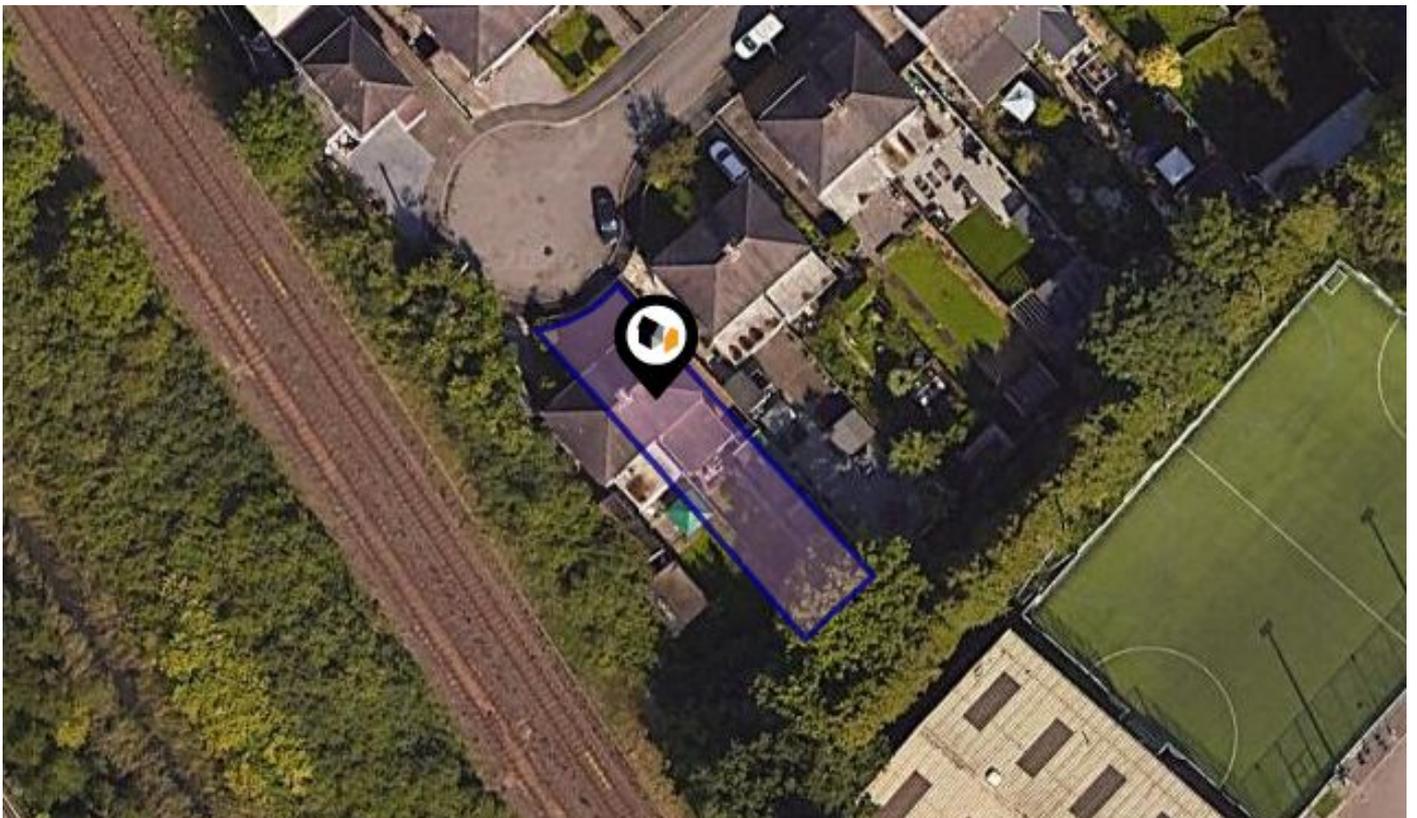




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Saturday 21st February 2026



BURROWS ROAD, BAGLAN, PORT TALBOT, SA12

Moving You

Moving You – South Wales
07717661188
andy.oneill@moving-you.co.uk
www.moving-you.co.uk



Introduction

Our Comments



We are marking the property using a Guide Price of £150,000 - £160,000.
There will be an onward chain

Property Overview



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 947 ft² / 88 m²
Plot Area: 0.06 acres
Council Tax : Band B
Annual Estimate: £1,898
Title Number: CYM900807

Tenure: Freehold

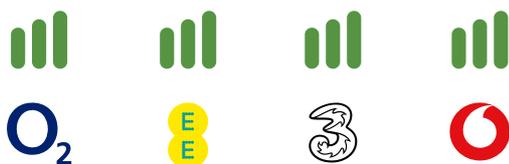
Local Area

Local Authority: Neath port talbot
Conservation Area: No
Flood Risk:
 • Rivers: Low
 • Seas: Very low
 • Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 mb/s	44 mb/s	10000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



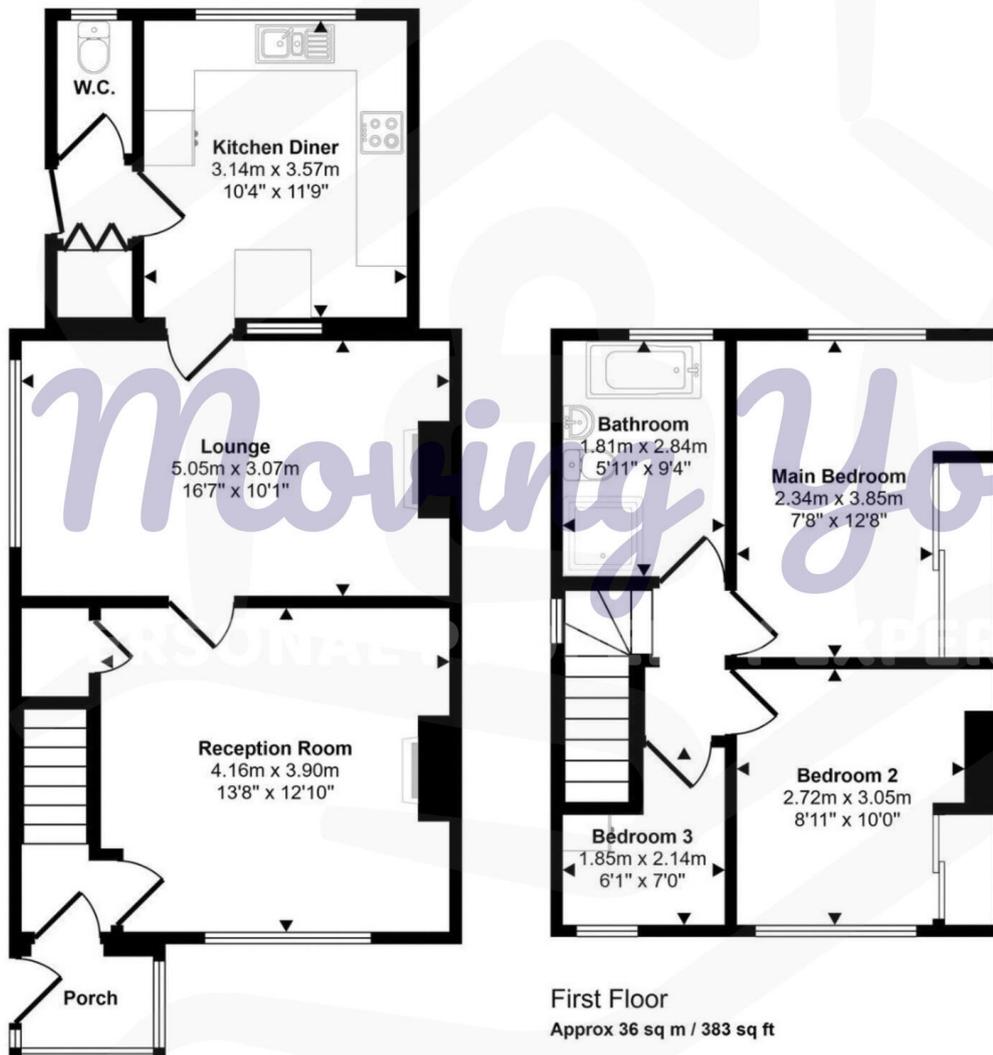


Gallery Photos

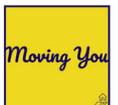


BURROWS ROAD, BAGLAN, PORT TALBOT, SA12

Approx Gross Internal Area
90 sq m / 970 sq ft



First Floor
Approx 36 sq m / 383 sq ft



Property
EPC - Certificate



Baglan, SA12

Energy rating

D

Valid until 13.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Market Sold in Street



