

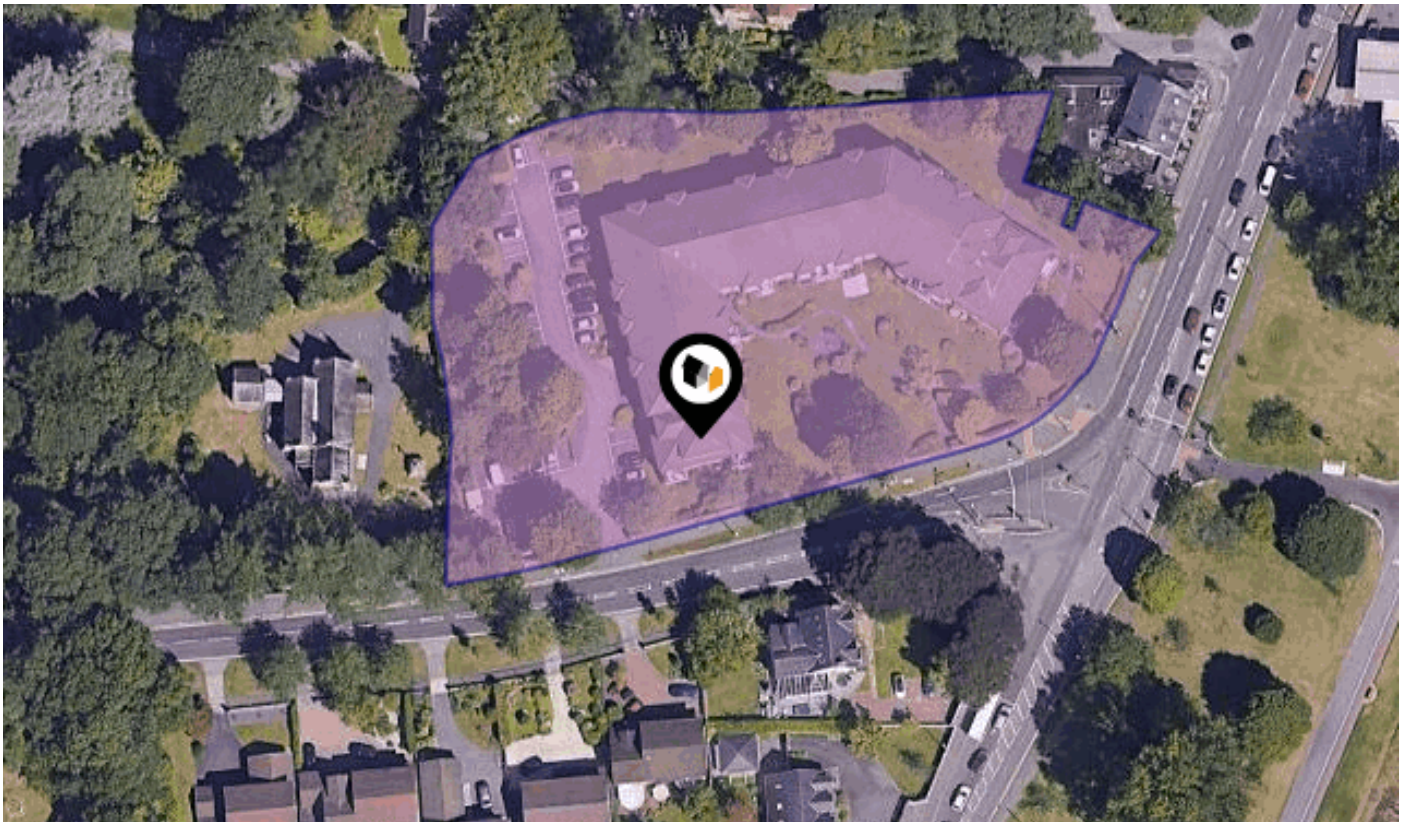


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th July 2024



**MUMBLES BAY COURT, MAYALS ROAD, BLACKPILL,
SWANSEA, SA3**

Melanie Anderson powered by eXp

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Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	24/08/1995
Floor Area:	667 ft ² / 62 m ²	End Date:	01/03/2118
Plot Area:	1.79 acres	Lease Term:	125 years from 1 March 1993
Year Built :	1995	Term Remaining:	93 years
Council Tax :	Band E		
Annual Estimate:	£2,467		
Title Number:	WA771144		

