



70 Westlands

Property Information Questionnaire

70 Westlands Port Talbot, SA12 7DD

Kotini has gathered this property information, and
the sellers have confirmed it to be accurate as of:

04/01/2026 11:01

Introduction

Estate agents are required to provide consumers with 'material information' in property listings to ensure they can make an informed decision when buying a property. Material information is information that the average person needs to make an informed transactional decision#basically, whether a buyer decides to enquire further, view, or buy a property.

The estate agent you're buying from is dedicated to helping people find the right property for them and, as such, has put together this comprehensive report of the property you're looking to buy, helping you to make an informed purchasing decision.

If you have any questions about the information contained in this report, please contact your estate agent.



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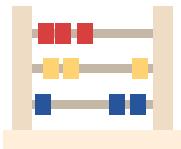
Rights and informal arrangements

Services crossing the property

Specialist issues

Type of construction

Water & drainage



Additional information

Other material issues

No

Other charges not mentioned elsewhere

No

Non-compliant with restrictions on use and alterations

No

End of section



Alterations & changes

↓ Structural alterations

Structural alterations made to the property

Yes

Details of the structural alterations

Chimney breast was removed downstairs and upstairs. Internal wall was removed to open the kitchen diner area.

Planning permission approved for the structural changes

Not required

Details why planning permission wasn't obtained

Planning permission not required.

Building regulation approval obtained for the structural changes

Yes

Listed building consent obtained for the structural changes

Yes

Deed restriction consent obtained for the structural changes

Not required

Details why deed restriction consent wasn't obtained

Not required through deeds.

↓ Change of use

Property subject to a change of use

No

↓ Windows, roof windows, roof lights or glazed doors installations

Windows, roof windows, roof lights or glazed doors installed since 1st April 2002

Yes

Year the installation was completed

2022

Details of the windows, roof windows, roof lights or glazed doors installation

New windows upstairs apart from bathroom and a new French door installed downstairs.

Planning permission obtained for the windows, roof windows, roof lights or glazed doors

Not required

Details why planning permission approval wasn't obtained

Not required.

Building regulation approval obtained for the windows, roof windows, roof lights or glazed doors

Not required

Details why building regulation approval wasn't obtained

Not required

Listed building consent obtained for the windows, roof windows, roof lights or glazed doors

Not required

Details why listed building consent wasn't obtained

Not required

Deed restriction consent obtained for the windows, roof windows, roof lights or glazed doors

Not required

Details why deed restriction consent wasn't obtained

Not required

↓ Conservatories

Conservatory added to the property

No

Unfinished works at the property

No

Unresolved planning issues

No

Planning permission breaches

No

End of section



Boundaries

↓ Boundary ownership

Front boundary

Not known

Left boundary

Not known

Rear boundary

Not known

Right boundary

Not known

Boundaries are uniform

Yes

Boundaries have been moved

No

Property boundaries differ from the title plan

No

Proposal to alter the boundaries

No

Adjacent land included in the sale

No

Part of the property on separate deed

No

Part of the property are outside the legal ownership of the seller

No

Flying freehold at the property

No

End of section



Completion & moving

Any dates the seller can't move on

Yes

Details of those dates

May 1st - May 16th.

Property in a chain

Yes

Type of transaction this sale is dependant on

Purchase

Sale price sufficient to settle the mortgage

Yes

Seller will leave all keys

true

Seller will remove any rubbish

true

Seller will replace any light fittings

true

Seller will take reasonable care

true

End of section



Connectivity

↓ Telephone

Telephone line connected to the property

Yes

Telephone supplier

Virgin Media

↓ Cable & TV

Cable or satellite TV connected to the property

No

↓ Broadband

Broadband connection at the property

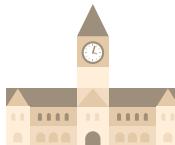
FTTC (Fibre to the Cabinet)

↓ Mobile coverage

Mobile signal issues at the property

No

End of section



Council Tax

Local Authority

Neath Port Talbot

Council Tax band

C

Annual Council Tax

2169.58

Alterations affecting Council Tax band

No

End of section



Disputes & complaints

Past disputes and complaints

No

Potential disputes and complaints

No

End of section



Electricity

↓ Mains electricity

Property connected to mains electricity

Yes

Mains electricity supplier

Ovo

Electricity meter location

Under the stairs

↓ Solar or photovoltaic panels

Solar or photovoltaic panels installed at the property

No

↓ Other electricity sources

Other sources of electricity connected to the property

No

End of section



Electrical works

Electrics tested by a qualified electrician

Yes

Year the electrics were tested

2022

Any electrical works at the property since 2005

Yes

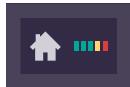
Year the electrical work was carried out

2022

Details of the electrical work

Full re-wire of the house, new mains box fitted.