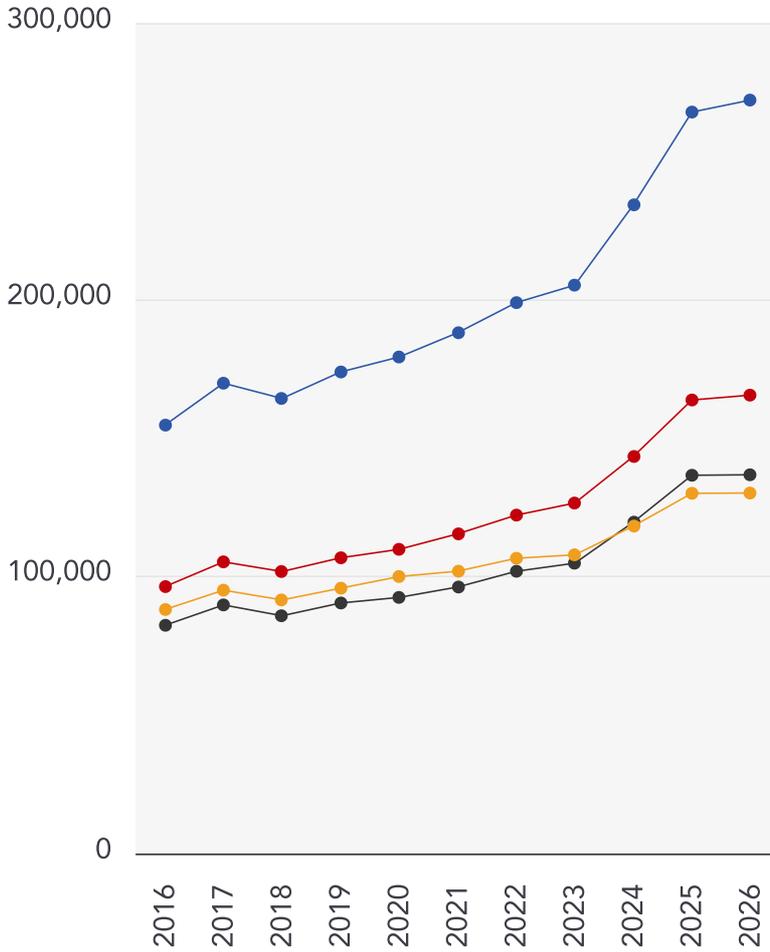
16, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	29/05/2025	18/12/2006	18/11/2005
Last Sold Price:	£137,500	£110,000	£66,000
7, Burrows Road, Port Talbot, SA12 8BG			Detached House
Last Sold Date:	28/03/2025	19/11/2004	18/02/2002
Last Sold Price:	£120,000	£50,000	£25,000
8, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	12/07/2024		
Last Sold Price:	£130,000		
12, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	15/03/2024	07/05/2004	
Last Sold Price:	£155,000	£40,000	
11, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	18/01/2022	15/01/2016	
Last Sold Price:	£155,000	£86,000	
2, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	03/06/2021	30/04/2013	
Last Sold Price:	£133,500	£110,000	
6, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	11/02/2020	19/05/2003	
Last Sold Price:	£87,200	£39,500	
17, Burrows Road, Port Talbot, SA12 8BG			Detached House
Last Sold Date:	23/10/2017	31/07/2015	
Last Sold Price:	£135,000	£121,000	
5, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	22/08/2014	27/10/2006	03/05/1995
Last Sold Price:	£122,000	£122,500	£20,000
15, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	10/07/2009	29/02/1996	
Last Sold Price:	£74,250	£49,750	
9, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	30/03/2001		
Last Sold Price:	£26,500		
10, Burrows Road, Port Talbot, SA12 8BG			Semi-detached House
Last Sold Date:	21/07/2000		
Last Sold Price:	£48,500		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in SA12



Detached

+75.87%

Semi-Detached

+71.72%

Flat

+47.73%

Terraced

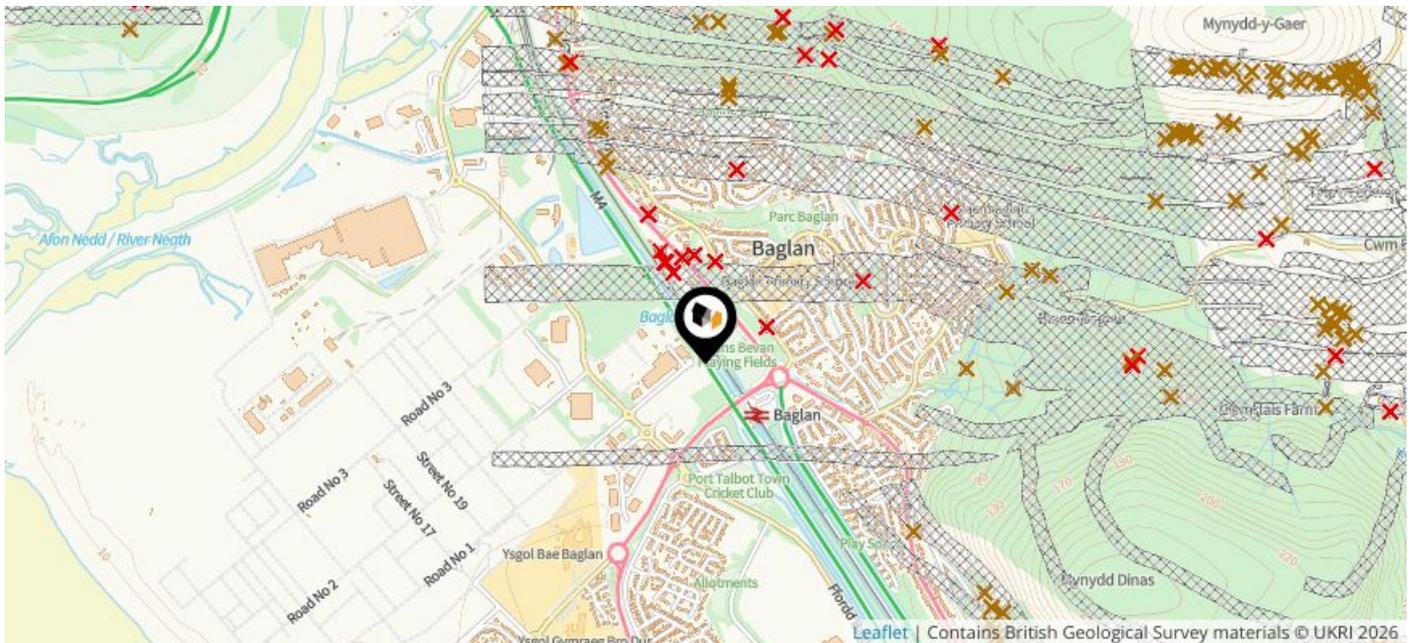
+65.94%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

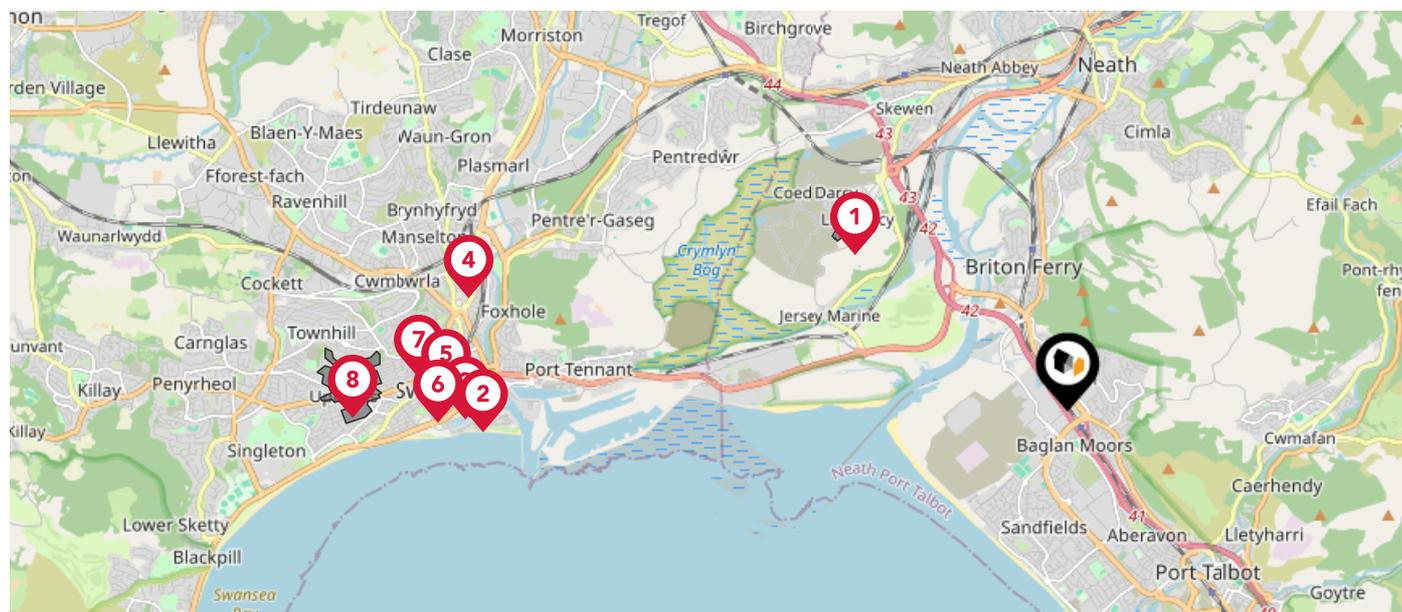
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

