

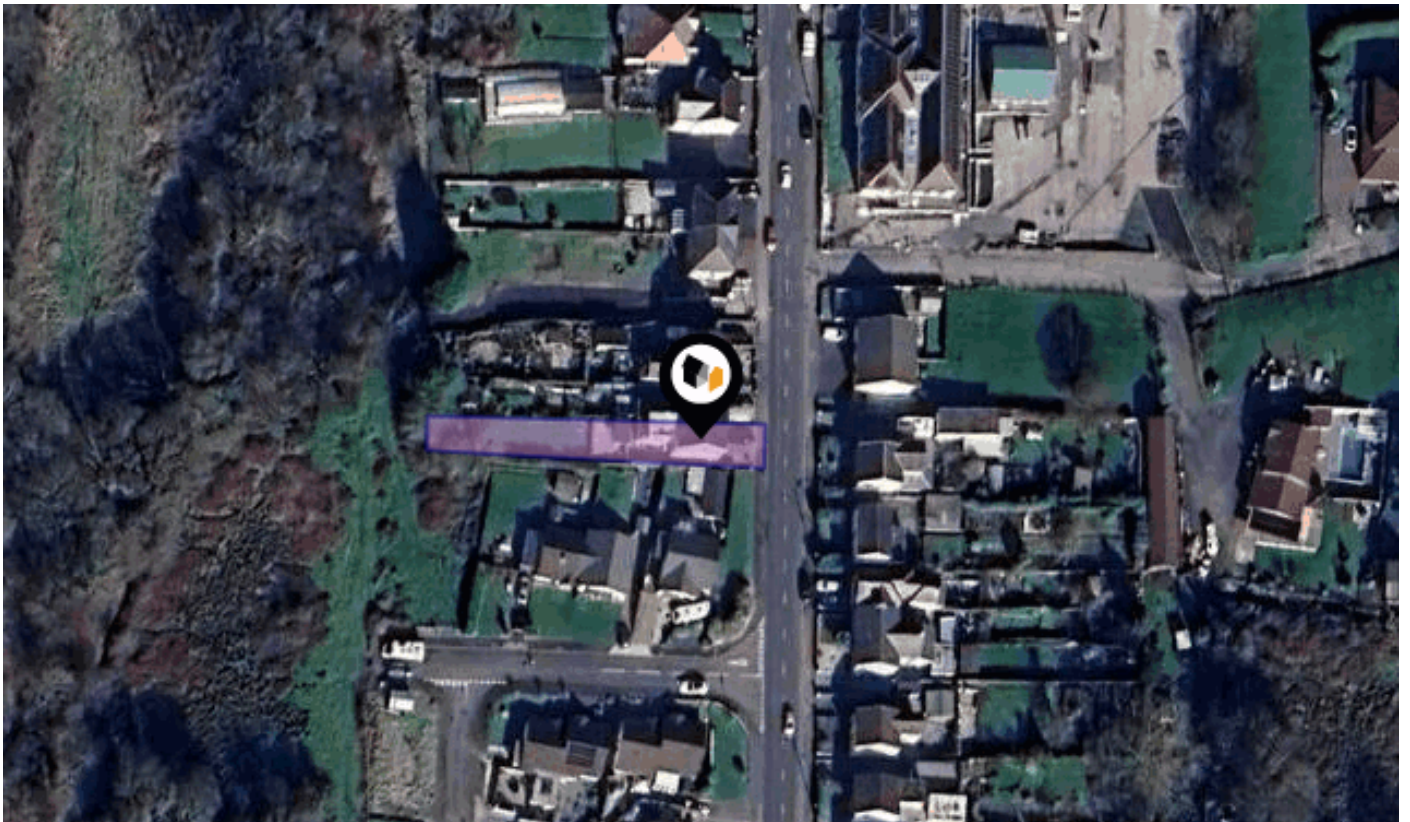


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23<sup>rd</sup> April 2024



**HEOL Y GORS, CWMGORS, AMMANFORD, SA18**

## Moving You

Moving You – South Wales

07717661188

andy.oneill@moving-you.co.uk

www.moving-you.co.uk



# Introduction

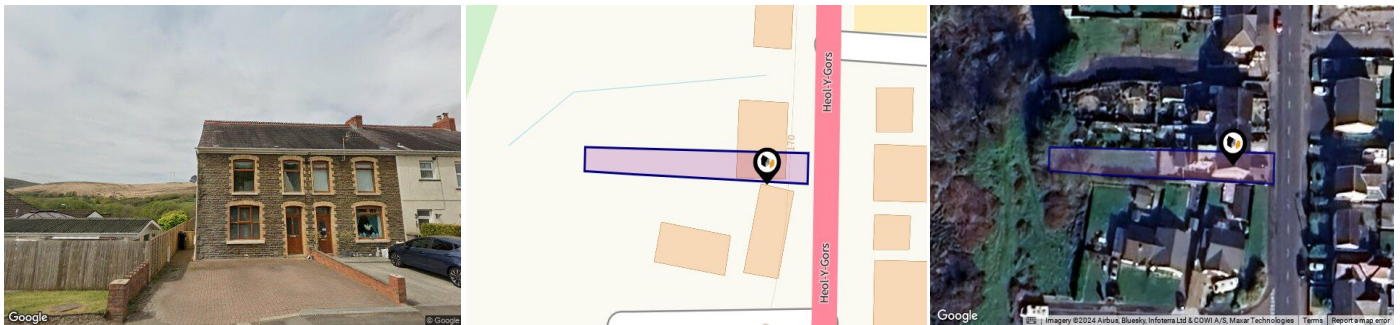
## Our Comments

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Hope this helps!

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£114
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>	<b>Start Date:</b>	16/01/1912