Local Area

Local Authority:	Swansea
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



WA493530

Leasehold Title Plan



WA771144

Start Date: 24/08/1995
End Date: 01/03/2118
Lease Term: 125 years from 1 March 1993
Term Remaining: 93 years

Property EPC - Certificate

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Mayals Road, Blackpill, SA3

Energy rating

C

Valid until 12.05.2025

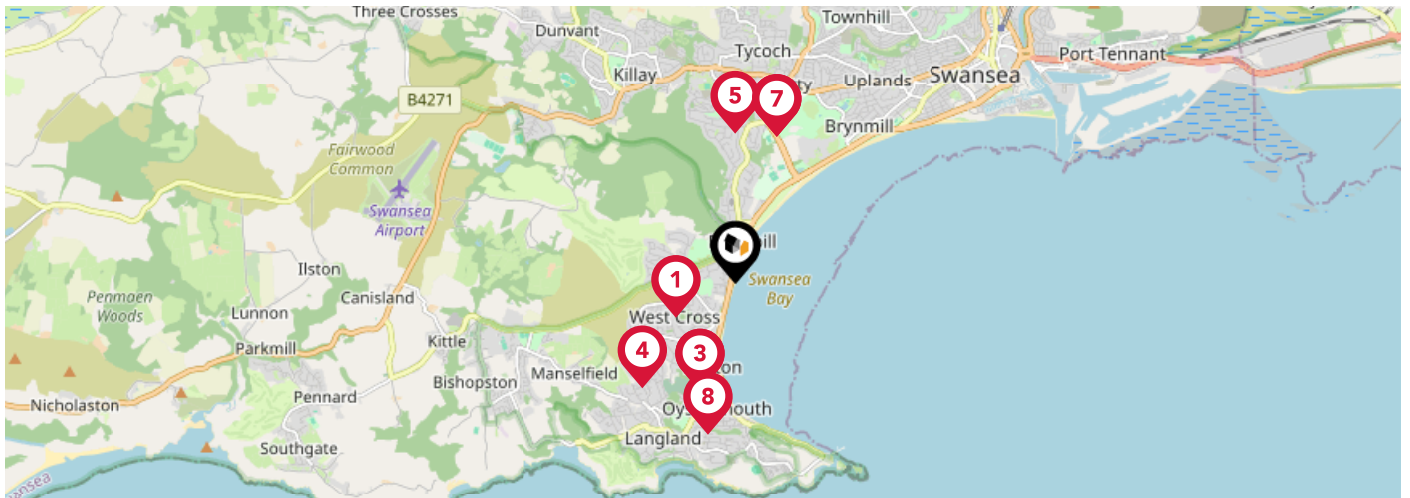
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 18% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	62 m ²

