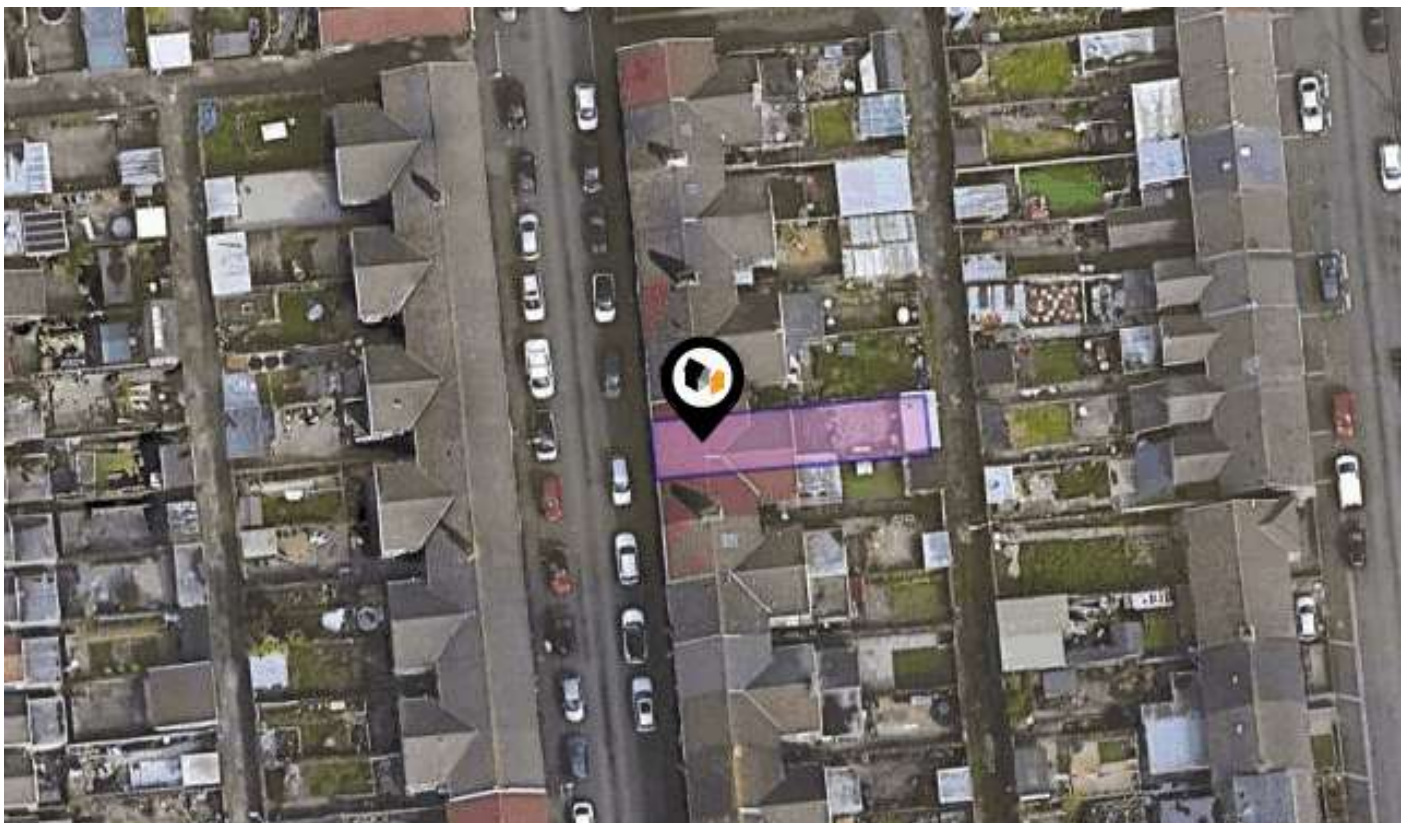




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 01st April 2026



13, GELLI STREET, PORT TENNANT, SWANSEA, SA1 8NJ

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Last Sold Date:	26/11/2008
Bedrooms:	3	Last Sold Price:	£115,000
Floor Area:	990 ft ² / 92 m ²	Last Sold £/ft²:	£116
Plot Area:	0.03 acres	Tenure:	Freehold
Council Tax :	Band B		
Title Number:	WA422361		
UPRN:	100100394410		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