<b>Plot Area:</b>	0.09 acres	<b>End Date:</b>	25/03/2910
<b>Year Built :</b>	1900-1929	<b>Lease Term:</b>	999 years from 25 March 1911
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	886 years
<b>Annual Estimate:</b>	£1,774		
<b>Title Number:</b>	WA905898		
<b>UPRN:</b>	100100620656		

## Local Area

<b>Local Authority:</b>	Neath port talbot
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

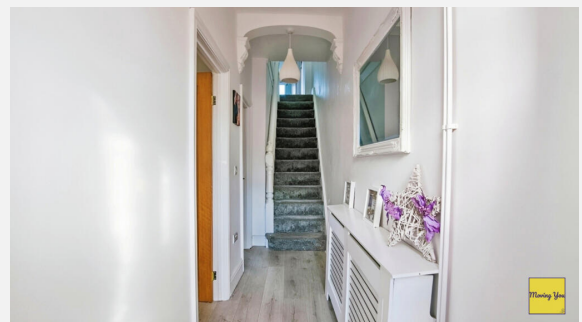
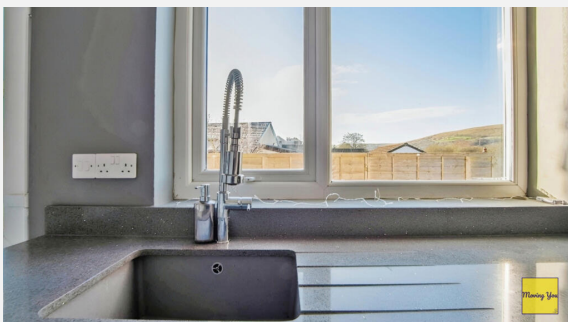
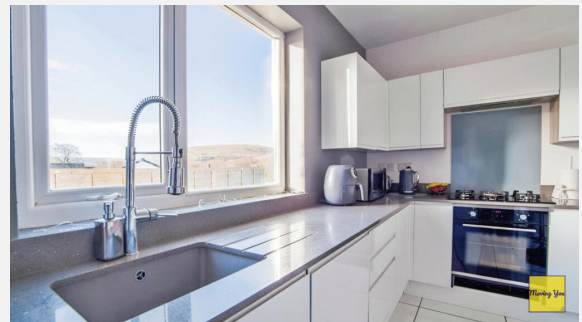
### Mobile Coverage: (based on calls indoors)