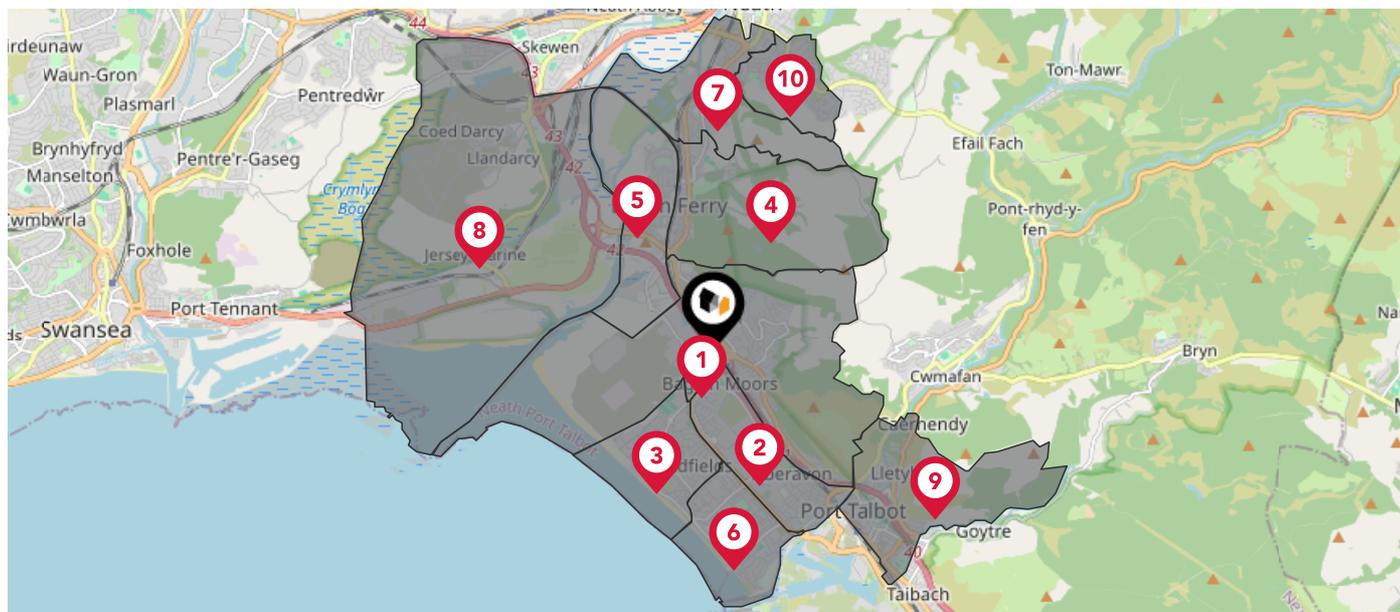
-  1 Llandarcy Village
-  2 Maritime Quarter
-  3 Wind Street
-  4 Vivianstown
-  5 Alexandra Road
-  6 Oxford Street / Nelson Street / Union Street
-  7 Mount Pleasant
-  8 Ffynone

Maps

Council Wards



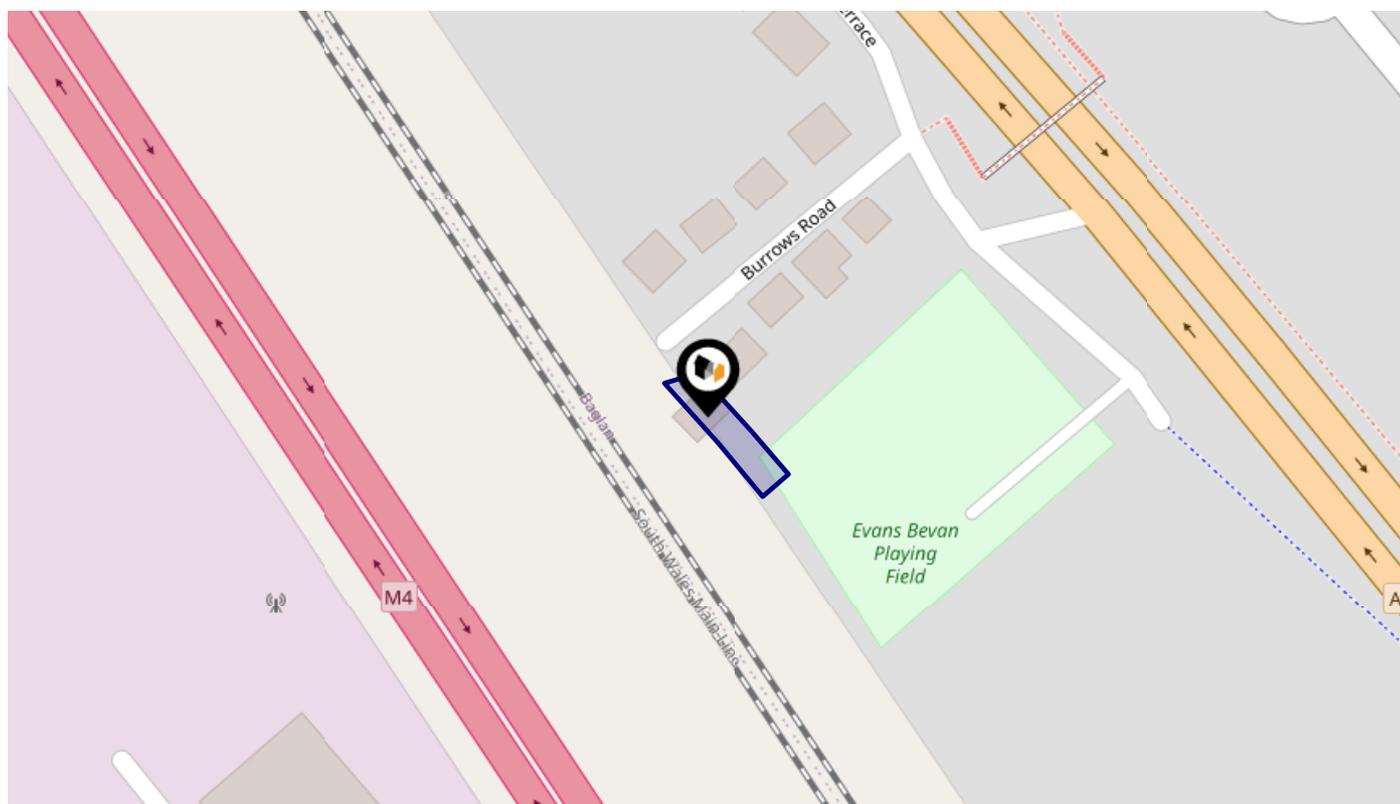
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Baglan ED
-  Aberavon ED
-  Sandfields West ED
-  Briton Ferry East ED
-  Briton Ferry West ED
-  Sandfields East ED
-  Neath East ED
-  Coedffranc West ED
-  Port Talbot ED
-  Neath South ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