Area Schools

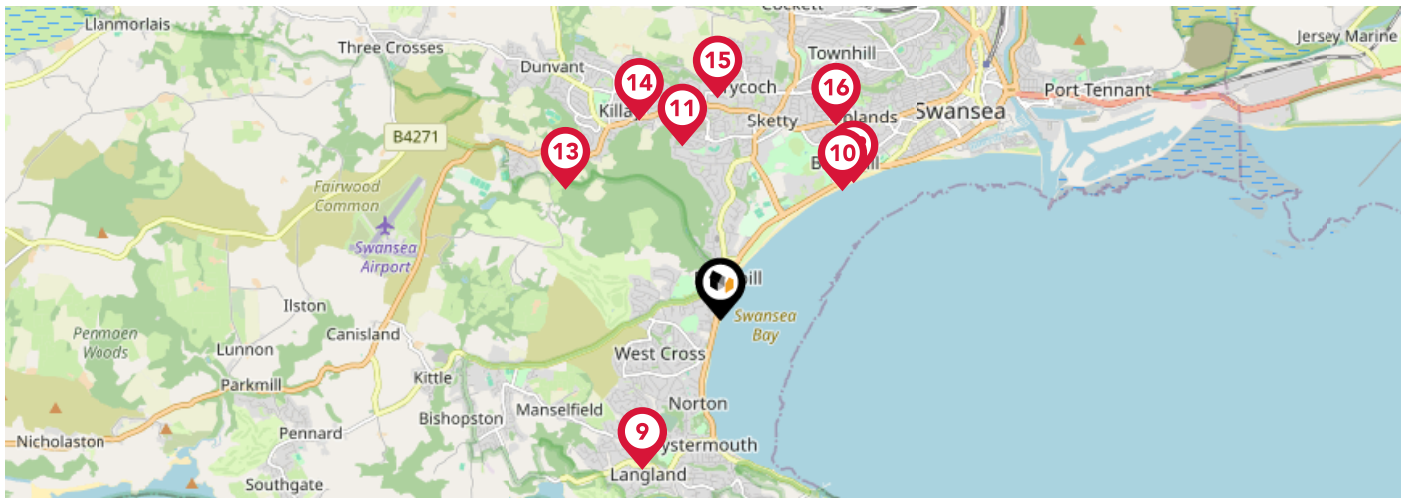
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		Nursery	Primary	Secondary	College	Private
	Mayals Primary School Ofsted Rating: Good Pupils:0 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Primary School Ofsted Rating: Good Pupils:0 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St David's Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitestone Primary School Ofsted Rating: Good Pupils:0 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkland Primary School Ofsted Rating: Good Pupils:0 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Y.G.G. Llwynderw Ofsted Rating: Not Rated Pupils:0 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Gore School Ofsted Rating: Excellent Pupils:0 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oystermouth Primary School Ofsted Rating: Good Pupils:0 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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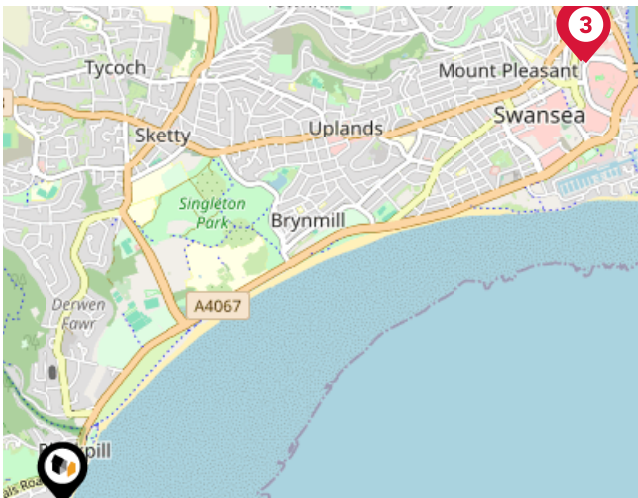


		Nursery	Primary	Secondary	College	Private
	Newton Primary School Ofsted Rating: Good Pupils:0 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brynmill Primary School Ofsted Rating: Good Pupils:0 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olchfa School Ofsted Rating: Excellent Pupils:0 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Y.G.G. Bryn-Y-Mor Ofsted Rating: Good Pupils:0 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cila Primary School Ofsted Rating: Good Pupils:0 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hendrefoilan Primary School Ofsted Rating: Adequate Pupils:0 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sketty Primary School Ofsted Rating: Adequate Pupils:0 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakleigh House School Ofsted Rating: Not Rated Pupils:0 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

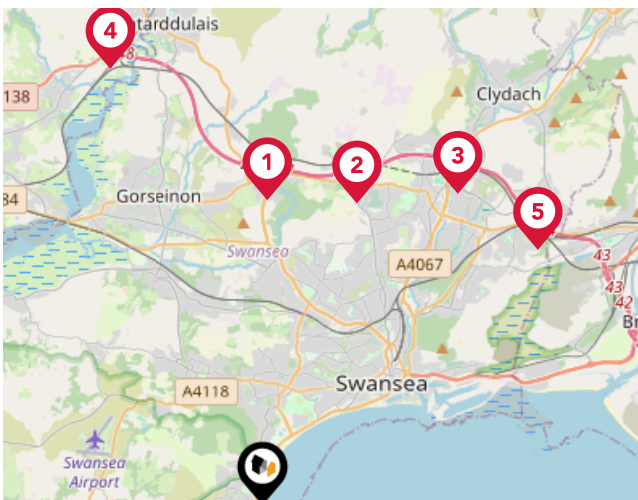
Transport (National)