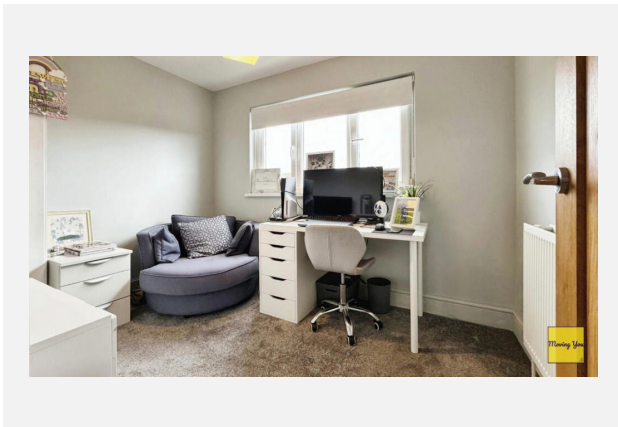
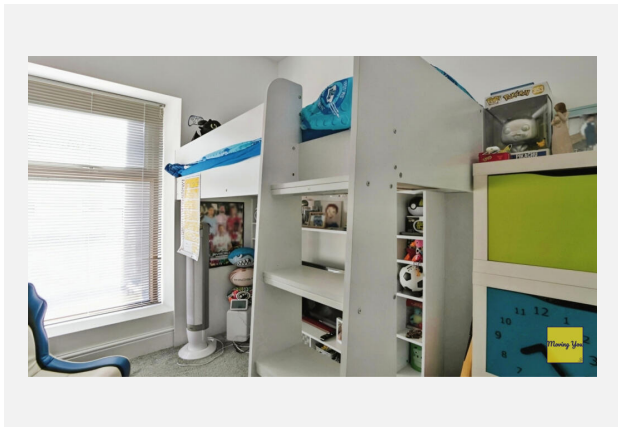
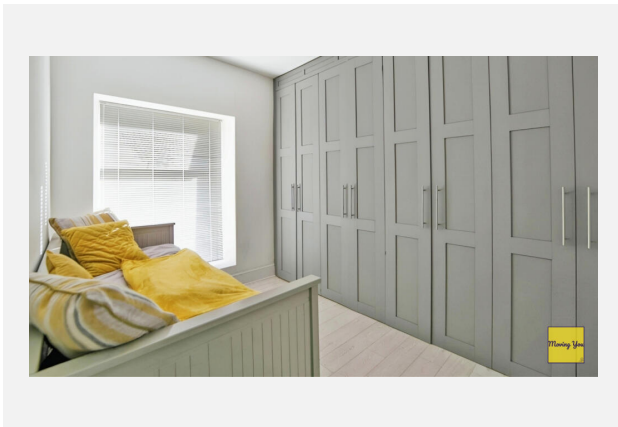
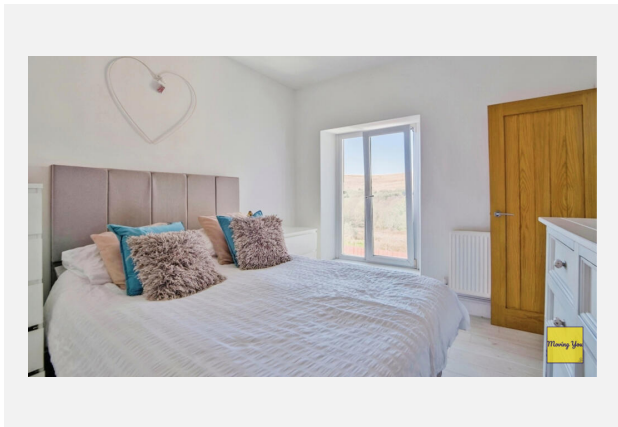
