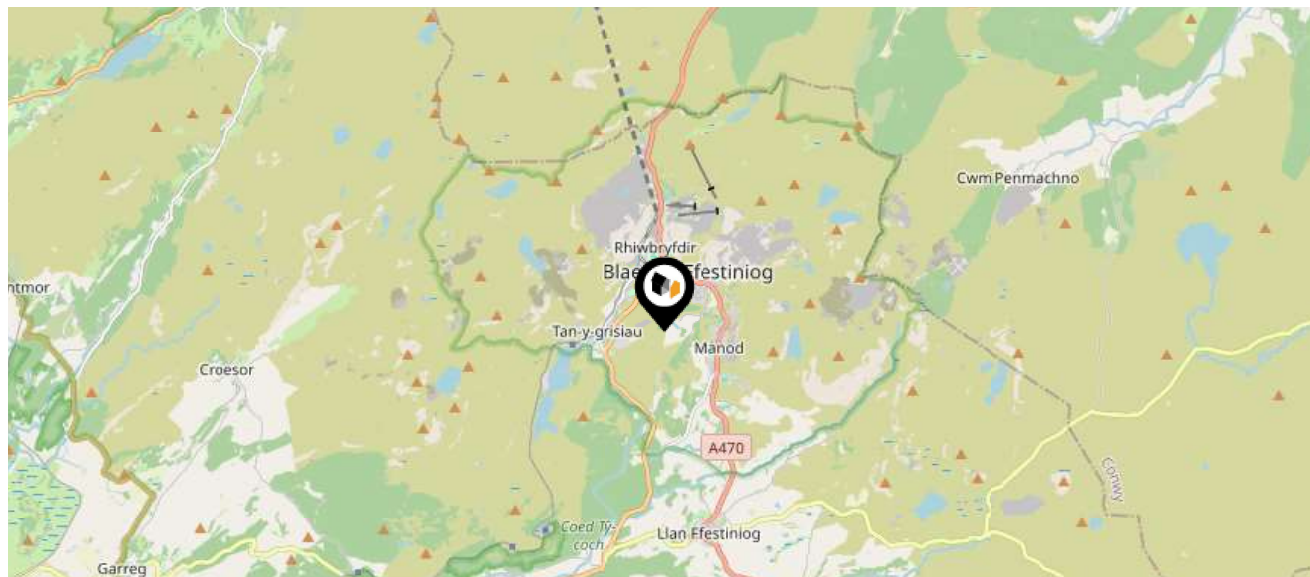
Nearby Green Belt Land

No data available.

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.
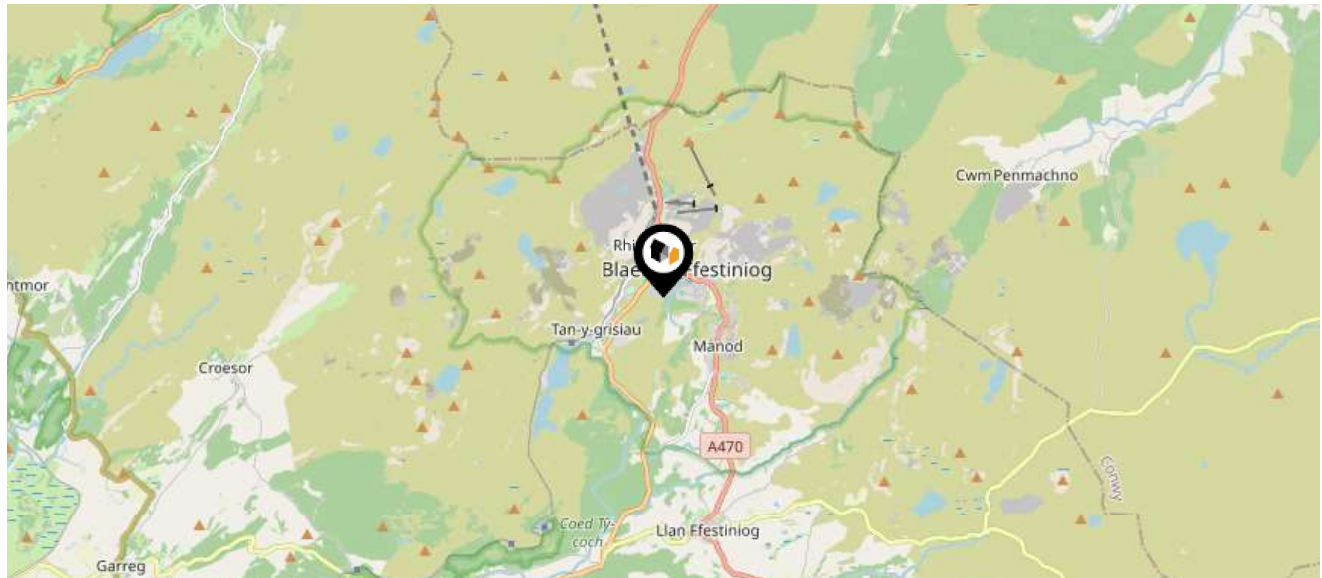
Nearby Landfill Sites