End of section



Energy efficiency

Date of inspection

2022-02-10

Certificate date (valid for 10yrs)

2022-02-11

Certificate number

1432-2222-8100-0280-3292

Current Energy Performance rating

D

Current energy efficiency

68

Potential Energy Performance rating

B

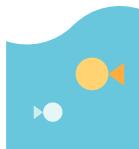
Potential energy efficiency

82

Green deal loan in place

No

End of section



Environmental issues

↓ Flooding

Property flooded before

No

Property at risk of flooding

Yes

Details of the flooding risk

Rivers and seas is low | very low risk, Surface water is low risk - Located on moors.

↓ Radon

Radon remedial measures on construction

Not known

Radon test carried out

No

↓ Coal mining

Coal mining risk

No

↓ Other mining

Other mining risk

No

↓ Coastal erosion

Coastal erosion risk

No

↓ Other

Other environmental risks

No

End of section



Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

No

Guarantees or warranties for central heating and/or plumbing

No

Guarantees or warranties for damp proofing treatment

No

Guarantees or warranties for double glazing

No

Guarantees or warranties for electrical repair or installation

No

Guarantees or warranties for roofing work

No

Guarantees or warranties for solar panels

No

Guarantees or warranties for subsidence work

No

Guarantees or warranties for timber rot infestation treatment

No

New home warranty

No

Any other guarantees or warranties

No

Outstanding claims or applications against the guarantees or warranties

No

Title defect insurance in place

No

End of section



Heating

Type of heating system

Central heating

Central heating fuel

Mains gas

Mains gas, Oil or LPG supplier

Ovo

Location of the gas meter

Outside wall of the house

Was a gas boiler installed after 1st April 2005, or a solid fuel or oil boiler installed after 1st October 2010?

Yes

Date of installation

18/11/2022

Date of the last service or maintenance

18/11/2023

Is the heating system in good working order

Yes

Other heating features at the property

Double glazing

End of section



Insurance

Property insured

Yes

↓ Insurance concerns

Abnormal rise in insurance premiums

No

Insurance subject to high excesses

No

Insurance subject to unusual conditions

No

Insurance previously refused

No

Past insurance claims

No

End of section



Listing & conservation

↓ Listing status

Listed building in England or Wales

No

↓ Conservation

Located in a designated conservation area

No

↓ Tree Preservation

Tree preservation order in place

No

End of section



Notices

Infrastructure project notice(s)

No

Neighbour development notice(s)

No

Listed building application notice(s)

No

Party wall act notice(s)

No

Planning application notice(s)

No

Required maintenance notice(s)

No

Other notices

No

End of section



Ownership - CYM521601

Tenure of the property

Freehold

Title number

CYM521601

Whole freehold being sold

Yes

End of section



Parking

Type of parking available

Driveway, Communal, On Street

Controlled parking in place

No

Disabled parking available

No

Electrical vehicle charging point at the property

No

End of section



Rights and informal arrangements

Shared contributions

No

Neighbouring land rights

No

Attempts to restrict access

No

Public right of way

No

Rights of light

No

Rights of support

No

Rights created through custom

No

Rights to take from land

No

Mines and minerals under the property

No

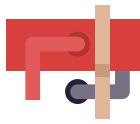
Church chancery liability

No

Other rights

No

End of section



Services crossing the property

Pipes, wires, cables, drains from property

Not known

Pipes, wires, cables, drains coming to property

Not known

Formal or informal agreements for services crossing the property

Not known

End of section



Specialist issues

Subsidence or structural faults

No

Property treated for dry rot, wet rot or damp

No

Ongoing health or safety issues at the property

No

Japanese knotweed at the property or neighbouring land

No

Asbestos at the property

No

End of section



Type of construction

Property is built with standard forms of construction

Yes

Spray foam installed at the property

No

Details of any accessibility adaptations at the property

No accessibility adaptations

↓ Building safety

Building safety issues at the property

No

↓ Loft

Property has access to a loft

Yes

How the loft is accessed

Loft door on landing, however requires a ladder to be accessed.

Loft boarded

No

Loft insulated

Yes

End of section



Water & drainage

↓ Water

Mains water connected to the property

Yes

Mains water supplier

Welsh Water

Location of the stopcock

In the cupboard underneath the integrated ovens.

Mains water supply metered

Yes

Location of the water meter

On the entry to the driveway in the drain

↓ Drainage

Surface water drainage connected to the property

No

Mains foul drainage connected to the property

Yes

Mains foul drainage supplier

Welsh water

Maintenance agreements in place for the drainage system

No

End of section