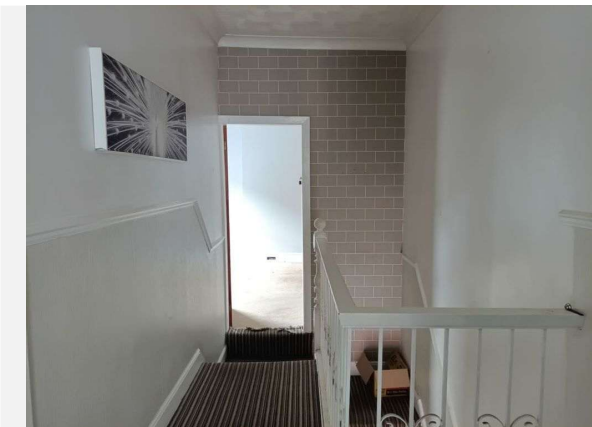
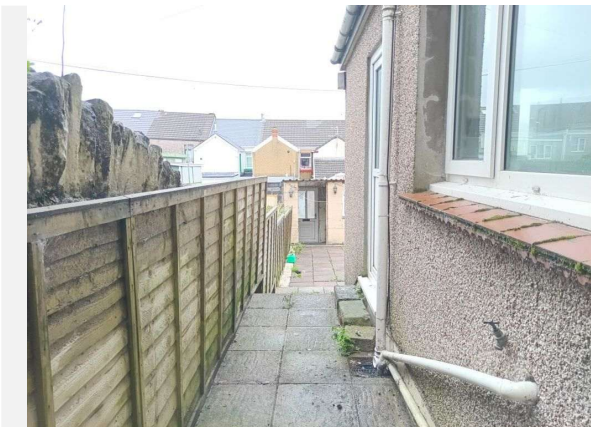
7 mb/s	51 mb/s	1800 mb/s

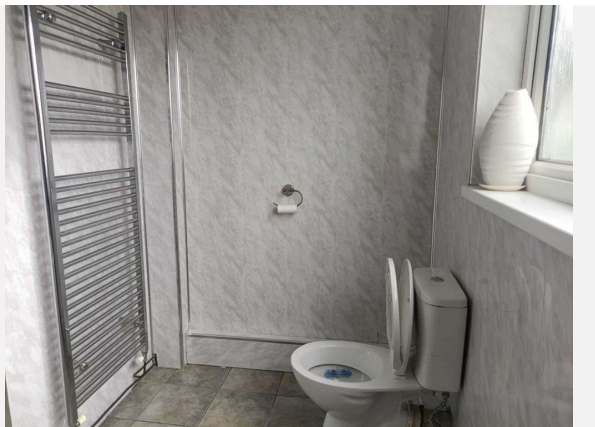
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:









Property EPC - Certificate

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13 Gelli Street, Port Tennant, SA1 8NJ

Energy rating

C

Valid until 07.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

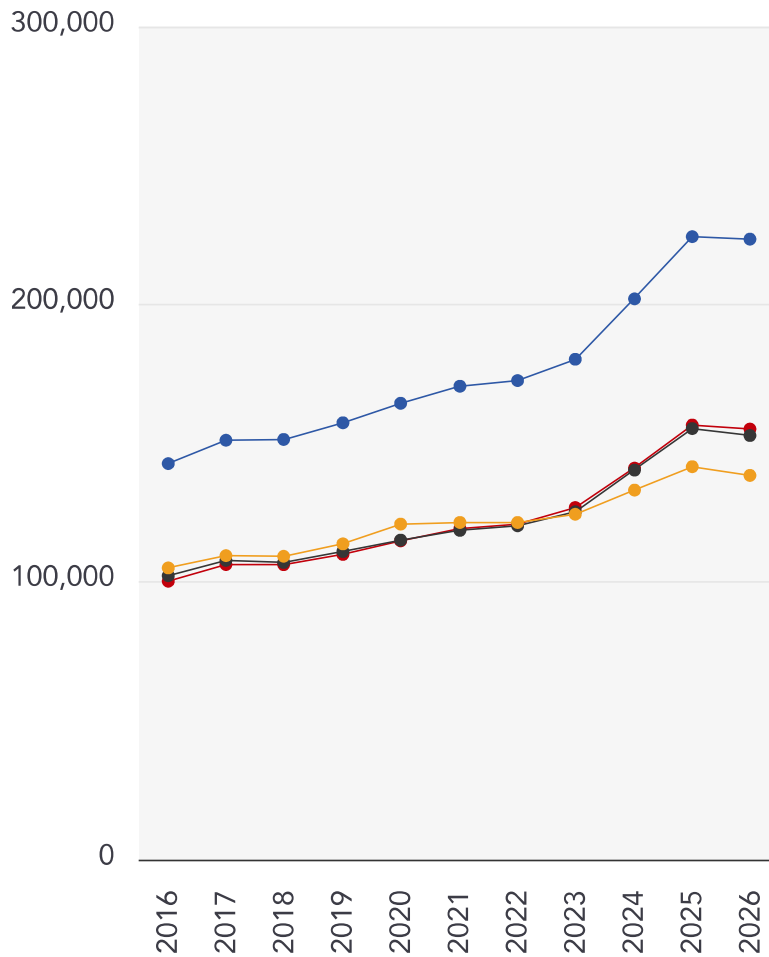
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SA1