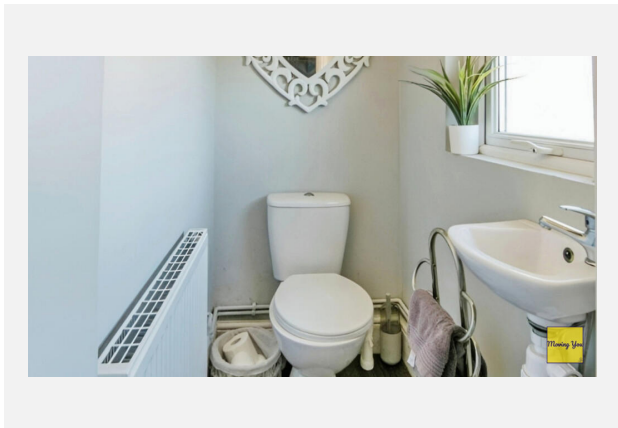
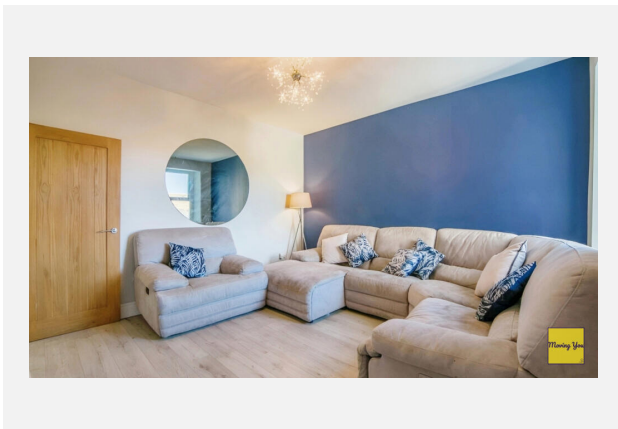
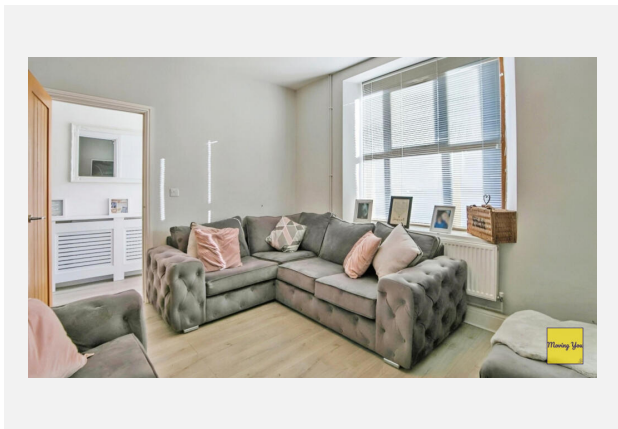
### Satellite/Fibre TV Availability:



# Gallery Photos



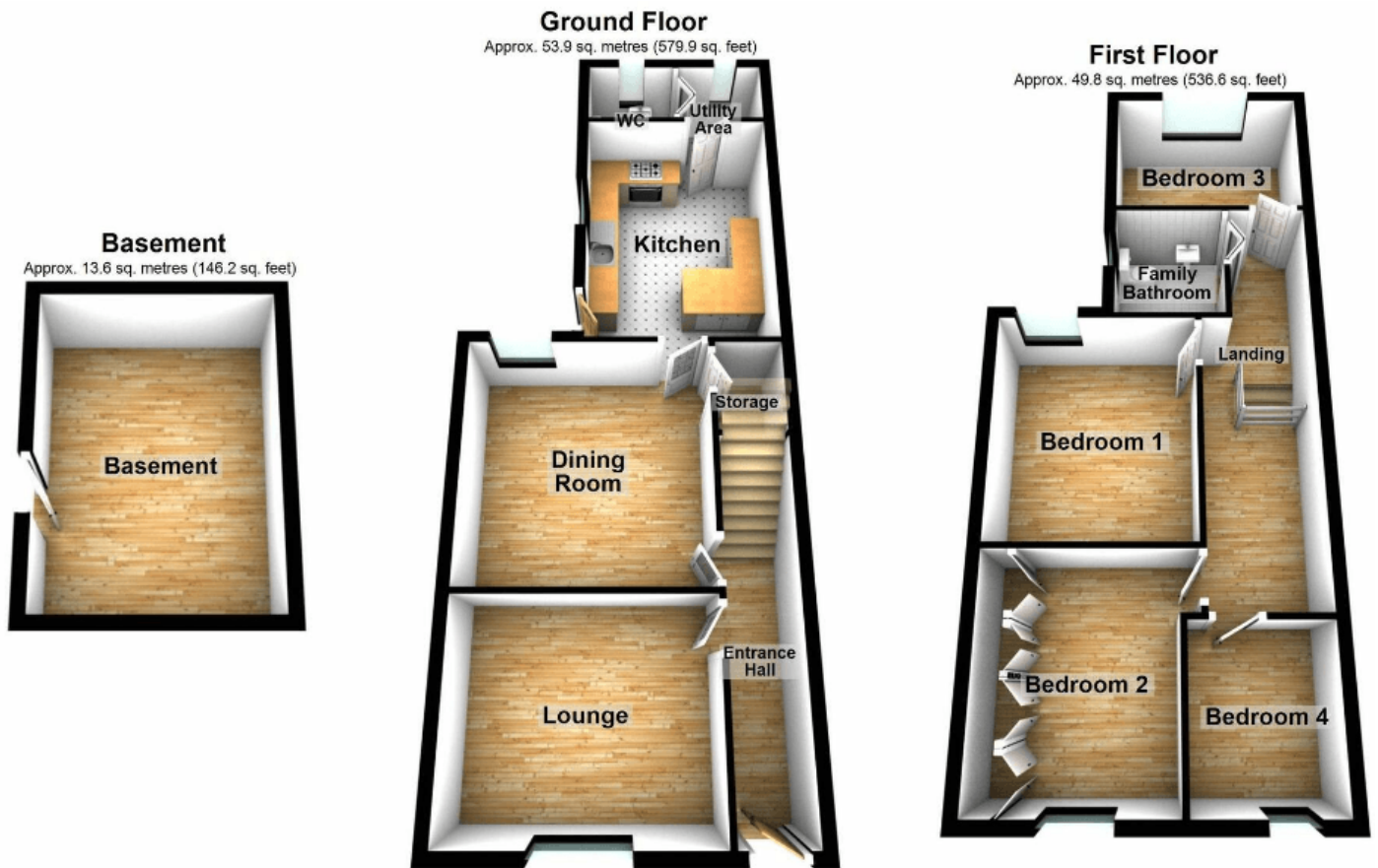
# Gallery Photos



# Gallery Photos



## HEOL Y GORS, CWMGORS, AMMANFORD, SA18



Total area: approx. 117.3 sq. metres (1262.7 sq. feet)

