



# 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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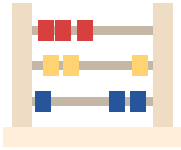
Rights and informal arrangements

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Water & drainage



# Additional information

Other material issues

No

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Other charges not mentioned elsewhere

No

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Non-compliant with restrictions on use and alterations

No

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End of section



# Alterations & changes

## ↓ Structural alterations

**Structural alterations made to the property**

Yes

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**Details of the structural alterations**

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

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**Planning permission approved for the strucutral changes**

Not required

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**Details why planning permission wasn't obtained**

Planning permission not required.

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**Building regulation approval obtained for the structural changes**

Yes

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**Listed building consent obtained for the structural changes**

Yes

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**Deed restriction consent obtained for the structural changes**

Not required

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**Details why deed restriction consent wasn't obtained**

Not required through deeds.

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## ↓ Change of use

Property subject to a change of use

No

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

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

Yes

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Year the installation was completed

2022

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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.

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

Not required

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Details why planning permission approval wasn't obtained

Not required.

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

Not required

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Details why building regulation approval wasn't obtained

Not required

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

Not required

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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

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↓ **Conservatories**

**Conservatory added to the property**

No

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**Unfinished works at the property**

No

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**Unresolved planning issues**

No

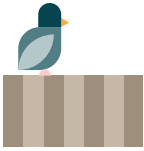
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**Planning permission breaches**

No

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End of section



# Boundaries

## ↓ Boundary ownership

### Front boundary

Not known

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### Left boundary

Not known

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### Rear boundary

Not known

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### Right boundary

Not known

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### Boundaries are uniform

Yes

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### Boundaries have been moved

No

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### Property boundaries differ from the title plan

No

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### Proposal to alter the boundaries

No

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### Adjacent land included in the sale

No

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**Part of the property on separate deed**

No

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

No

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**Flying freehold at the property**

No

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End of section



# Completion & moving

Any dates the seller can't move on

Yes

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Details of those dates

May 1st - May 16th.

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Property in a chain

Yes

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Type of transaction this sale is dependant on

Purchase

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Sale price sufficient to settle the mortgage

Yes

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Seller will leave all keys

true

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Seller will remove any rubbish

true

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Seller will replace any light fittings

true

---

Seller will take reasonable care

true

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End of section



# Connectivity

## ↓ Telephone

**Telephone line connected to the property**

Yes

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**Telephone supplier**

Virgin Media

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## ↓ Cable & TV

**Cable or satellite TV connected to the property**

No

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## ↓ Broadband

**Broadband connection at the property**

FTTC (Fibre to the Cabinet)

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## ↓ Mobile coverage

**Mobile signal issues at the property**

No

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End of section



# Council Tax

**Local Authority**  
Neath Port Talbot

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**Council Tax band**  
C

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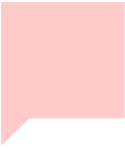
**Annual Council Tax**  
2169.58

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**Alterations affecting Council Tax band**  
No

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End of section



# Disputes & complaints

Past disputes and complaints

No

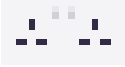
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Potential disputes and complaints

No

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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

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Year the electrics were tested

2022

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Any electrical works at the property since 2005

Yes

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Year the electrical work was carried out

2022

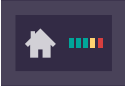
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Details of the electrical work

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

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End of section



# Energy efficiency

**Date of inspection**

2022-02-10

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**Certificate date (valid for 10yrs)**

2022-02-11

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**Certificate number**

1432-2222-8100-0280-3292

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**Current Energy Performance rating**

D

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**Current energy efficiency**

68

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**Potential Energy Performance rating**

B

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**Potential energy efficiency**

82

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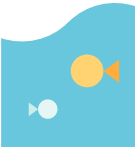
**Green deal loan in place**

No

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End of section





# Environmental issues

## ↓ Flooding

Property flooded before

No

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Property at risk of flooding

Yes

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Details of the flooding risk