No data available.

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 16851 - Former Vicarage	Grade II	0.2 miles
② 16849 - Craigbach	Grade II	0.2 miles
③ 70483 - Old Market Hall	Grade II	0.2 miles
④ 16855 - Cwm Bowydd Farmhouse	Grade II	0.3 miles
⑤ 16852 - Masonic Hall	Grade II	0.3 miles
⑥ 5208 - Former Diffwys Railway Station (now Public Toilets)	Grade II	0.3 miles
⑦ 16904 - Moelwyn Millhouse	Grade II	0.4 miles
⑧ 87946 - 59 High Street	Grade II	0.4 miles
⑨ 4708 - Moelwyn Mill	Grade II	0.4 miles
⑩ 16854 - Tai Uncorn	Grade II	0.4 miles

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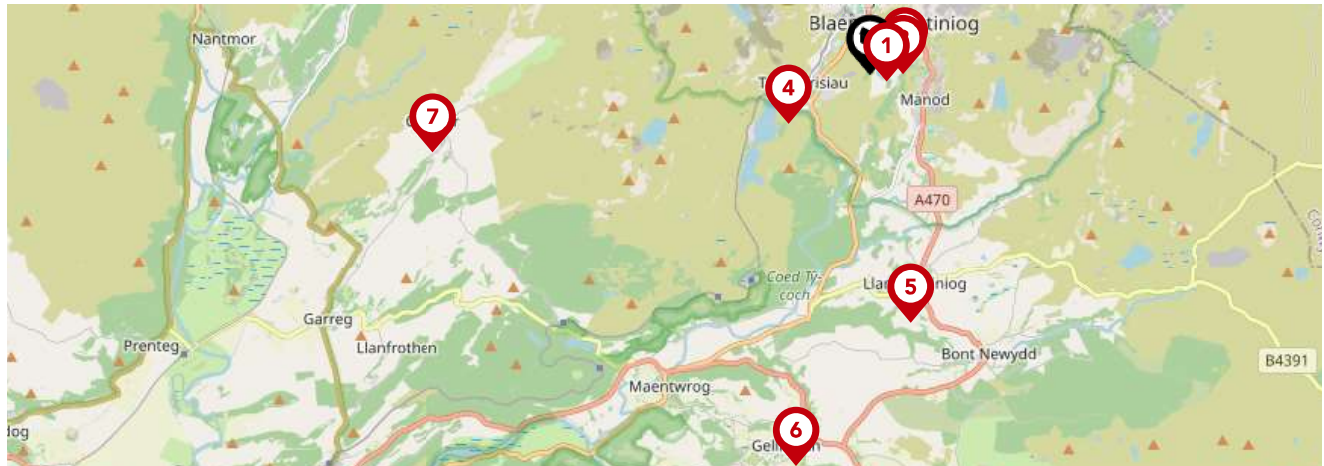
		Nursery	Primary	Secondary	College	Private
1	**Ysgol Y Moelwyn** Ofsted Rating: Good | Pupils:0 | Distance:0.18	☐	☐	☑	☐	☐
2	**Ysgol Maenofferen** Ofsted Rating: Good | Pupils:0 | Distance:0.32	☐	☑	☐	☐	☐
3	**Ysgol Y Manod** Ofsted Rating: Good | Pupils:0 | Distance:0.34	☐	☑	☐	☐	☐
4	**Ysgol Gynradd Tanygrisiau** Ofsted Rating: Good | Pupils:0 | Distance:0.9	☐	☑	☐	☐	☐