# Property EPC - Certificate



Heol y Gors, Cwmgors, SA18

Energy rating

# D

Valid until 22.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



# Property

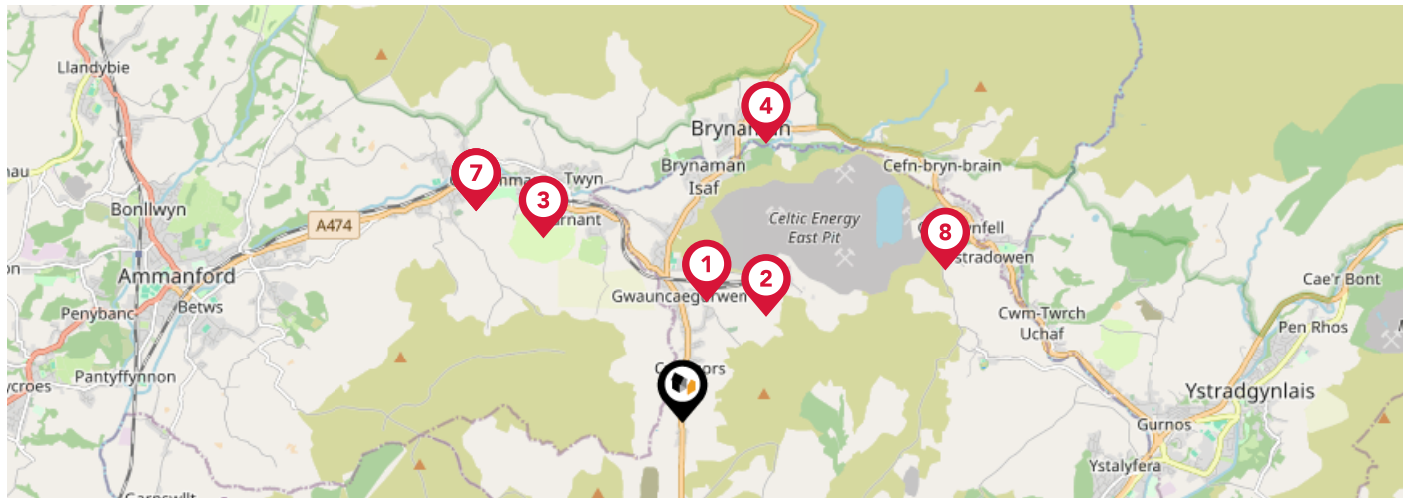
## EPC - Additional Data



### Additional EPC Data

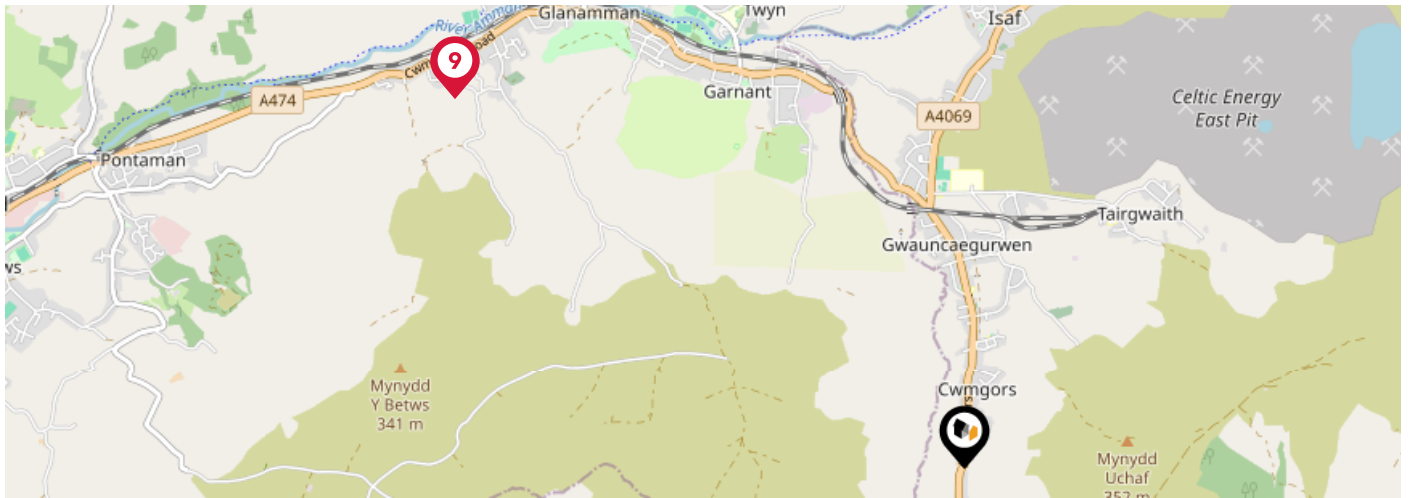
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 13% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>YGG Gwaun-Cae-Gurwen</b> Ofsted Rating: Good   Pupils:0   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tairgwaith Primary School</b> Ofsted Rating: Adequate   Pupils:0   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Garnant Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brynaman C P School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Glanaman Home Tutition Centre</b> Ofsted Rating: Adequate   Pupils:0   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Glanamman C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ysgol Y Bedol</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>YGGD Cwmllynfell</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