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

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## ↓ Radon

Radon remedial measures on construction

Not known

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Radon test carried out

No

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## ↓ Coal mining

Coal mining risk

No

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## ↓ Other mining

Other mining risk

No

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↓ Coastal erosion

Coastal erosion risk

No

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↓ Other

Other environmental risks

No

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End of section



# Guarantees, warranties, and indemnity insurances

Guarantees or warranties available for the property

No

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Guarantes or warranties for central heating and/or plumbing

No

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Guarantes or warranties for damp proofing treatment

No

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Guarantes or warranties for double glazing

No

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Guarantes or warranties for electrical repair or installation

No

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Guarantes or warranties for roofing work

No

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Guarantes or warranties for solar panels

No

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Guarantes or warranties for subsidence work

No

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**Guarantes or warranties for timber rot infestation treatment**

No

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**New home warranty**

No

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**Any other guarantees or warranties**

No

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**Outstanding claims or applications against the guarantees or warranties**

No

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**Title defect insurance in place**

No

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End of section



# Heating

Type of heating system

Central heating

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Central heating fuel

Mains gas

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Mains gas, Oil or LPG supplier

Ovo

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Location of the gas meter

Outside wall of the house

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

Yes

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Date of installation

18/11/2022

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Date of the last service or maintenance

18/11/2023

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Is the heating system in good working order

Yes

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**Other heating features at the property**

Double glazing

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End of section



# Insurance

Property insured

Yes

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↓ Insurance concerns

Abnormal rise in insurance premiums

No

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Insurance subject to high excesses

No

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Insurance subject to unusual conditions

No

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Insurance previously refused

No

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Past insurance claims

No

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End of section



# Listing & conservation

## ↓ Listing status

Listed building in England or Wales

No

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## ↓ Conservation

Located in a designated conservation area

No

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## ↓ Tree Preservation

Tree preservation order in place

No

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End of section





# Notices

Infrastructure project notice(s)

No

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Neighbour development notice(s)

No

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Listed building application notice(s)

No

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Party wall act notice(s)

No

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Planning application notice(s)

No

---

Required maintenance notice(s)

No

---

Other notices

No

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End of section



# Ownership - CYM521601

Tenure of the property  
Freehold

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Title number  
CYM521601

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Whole freehold being sold  
Yes

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End of section



# Parking

**Type of parking available**

Driveway, Communal, On Street

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**Controlled parking in place**

No

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**Disabled parking available**

No

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**Electrical vehicle charging point at the property**

No

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End of section



# Rights and informal arrangements

Shared contributions

No

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Neighbouring land rights

No

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Attempts to restrict access

No

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Public right of way

No

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Rights of light

No

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Rights of support

No

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Rights created through custom

No

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Rights to take from land

No

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Mines and minerals under the property

No

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**Church chancel liability**

No

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**Other rights**

No

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End of section



# Services crossing the property

Pipes, wires, cables, drains from property

Not known

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Pipes, wires, cables, drains coming to property

Not known

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Formal or informal agreements for services crossing the property

Not known

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End of section



# Specialist issues

Subsidence or structural faults

No

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Property treated for dry rot, wet rot or damp

No

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Ongoing health or safety issues at the property

No

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Japanese knotweed at the property or neighbouring land

No

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Asbestos at the property

No

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End of section



# Type of construction

Property is built with standard forms of construction

Yes

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Spray foam installed at the property

No

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Details of any accessibility adaptations at the property

No accessibility adaptations

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## ↓ Building safety

Building safety issues at the property

No

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## ↓ Loft

Property has access to a loft

Yes

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How the loft is accessed

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

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Loft boarded

No

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Loft insulated

Yes

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End of section





# Water & drainage

## ↓ Water

**Mains water connected to the property**

Yes

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**Mains water supplier**

Welsh Water

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**Location of the stopcock**

In the cupboard underneath the integrated ovens.

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**Mains water supply metered**

Yes

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**Location of the water meter**

On the entry to the driveway in the drain

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## ↓ Drainage

**Surface water drainage connected to the property**

No

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**Mains foul drainage connected to the property**

Yes

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**Mains foul drainage supplier**

Welsh water

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Maintenance agreements in place for the drainage system

No

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End of section