5	**Ysgol Bro Cynfal** Ofsted Rating: Adequate | Pupils:0 | Distance:2.4	☐	☑	☐	☐	☐
6	**Ysgol Edmwnd Prys** Ofsted Rating: Good | Pupils:0 | Distance:3.79	☐	☑	☐	☐	☐
7	**Ysgol Gynradd Croesor** Ofsted Rating: Not Rated | Pupils:0 | Distance:4.22	☐	☑	☐	☐	☐
8	**Ysgol Dolwyddelan** Ofsted Rating: Good | Pupils:0 | Distance:4.8	☐	☑	☐	☐	☐
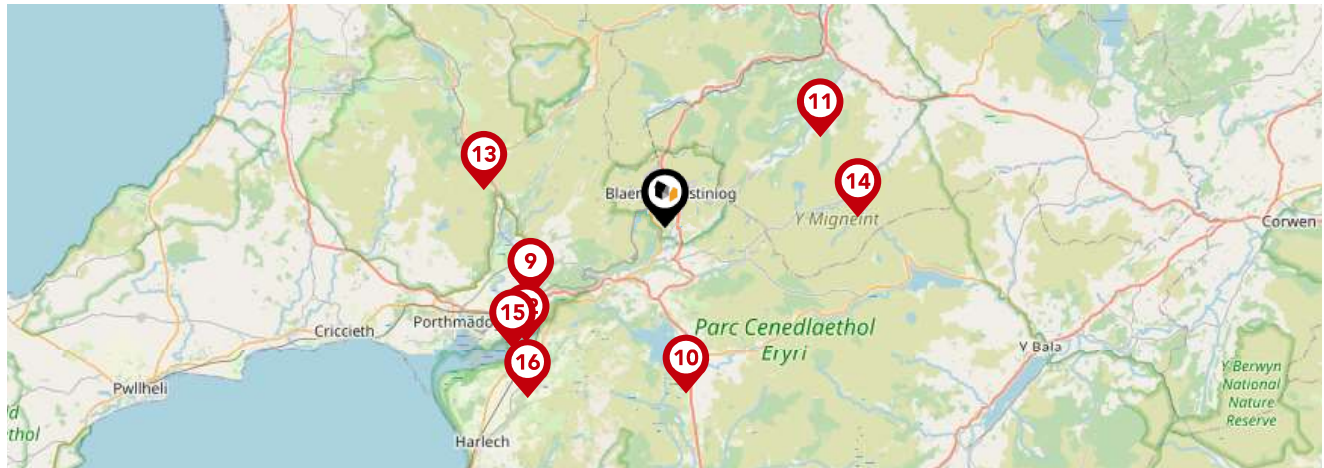
		Nursery	Primary	Secondary	College	Private
9	**Ysgol Y Garreg** Ofsted Rating: Good | Pupils:0 | Distance:5.71	☐	☑	☐	☐	☐
10	**Ysgol Bro Hedd Wyn** Ofsted Rating: Good | Pupils:0 | Distance:6.35	☐	☑	☐	☐	☐
11	**Ysgol Penmachno** Ofsted Rating: Adequate | Pupils:0 | Distance:6.79	☐	☑	☐	☐	☐
12	**Ysgol Cefn Coch** Ofsted Rating: Excellent | Pupils:0 | Distance:6.83	☐	☑	☐	☐	☐
13	**Ysgol Gynradd Beddgelert** Ofsted Rating: Good | Pupils:0 | Distance:7	☐	☑	☐	☐	☐
14	**Ysgol Ysbyty Ifan** Ofsted Rating: Good | Pupils:0 | Distance:7.34	☐	☑	☐	☐	☐
15	**Ysgol Hafod Lon** Ofsted Rating: Good | Pupils:0 | Distance:7.37	☐	☑	☑	☐	☐
16	**Ysgol Talsarnau** Ofsted Rating: Excellent | Pupils:0 | Distance:8.3	☐	☑	☐	☐	☐