Detached

+56.66%

Semi-Detached

+54.64%

Terraced

+49.35%

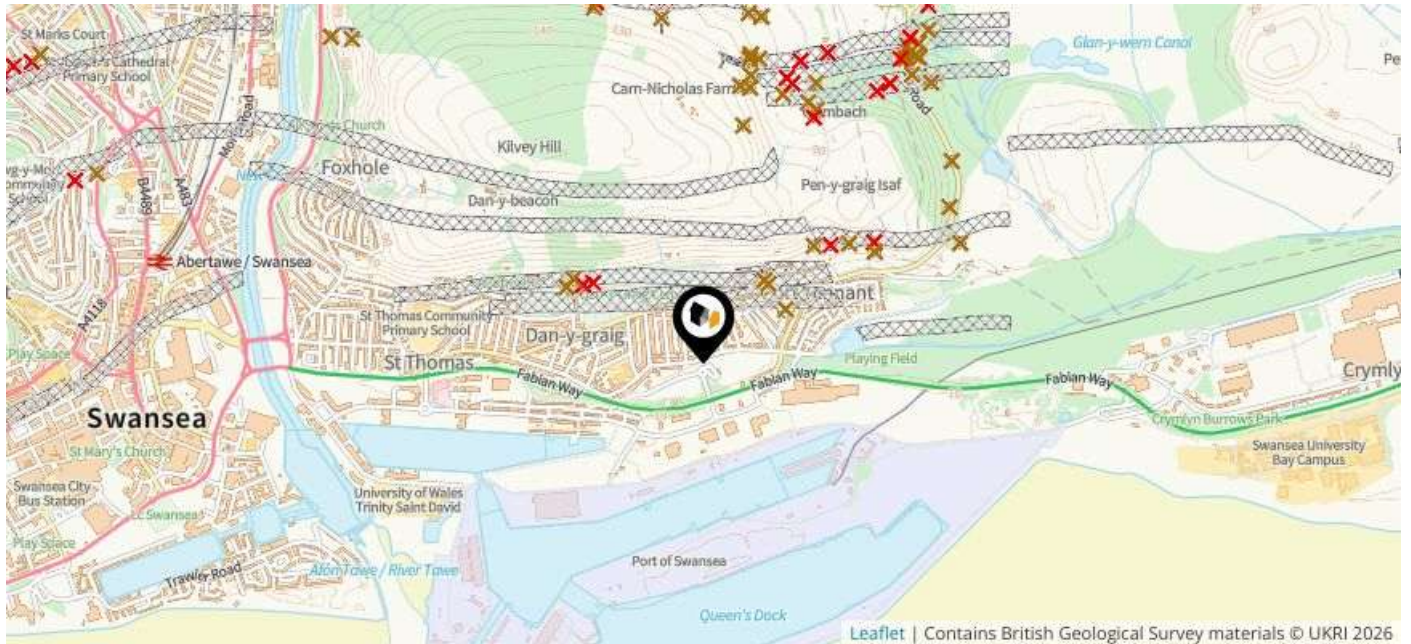
Flat

+31.72%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



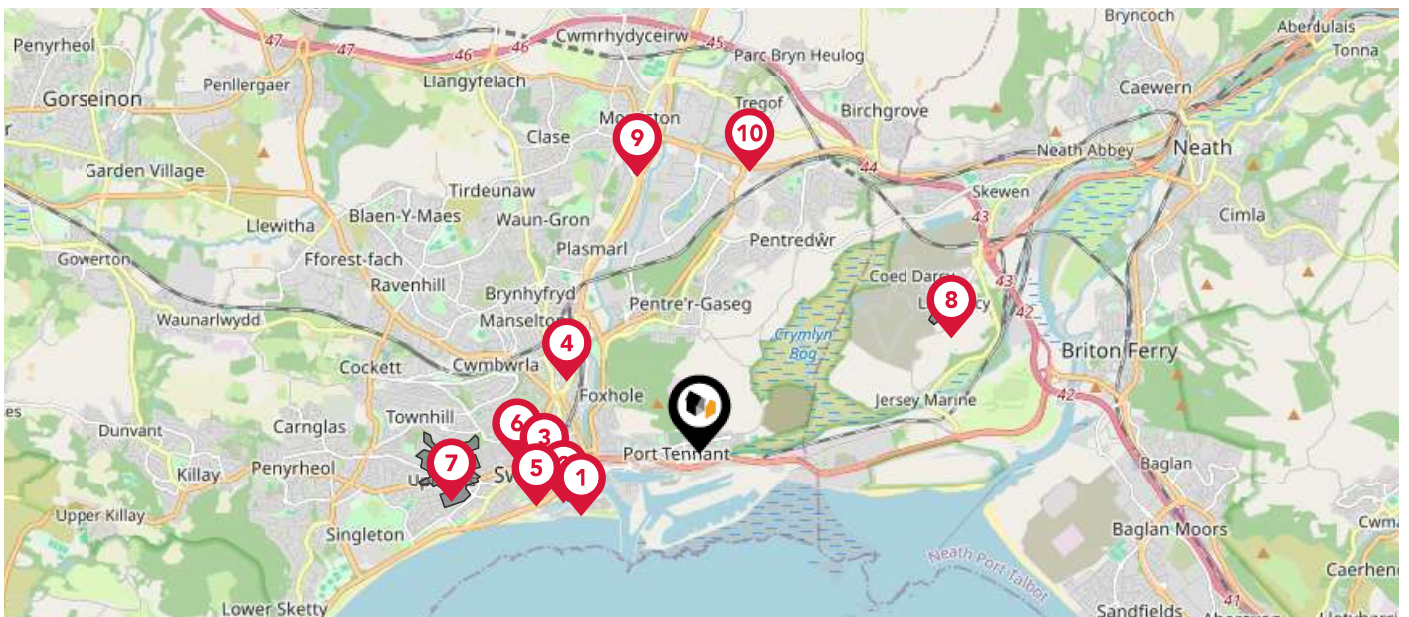
Mine Entry

- ✕ 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.

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.