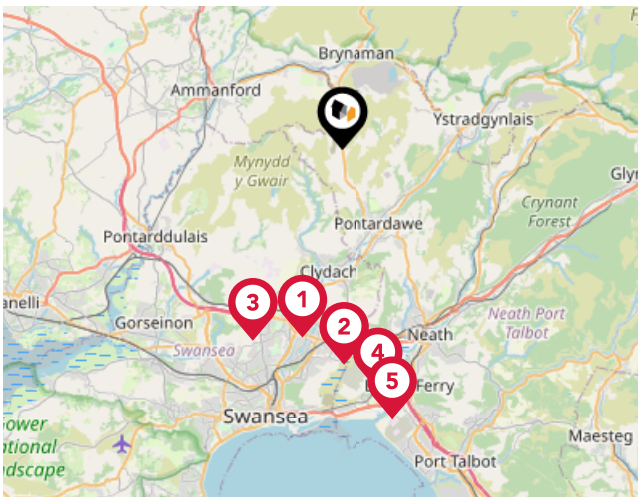
		Nursery	Primary	Secondary	College	Private
9	<b>Ysgol Babanod Y Twyn</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Rhydyfro Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Godre'rgraig Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>YGG Pontardawe</b> Ofsted Rating: Good   Pupils:0   Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Llangiwg Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Ysgol Gymraeg Dyffryn Y Glowyr</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Ysgol Gymraeg Ystalyfera Bro Dur</b> Ofsted Rating: Not Rated   Pupils:0   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Cwmtawe Community School</b> Ofsted Rating: Excellent   Pupils:0   Distance:4.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



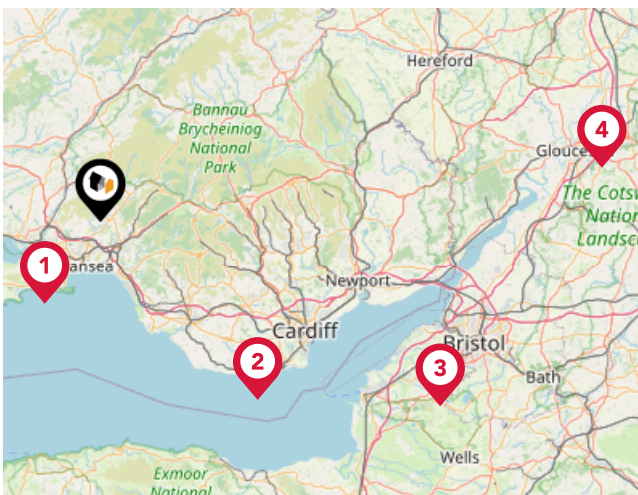
## National Rail Stations

Pin	Name	Distance
1	Pantyffynnon Rail Station	5.02 miles
2	Ammanford Rail Station	5.16 miles
3	Llandybie Rail Station	6.1 miles



## Trunk Roads/Motorways

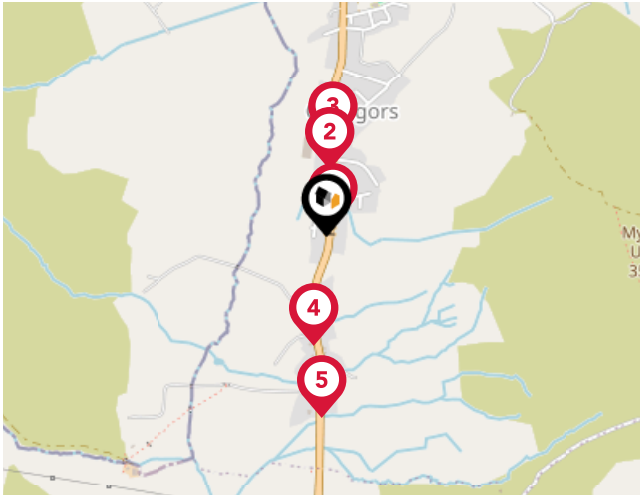
Pin	Name	Distance
1	M4 J45	7 miles
2	M4 J44	7.88 miles
3	M4 J46	7.74 miles
4	M4 J43	8.94 miles
5	M4 J42	10.06 miles