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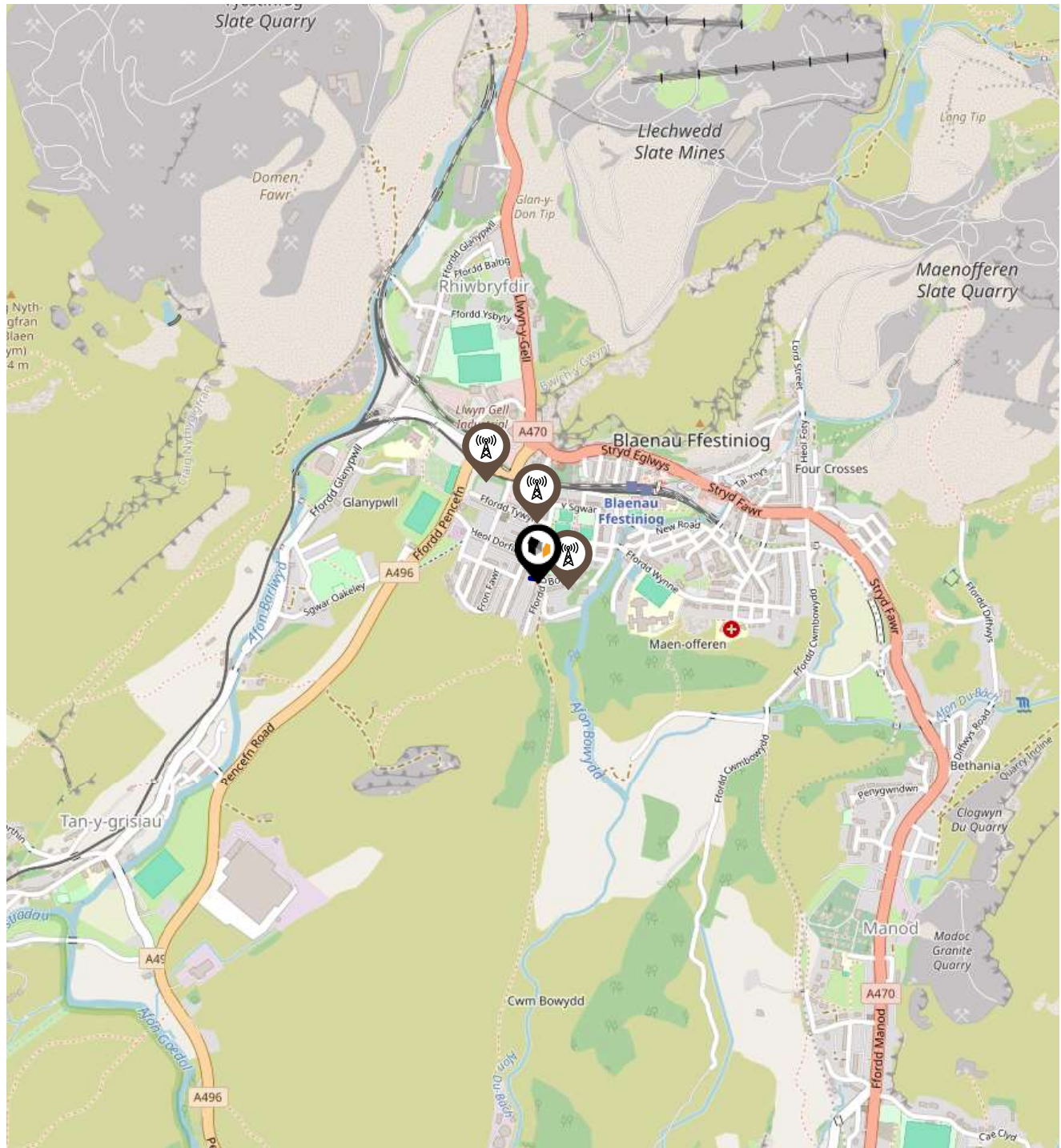
Key:

🗼 Power Pylons

📡 Communication Masts

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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).
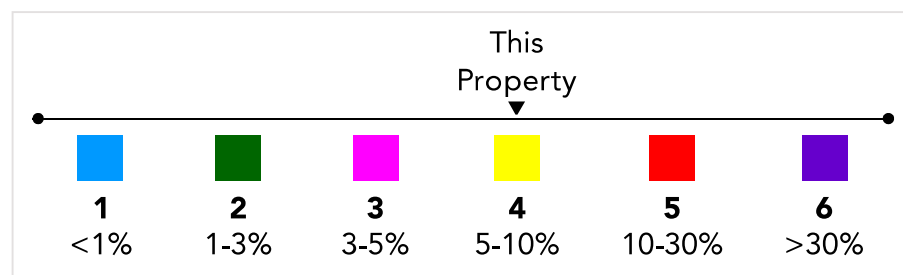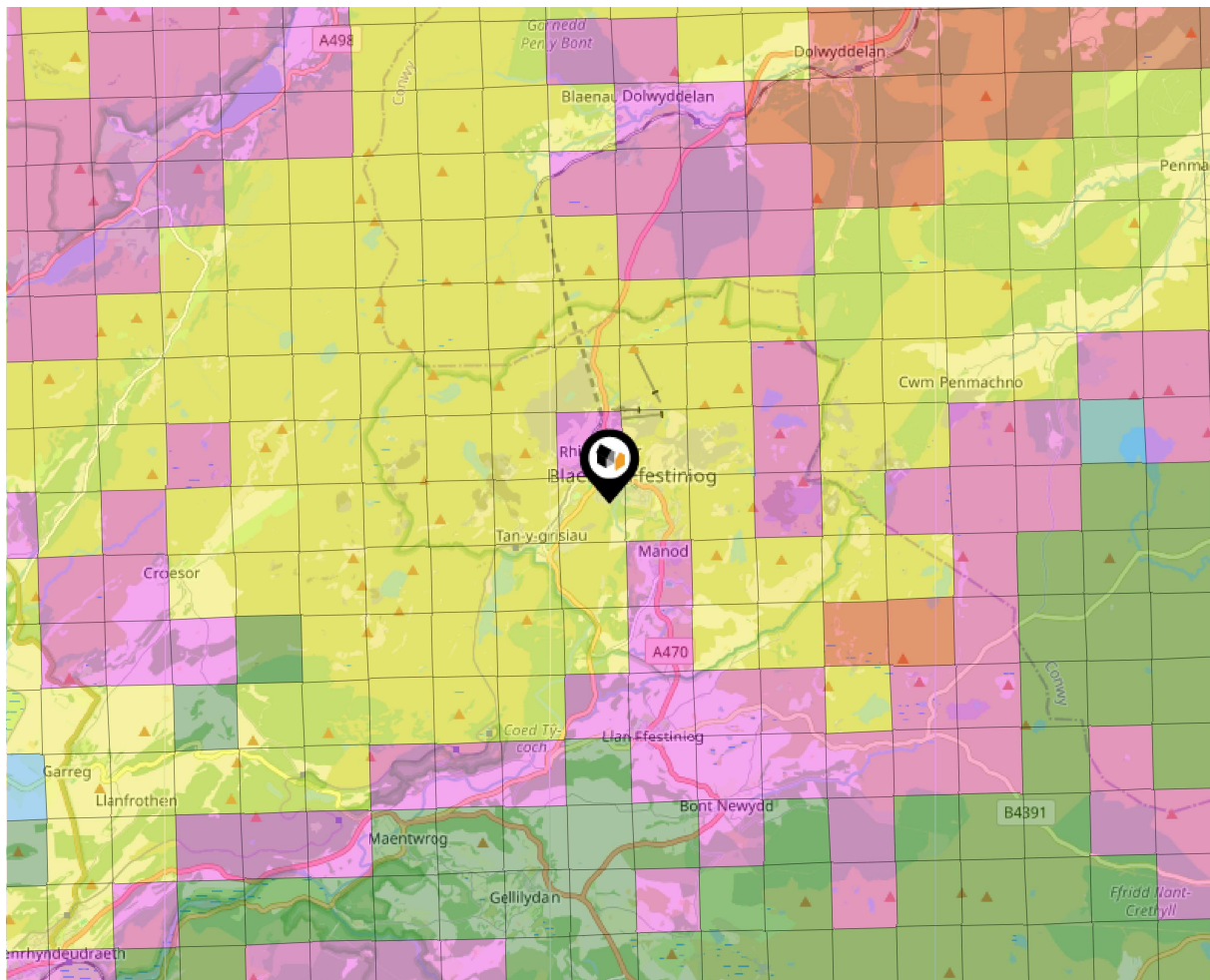
This
Property
▼