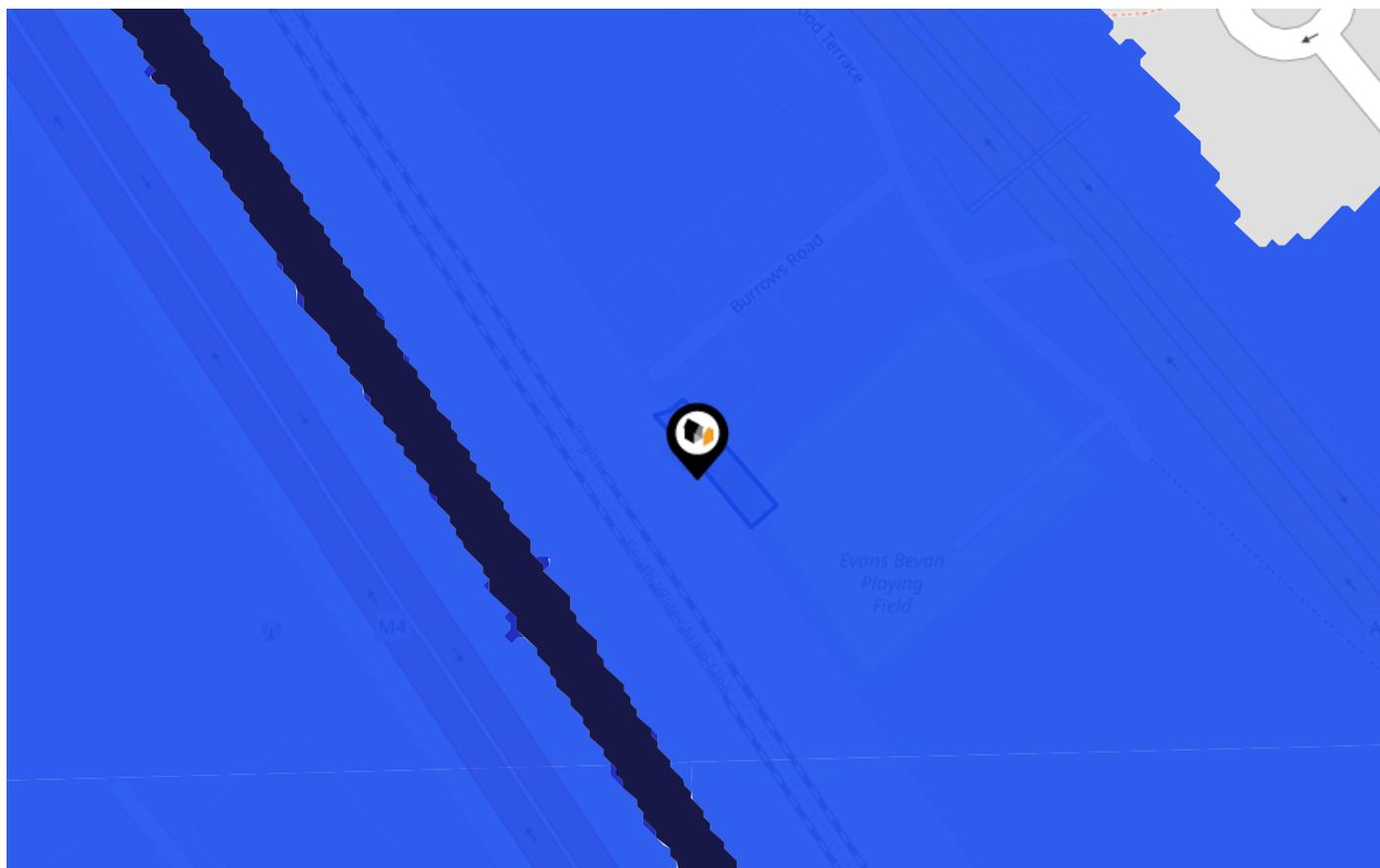
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers Flood Risk



This map shows the chance of flooding from rivers, taking into account flood defences and their condition.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

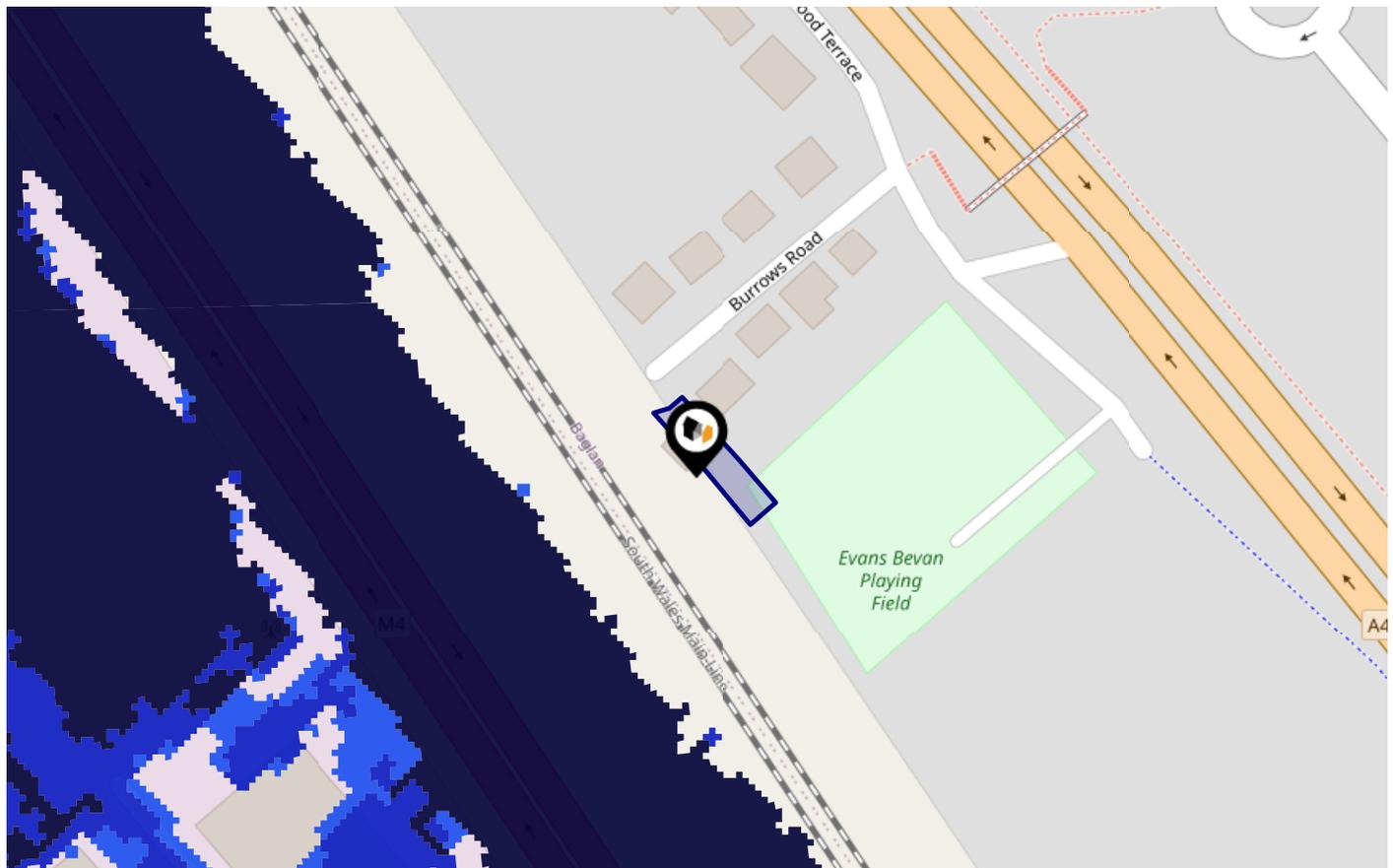
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Flood Risk

Seas Flood Risk



This map shows the chance of flooding from the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