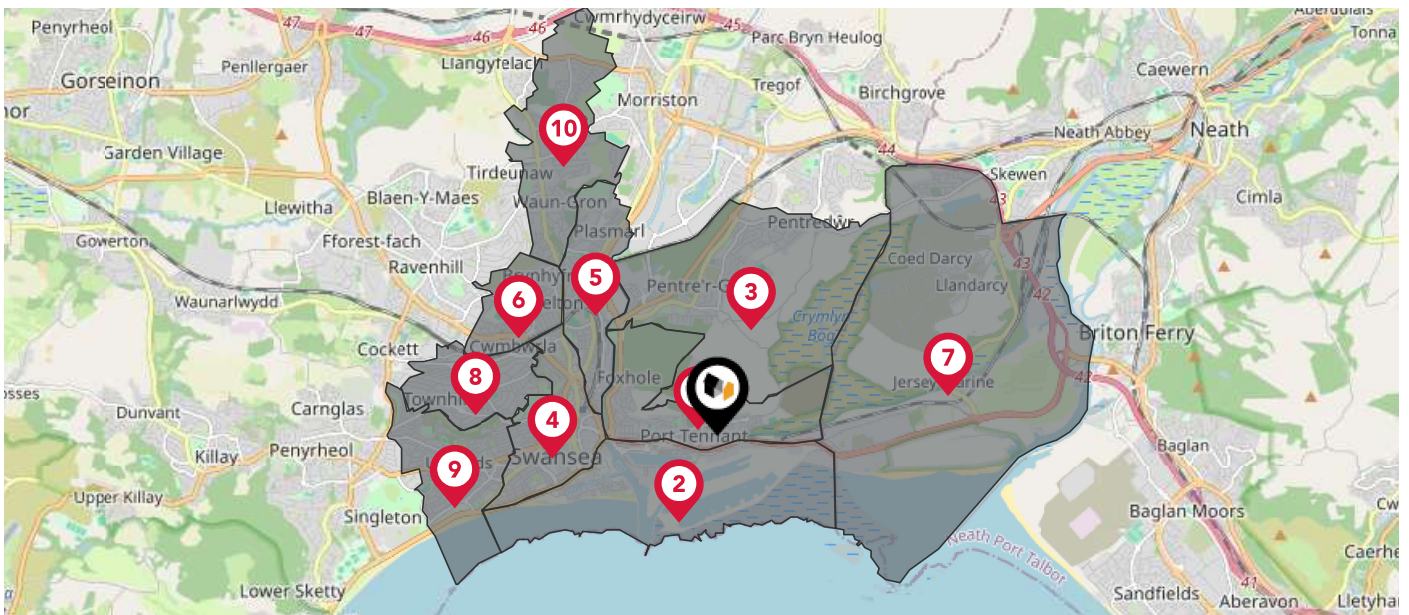
Nearby Conservation Areas

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











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