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

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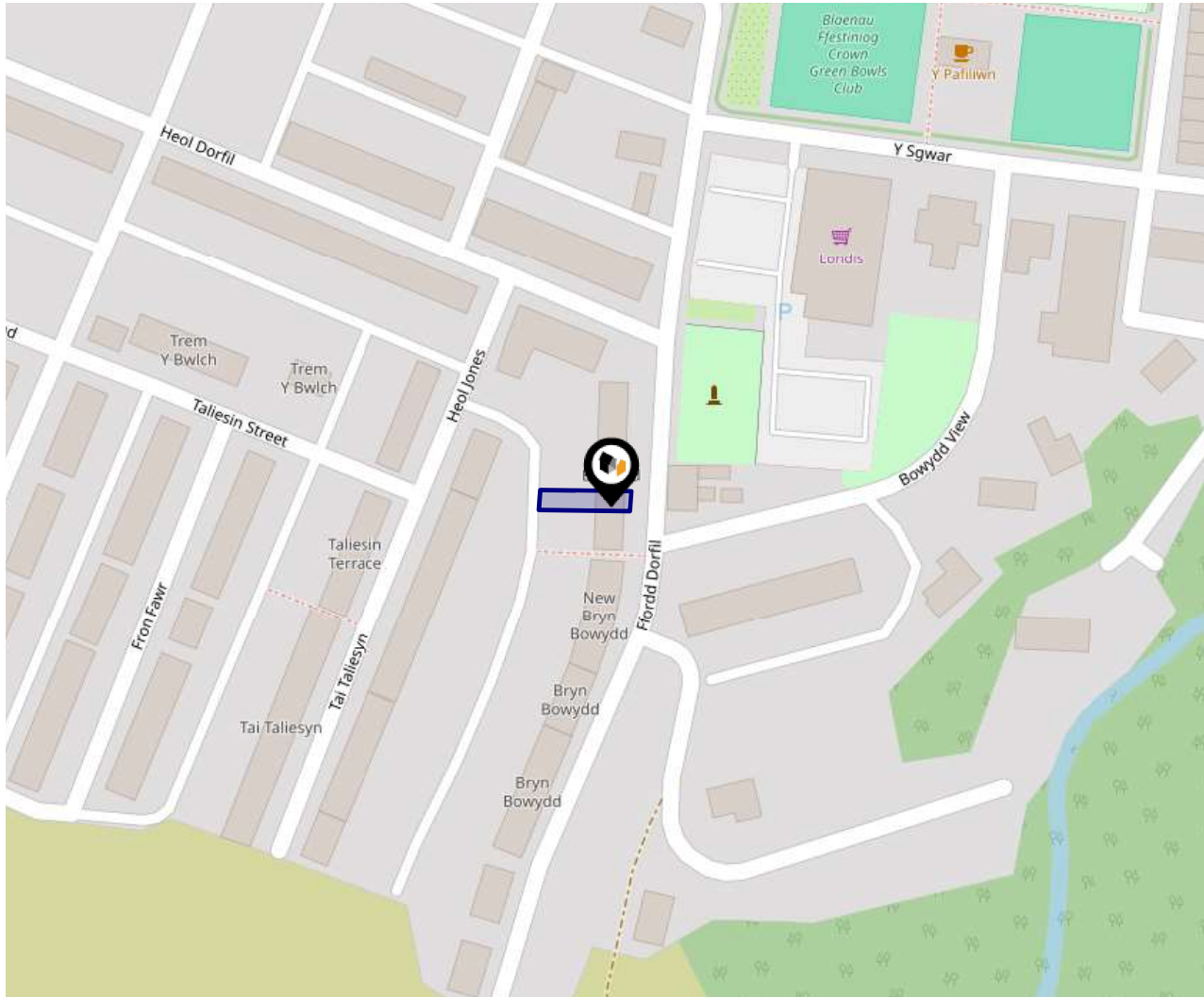
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILTY LOAM TO SILT
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	SHALLOW
Soil Group:	MEDIUM		
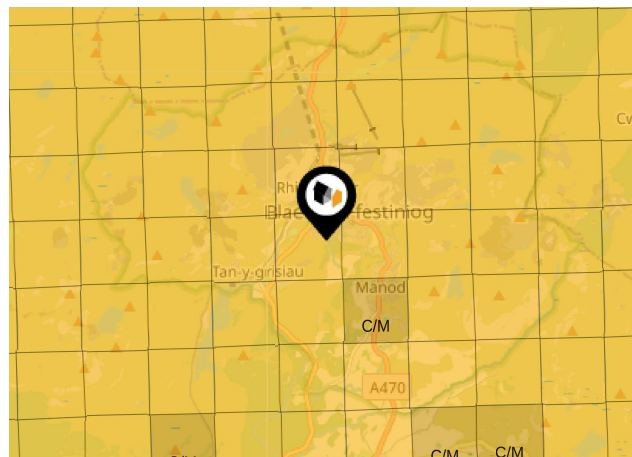
Primary Classifications (Most Common Clay Types)