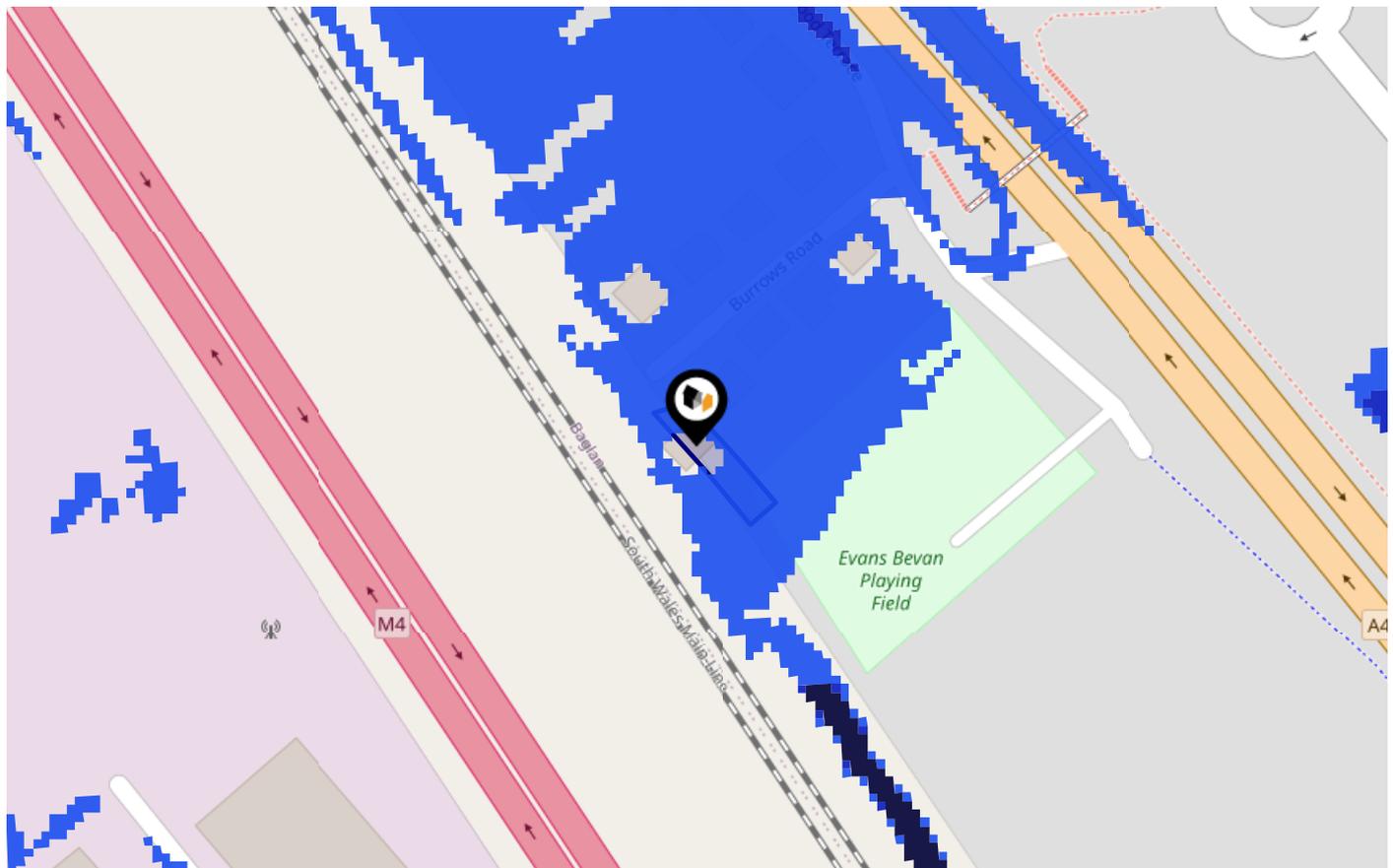
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

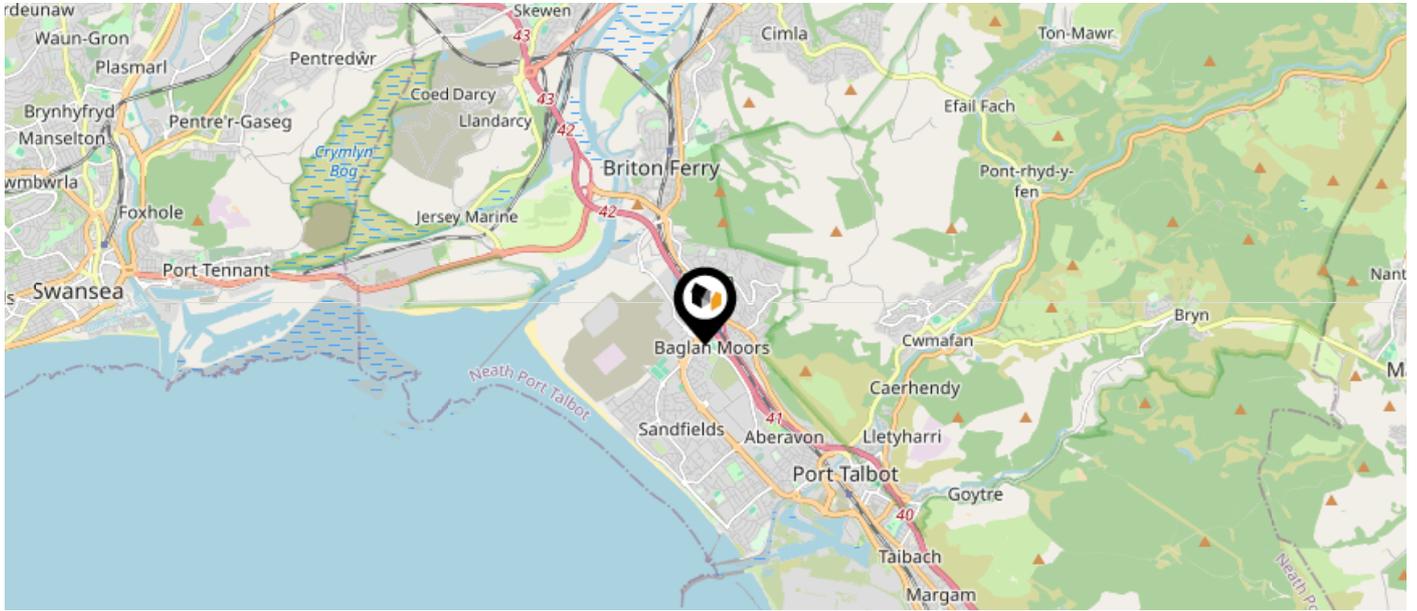
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Maps Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

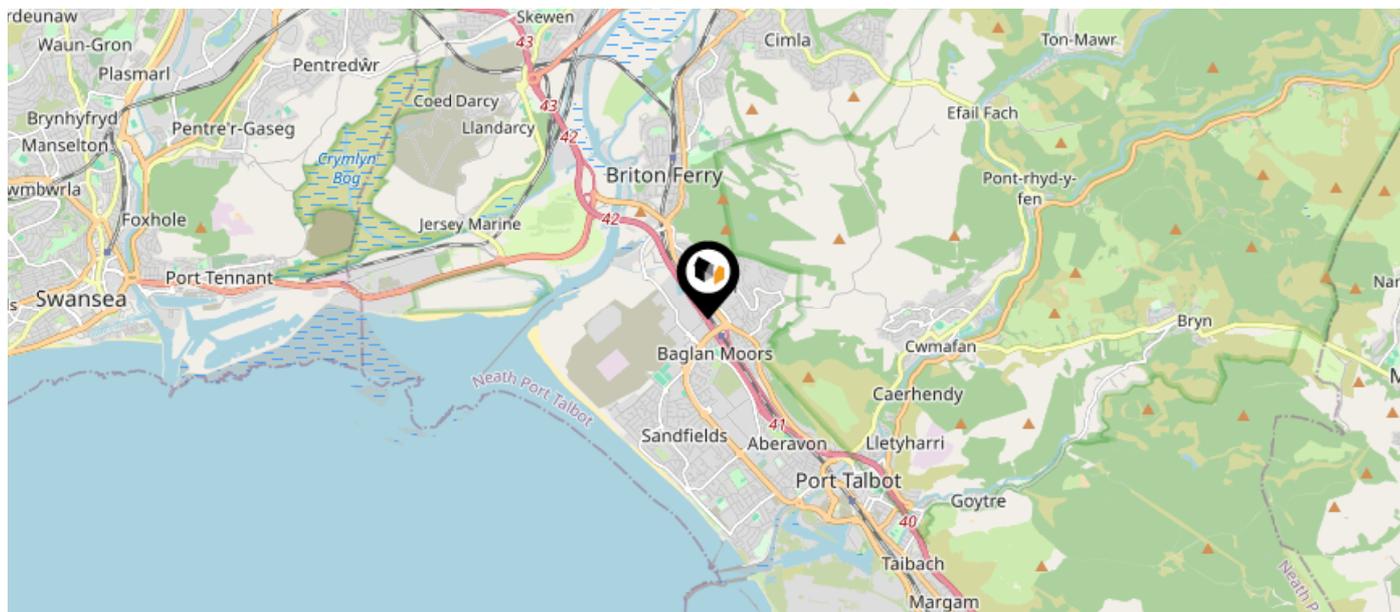
No data available.