## Airports/Helipads

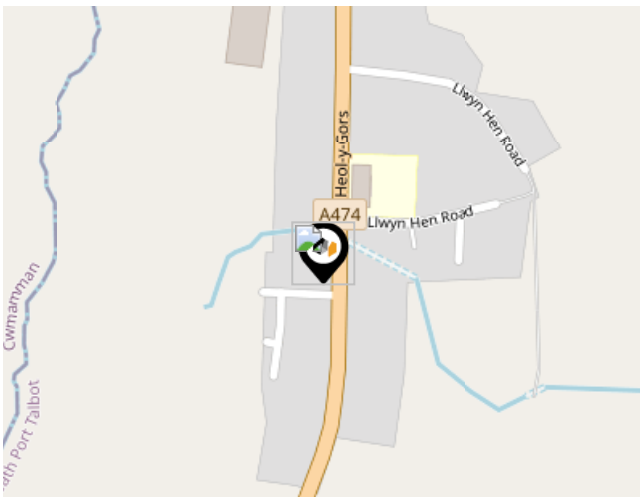
Pin	Name	Distance
1	Swansea Airport	14.52 miles
2	Cardiff International Airport	35.03 miles
3	Bristol International Airport	57.05 miles
4	Gloucestershire Airport	74.05 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.03 miles
2	Primary School	0.16 miles
3	Corn & Corperia	0.22 miles
4	Llwynberllan	0.25 miles
5	Heol-y-Gors	0.42 miles



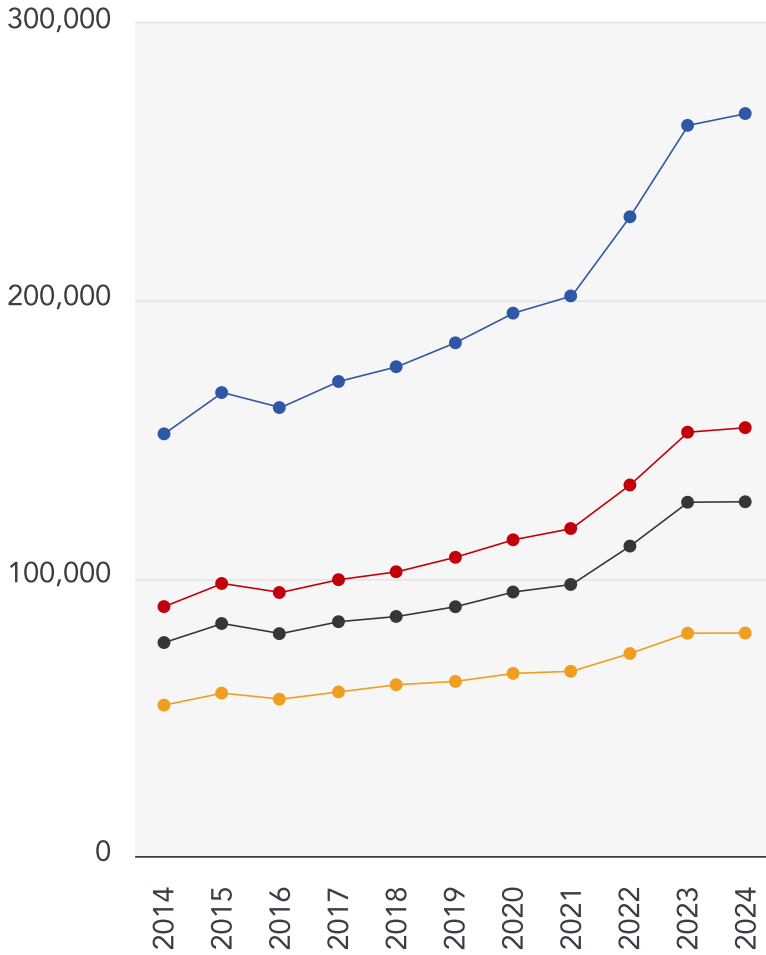
## Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	11.55 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in SA18



Detached

**+75.87%**

Semi-Detached

**+71.72%**

Terraced

**+65.94%**

Flat

**+47.73%**

# Moving You About Us



## Moving You

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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

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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



# Agent Disclaimer



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## Important - Please Read

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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.

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