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

Transport (National)
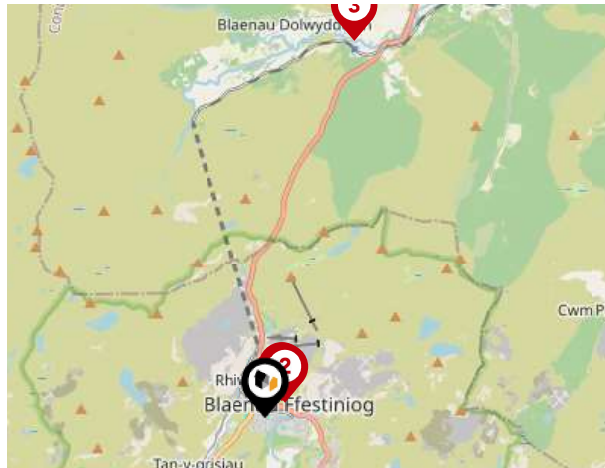
National Rail Stations

Pin	Name	Distance
1	Blaenau Ffestiniog Rail Station	0.22 miles
2	Blaenau Ffestiniog Rail Station	0.23 miles
3	Roman Bridge Rail Station	3.67 miles

Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J10	48 miles
2	M53 J11	47.88 miles
3	M53 J12	47.7 miles

Airports/Helipads

Pin	Name	Distance
1	Penrhyn	30.54 miles
2	Speke	50.99 miles
3	Highfield	65.8 miles
4	Manchester Airport	73.63 miles

Transport (Local)

Bus Stops/Stations

Pin	Name	Distance
1	Bryn Bowydd	0.03 miles
2	Somerfield	0.06 miles
3	Towyn Road	0.1 miles
4	Benar Road	0.09 miles
5	Old L&NWR Station	0.18 miles
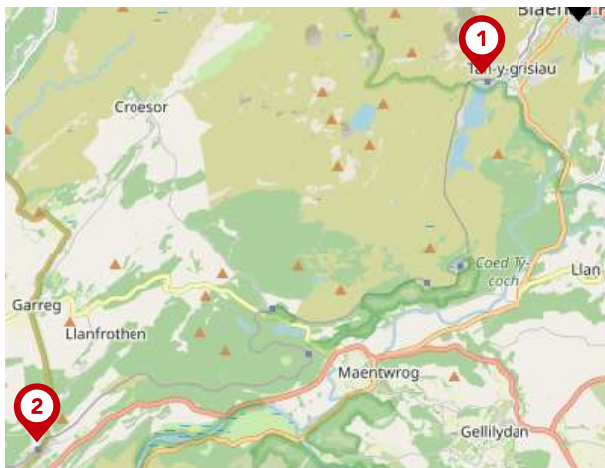
Local Connections

Pin	Name	Distance
1	Tanygrisiau (Ffestiniog Railway)	1.04 miles
2	Penrhyn (Ffestiniog Railway)	6.5 miles
3	Nantmor (Welsh Highland Rly-Caernarfon)	6.14 miles

Ferry Terminals

Pin	Name	Distance
1	Barmouth Ferry Landing	19.48 miles

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Data Quality

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