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

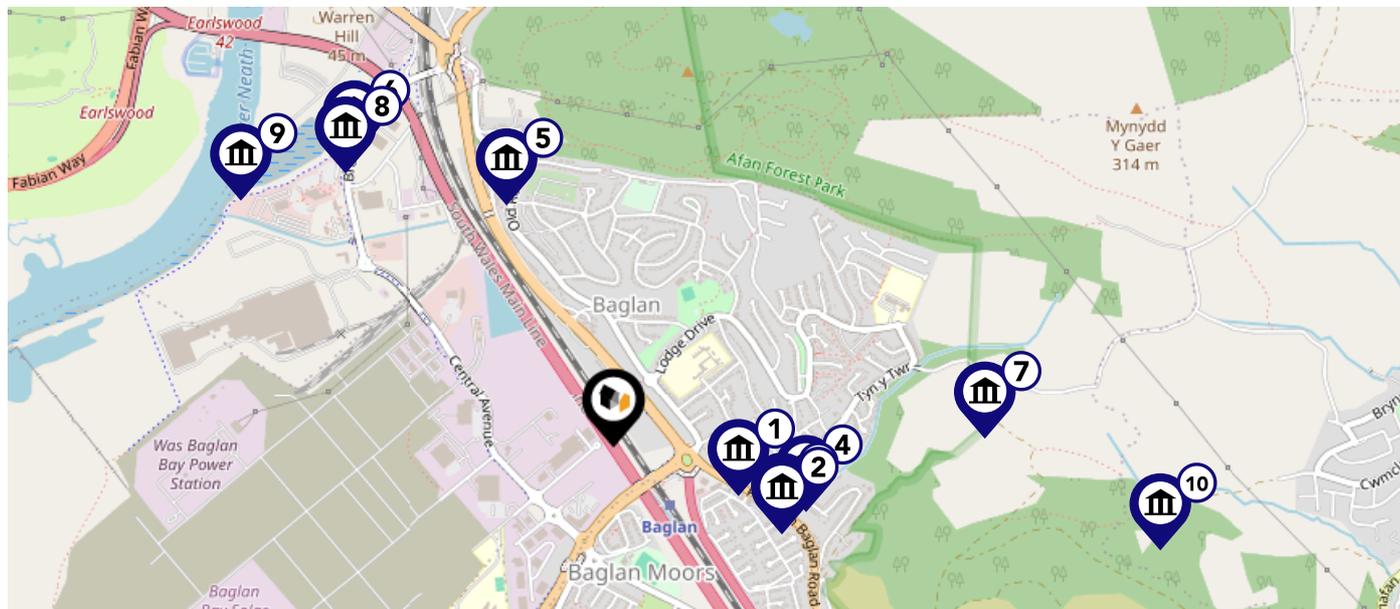
No data available.

Maps

Listed Buildings

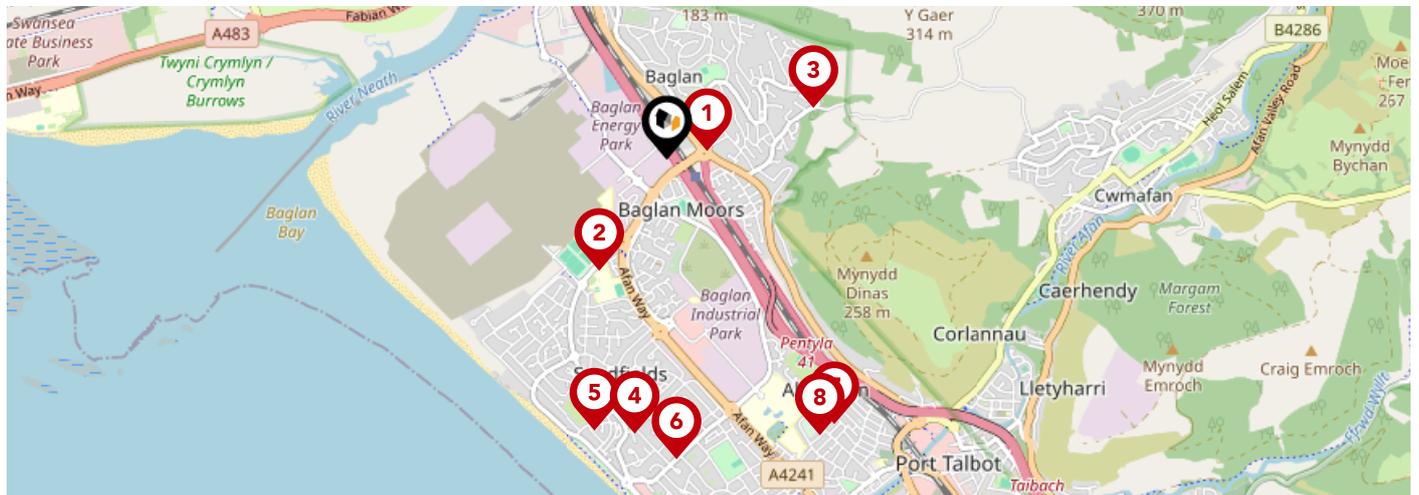


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



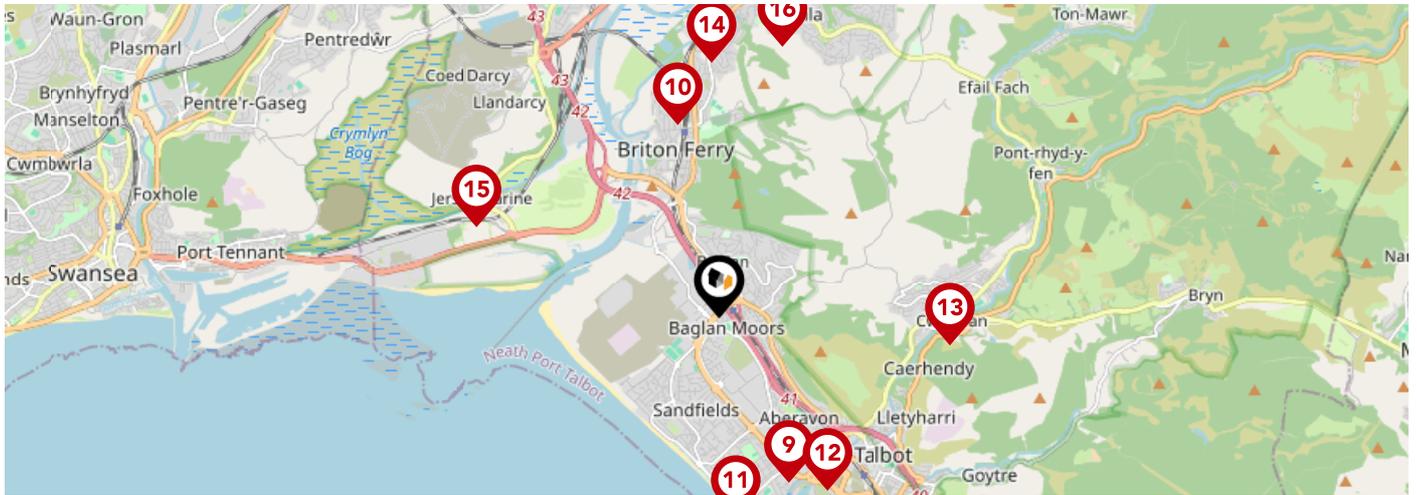
Listed Buildings in the local district	Grade	Distance
 22811 - The Vicarage	Grade II	0.3 miles
 22810 - Footbridge And Walls Of Baglan Brook Around Churchyard Of St Catharine	Grade II	0.4 miles
 14171 - Church Of St Catharine	Grade I	0.4 miles
 14146 - Old Church Of St Baglan	Grade II	0.5 miles
 22812 - Milestone At The Junction Of Old Road And Thorney Road	Grade II	0.6 miles
 23299 - Dock Walls And Gate Between Inner Dock And Outer Basin At Briton Ferry Docks	Grade II	0.9 miles
 14147 - Blaen Baglan	Grade II	0.9 miles
 23298 - Hydro-accumulator Tower At Briton Ferry Docks	Grade II	0.9 miles
 23311 - North Jetty Of Outer Tidal Basin At Briton Ferry Docks	Grade II	1.0 miles
 23023 - Cwm Clais Mill	Grade II	1.3 miles

