



Moving You

# 392 Pentregethin Road, Gendros

## Property Information Questionnaire

392 Pentregethin Road Gendros, Swansea, SA5 8AH

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

**29/01/2026 08:23**

# 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.



# Contents

## ↓ Additional information

Alterations & changes

Boundaries

Completion & moving

Connectivity

Council Tax

Disputes & complaints

Electricity

Electrical works

Energy efficiency

Environmental issues

Guarantees, warranties, and indemnity insurances

Heating

Insurance

Listing & conservation

Notices

Ownership

Parking

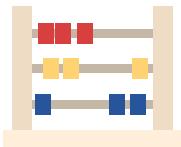
Rights and informal arrangements

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**

No

---

## ↓ 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**

2024

---

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

A Number of Window Panes have been replaced, Kitchen window repaired and internal window replaced

---

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

Not required

---

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

NA

---

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

Not required

---

**Details why building regulation approval wasn't obtained**

Replacement glass not window units

---

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

Not required

---

**Details why listed building consent wasn't obtained**

NA

---

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

Not required

---

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

NA

---

## ↓ Conservatories

**Conservatory added to the property**

No

---

**Unfinished works at the property**

No

---

**Unresolved planning issues**

No

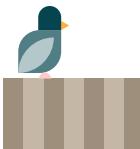
---

**Planning permission breaches**

No

---

End of section



# Boundaries

## ↓ Boundary ownership

### Front boundary

Seller

---

### Left boundary

Seller

---

### Rear boundary

Seller

---

### 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**

30-03-2026 to 06-04-2026 24-08-2026 to 30-08-2026

---

**Property in a chain**

Yes

---

**Type of transaction this sale is dependant on**

Sale

---

**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**

No

---

## ↓ Cable & TV

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

No

---

## ↓ Broadband

**Broadband connection at the property**

FTTP (Fibre to the Premises)

---

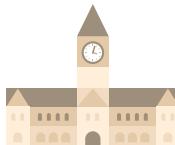
## ↓ Mobile coverage

**Mobile signal issues at the property**

No

---

End of section



# Council Tax

## Local Authority

Swansea

---

## Council Tax band

C

---

## Annual Council Tax

1882.92

---

## 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**

British Gas

---

**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**

No

---

**Any electrical works at the property since 2005**

Yes

---

**Year the electrical work was carried out**

2024

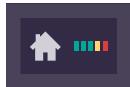
---

**Details of the electrical work**

New sockets in the master bedroom Relocation of plug sockets in the lounge

---

End of section



# Energy efficiency

## Date of inspection

2024-02-19

---

## Certificate date (valid for 10yrs)

2024-02-20

---

## Certificate number

0921-1210-8404-6134-0504

---

## Current Energy Performance rating

D

---

## Current energy efficiency

56

---

## Potential Energy Performance rating

B

---

## Potential energy efficiency

83

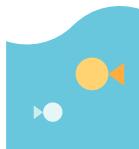
---

## Green deal loan in place

No

---

End of section



# Environmental issues

## ↓ Flooding

**Property flooded before**

No

---

**Property at risk of flooding**

No

---

## ↓ 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**

British Gas

---

**Location of the gas meter**

Front 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 the last service or maintenance**

02/12/2025

---

**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 - WA189713

## Tenure of the property

Freehold

---

## Title number

WA189713

---

## Whole freehold being sold

Yes

---

End of section



# Parking

## Type of parking available

Driveway

---

## Controlled parking in place

Yes

---

## 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

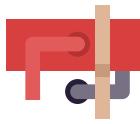
---

## 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**

No

---

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**

Pull Down Ladder

---

**Loft boarded**

Yes

---

**Loft insulated**

Yes

---

End of section



# Water & drainage

## ↓ Water

**Mains water connected to the property**

Yes

---

**Mains water supplier**

DWR Cymru

---

**Location of the stopcock**

Lounge

---

**Mains water supply metered**

Yes

---

**Location of the water meter**

Unknown

---

## ↓ Drainage

**Surface water drainage connected to the property**

Yes

---

**Mains foul drainage connected to the property**

Yes

---

**Mains foul drainage supplier**

dwr cymru

---

**Maintenance agreements in place for the drainage system**

No

---

End of section