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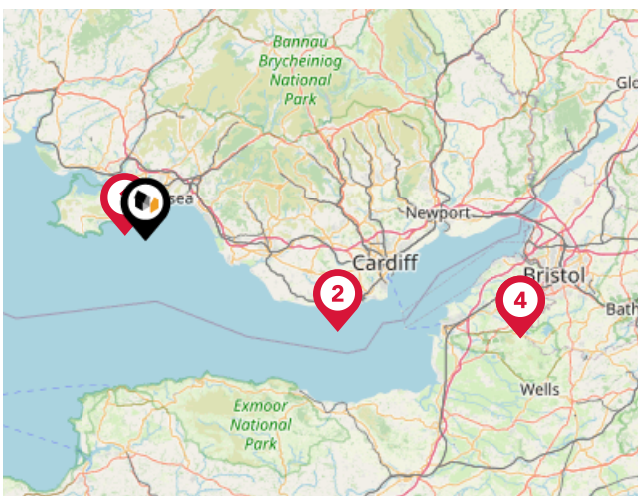
National Rail Stations

Pin	Name	Distance
1	Swansea Rail Station	3.15 miles
2	Swansea Rail Station	3.16 miles
3	Swansea Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J47	5.6 miles
2	M4 J46	5.81 miles
3	M4 J45	6.75 miles
4	M4 J48	8.47 miles
5	M4 J44	6.91 miles



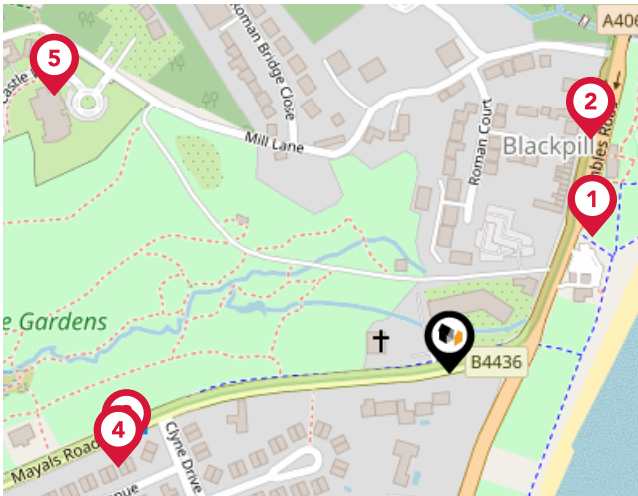
Airports/HELIPADS

Pin	Name	Distance
1	Swansea Airport	3.1 miles
2	Cardiff International Airport	31.46 miles
3	Bristol International Airport	57.25 miles
4	Bristol Airport	57.25 miles

Area

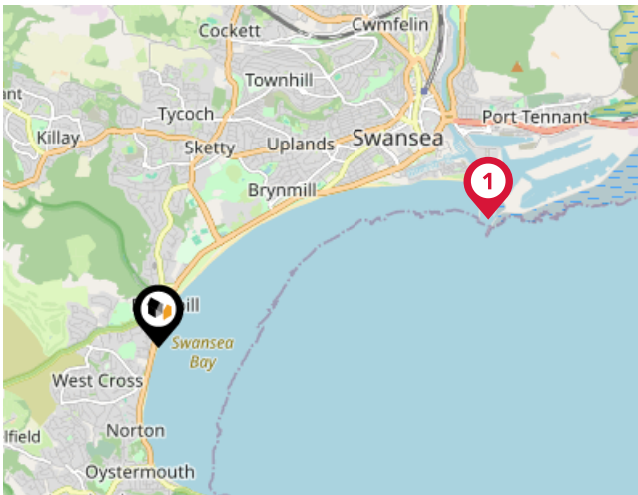
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.11 miles
2	Blackpill Lido	0.16 miles
3	Clyne Drive	0.19 miles
4	Clyne Drive	0.2 miles
5	Clyne Halls	0.28 miles