Area Schools



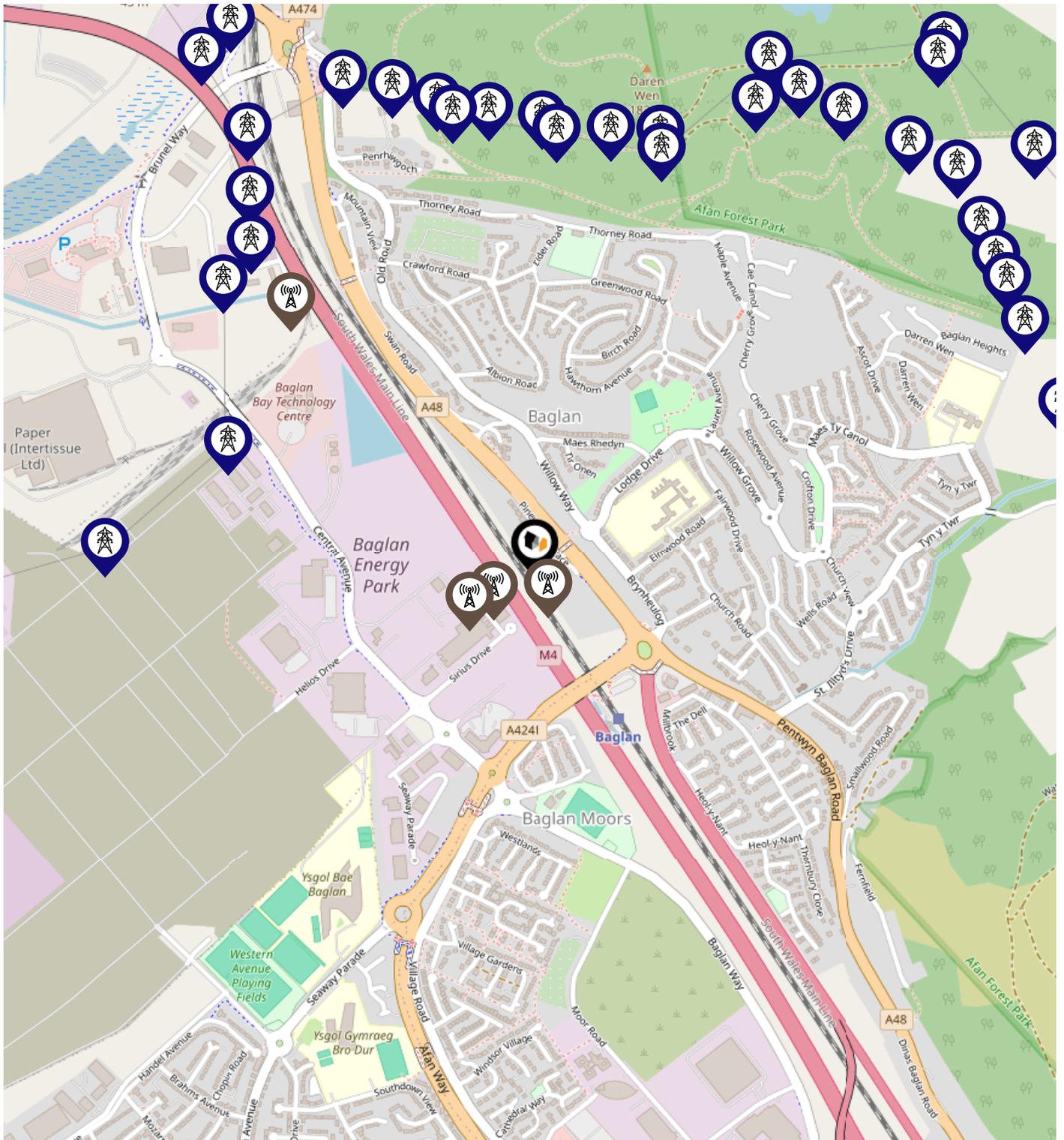
	Nursery	Primary	Secondary	College	Private
<p>1 Baglan Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ysgol Bae Baglan</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Blaenbaglan Primary School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Therese's Catholic Primary School</p> <p>Ofsted Rating: Adequate Pupils:0 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 YGG Rhos-Afan</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Awel Y M?r Primary School</p> <p>Ofsted Rating: Not Rated Pupils:0 Distance:1.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Joseph's RC School and 6th Form Centre</p> <p>Ofsted Rating: Adequate Pupils:0 Distance:1.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Joseph's Catholic Junior School</p> <p>Ofsted Rating: Good Pupils:0 Distance:1.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Sandfields Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 YGG Tyle'r Ynn Ofsted Rating: Adequate Pupils:0 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Tywyn Primary School Ofsted Rating: Good Pupils:0 Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Joseph's Catholic Infant School Ofsted Rating: Good Pupils:0 Distance:1.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Cwmafan Primary School Ofsted Rating: Good Pupils:0 Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Melin Primary Ofsted Rating: Good Pupils:0 Distance:2.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Crymlyn Primary School Ofsted Rating: Adequate Pupils:0 Distance:2.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Joseph's Catholic Primary School (Neath) Ofsted Rating: Good Pupils:0 Distance:2.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

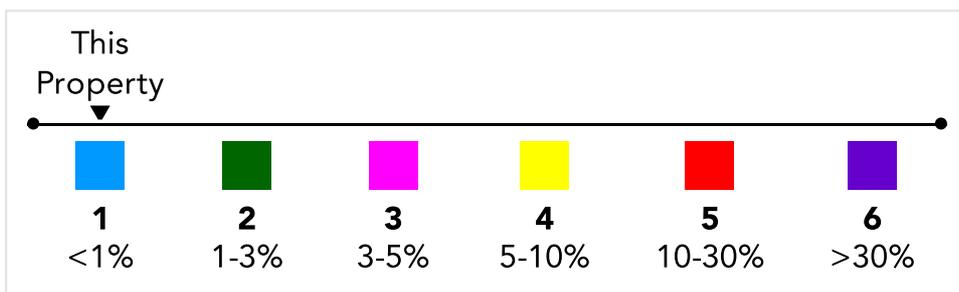
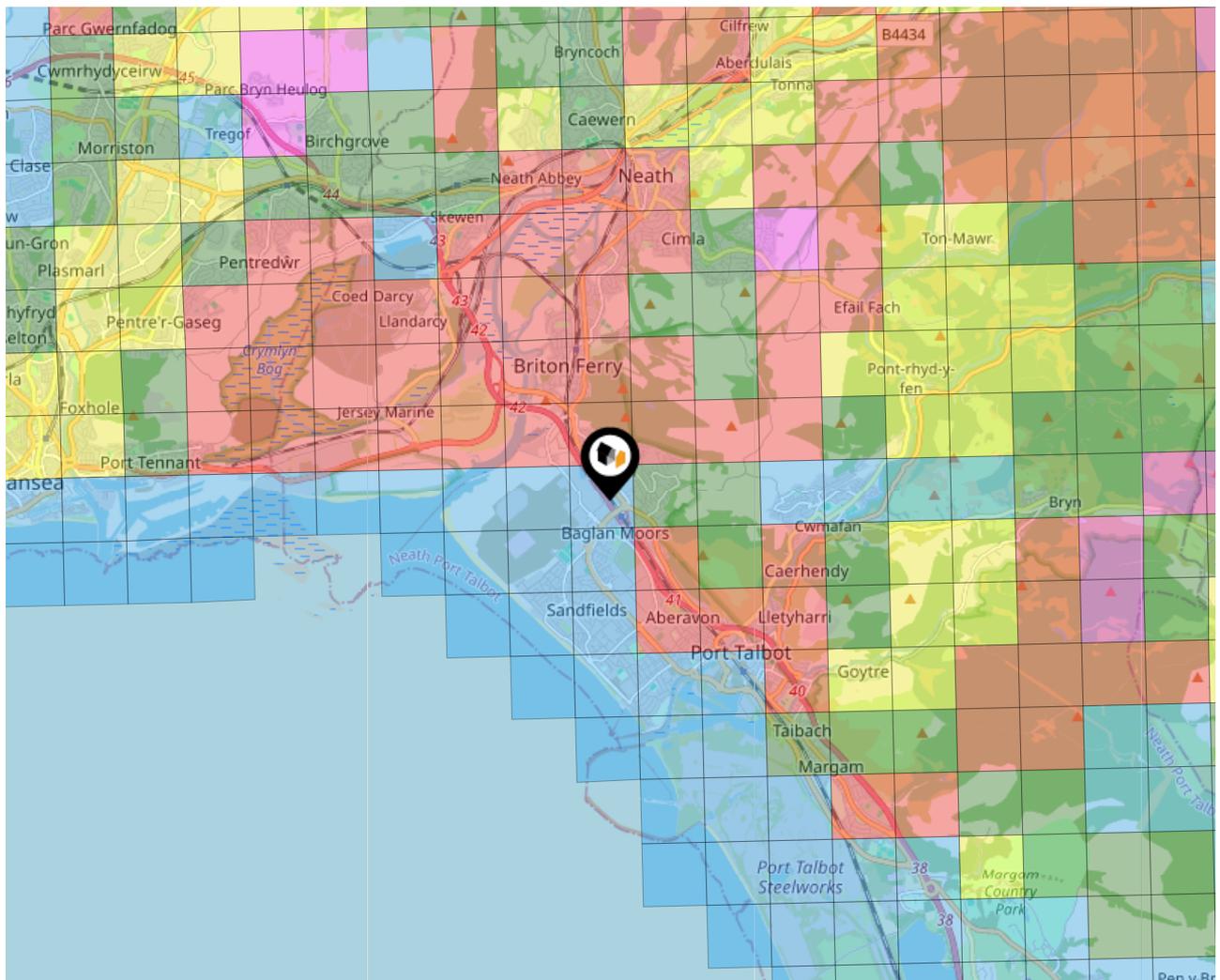
Environment