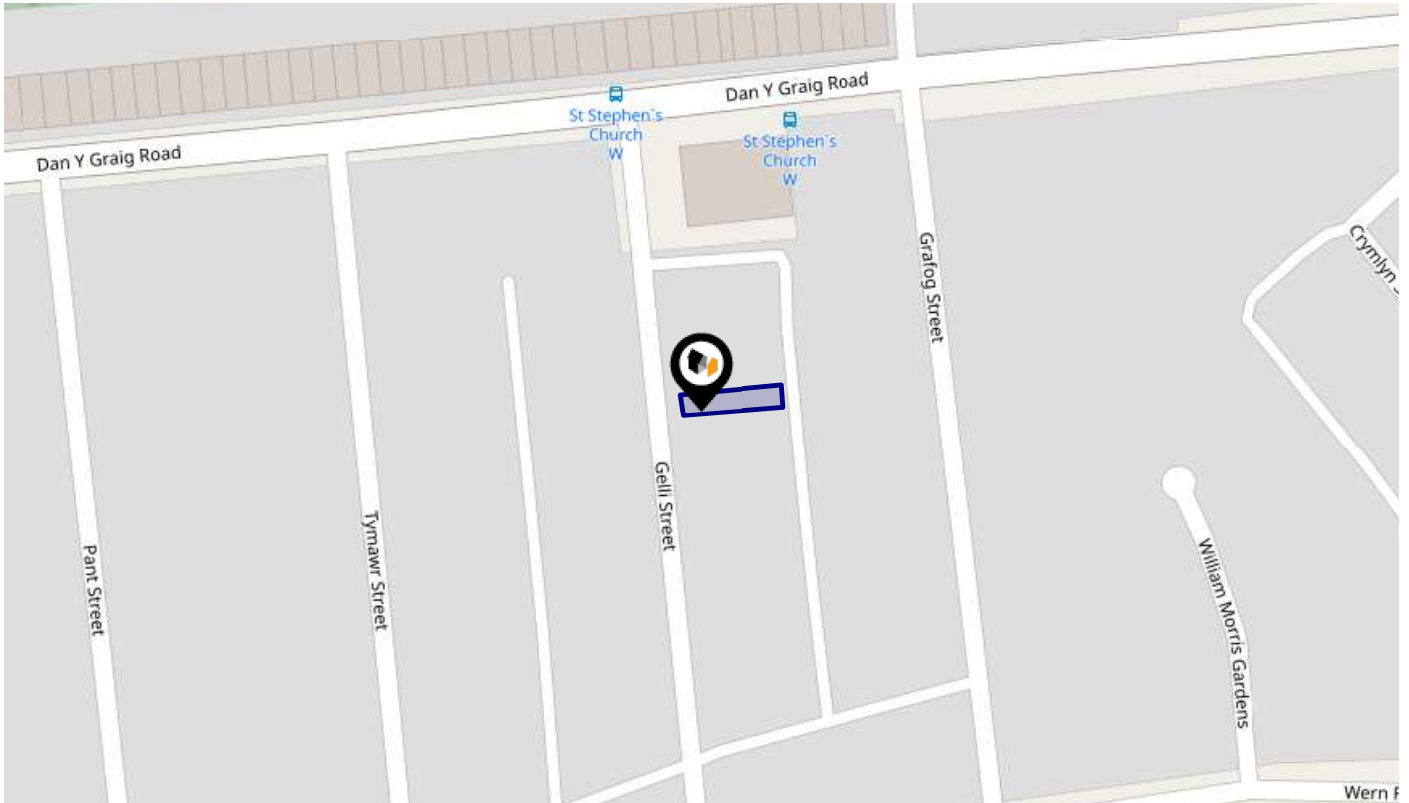
Nearby Council Wards

-  St. Thomas ED
-  Waterfront ED
-  Bon-y-maen ED
-  Castle ED
-  Landore ED
-  Cwmbwrla ED
-  Coedffranc West ED
-  Townhill ED
-  Uplands ED
-  Mynydd-bach ED