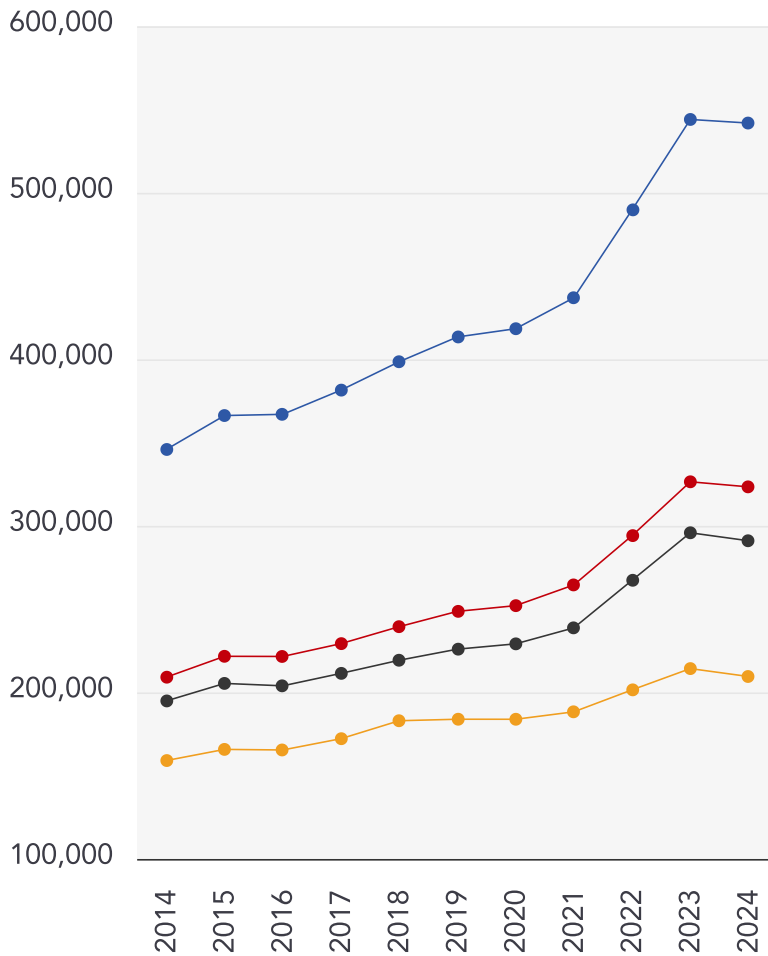
Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	3.26 miles

Market House Price Statistics

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10 Year History of Average House Prices by Property Type in SA3



Detached

+56.66%

Semi-Detached

+54.64%

Terraced

+49.35%

Flat

+31.72%

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eXp UK

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Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price and, as you'd expect from a personal estate agent, we'll help with seeing the sale all the way through, to the day you hand over the keys.

We sell all types of property, and because I'm powered by eXp UK, I don't have

Testimonial 1



Melanie's service was faultless from our valuation all the way through to completion. She was friendly, knowledgeable and quick to answer any questions we had. Her approach to viewings is very effective and led to us having multiple offers within days of our property being on the market. She was always on top of everything and did her best to get things moving quickly where she could! She goes above and beyond for all of her clients and I would recommend!

Testimonial 2



Managing the sale of a property remotely, I was understandably nervous, until Melanie was recommended to me. She managed the entire process, found a buyer in the perfect situation and solution managed a deal which worked perfectly for both parties. I am extremely grateful for the hard work Melanie put in, the marketing and photos and for making the whole process painless and seamless for me from the start. I would definitely use Melanie again.

Testimonial 3



We cannot fault Melanie's service. From the day we met her her enthusiasm and energy were amazing. She showed our house in its best light with her excellent photos. She conducted all the viewings personally. She was always contactable and answered all queries very promptly. Our process happened quickly and smoothly and Melanie was definitely an integral part of this. She made a very daunting task much more palatable. Thank you Melanie.



/MelanieAndersonEA



/MelAndersonEA



/melanieandersonestateagent/



/in/melanie-anderson-89a197137/

Melanie Anderson powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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