Radon Gas

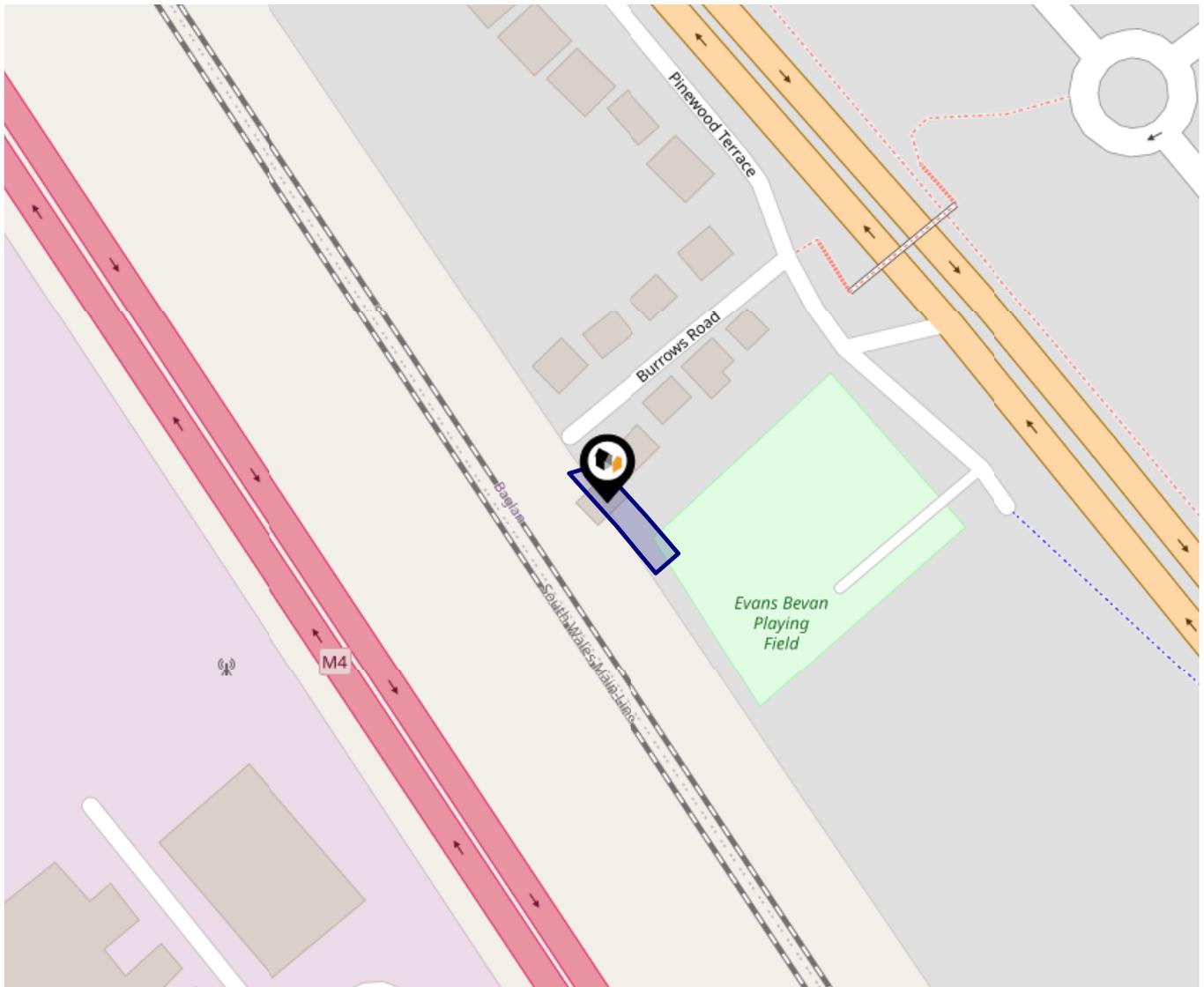


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



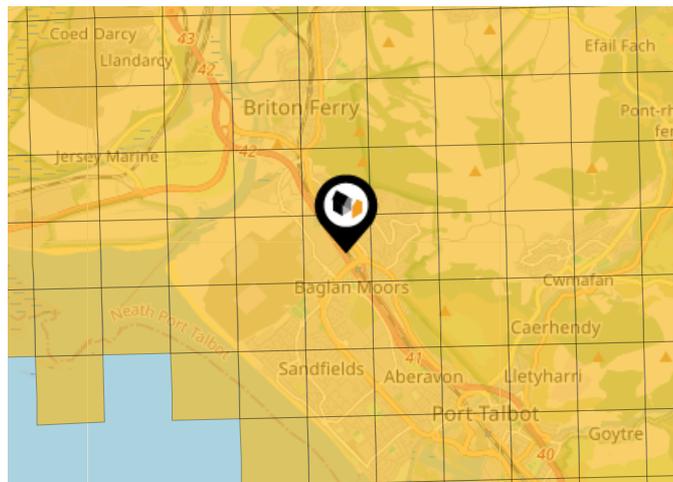
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

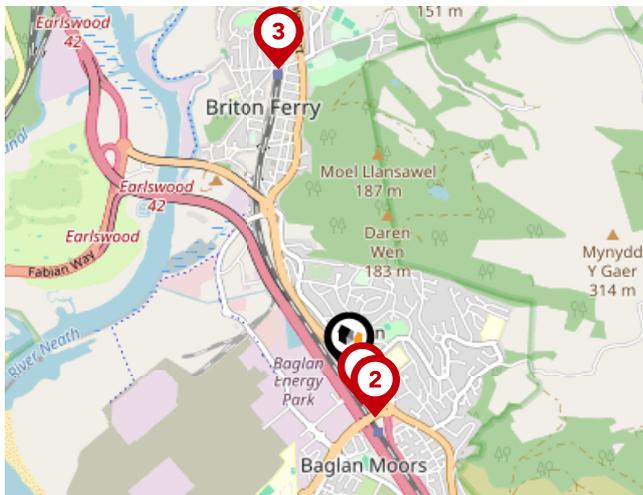


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

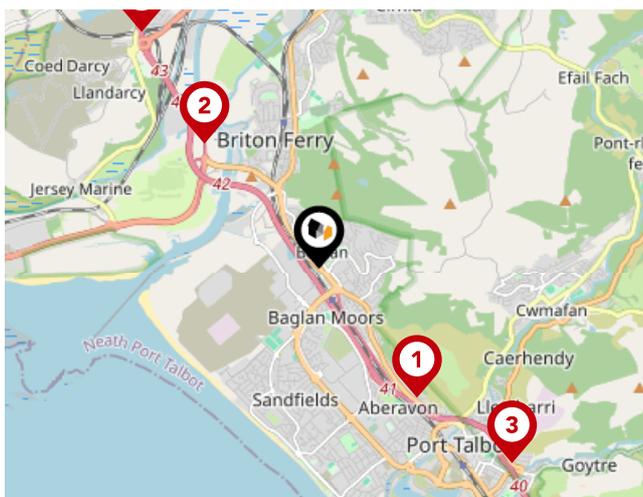
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Baglan Rail Station	0.15 miles
2	Baglan Rail Station	0.23 miles
3	Briton Ferry Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J41	1.5 miles
2	M4 J42	1.55 miles
3	M4 J40	2.53 miles
4	M4 J43	2.72 miles
5	M4 J44	4.25 miles

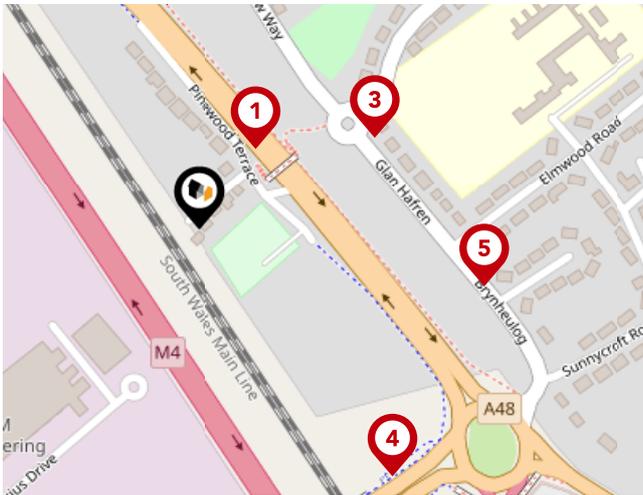


Airports/Helipads

Pin	Name	Distance
1	Fairwood Common	11.05 miles
2	Cardiff Airport	25.4 miles
3	Felton	50.04 miles
4	Bristol Airport	50.04 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pinewood Terrace	0.06 miles
2	Pinewood Terrace	0.13 miles
3	Lodge Drive	0.11 miles
4	Baglan Railway Station	0.18 miles
5	Cedar Gardens	0.17 miles



Moving You

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.

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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

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.



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



Important - Please Read

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.

Moving You 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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