Maps

Rail Noise

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:

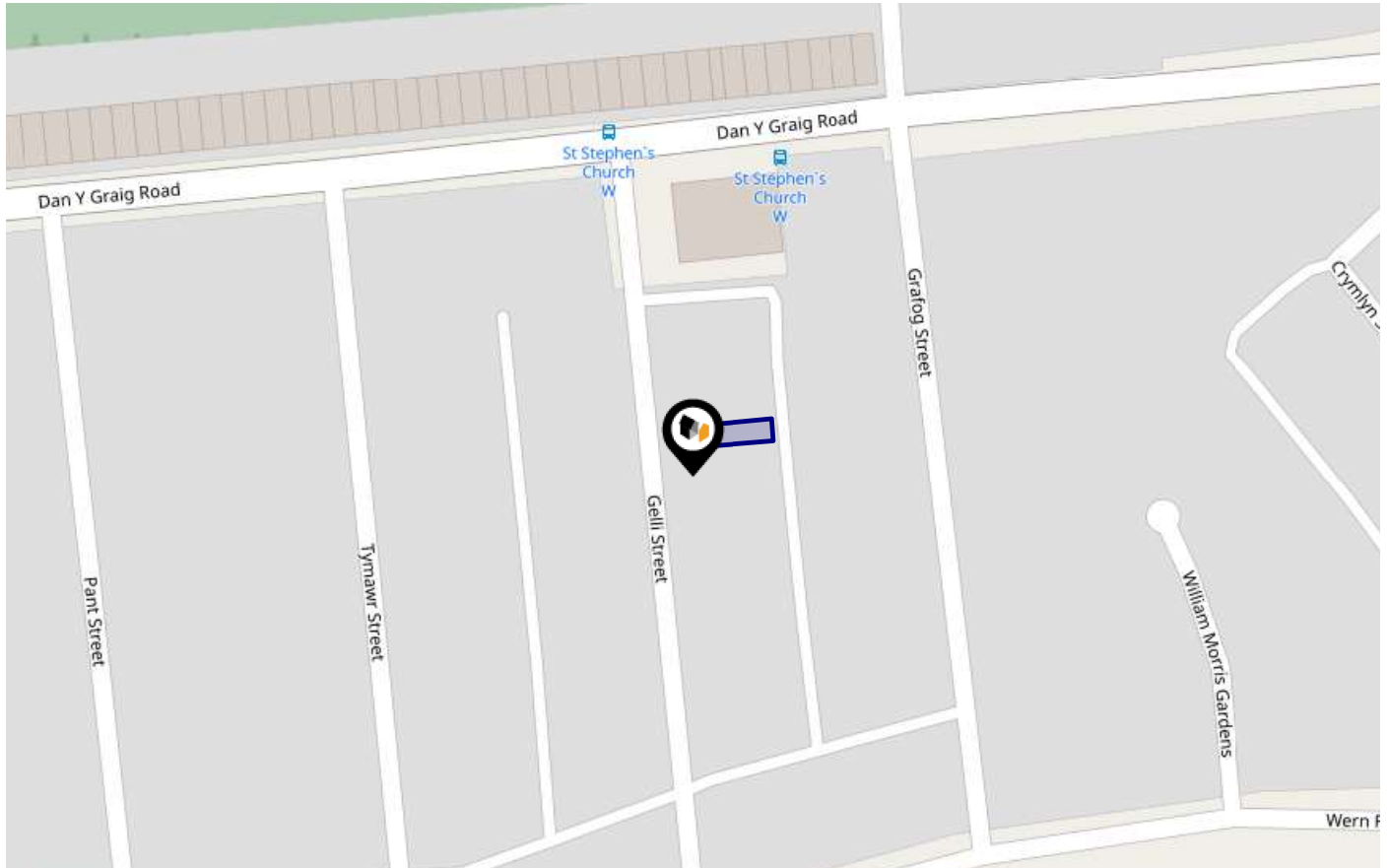
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers Flood Risk

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



Risk Rating: Very low

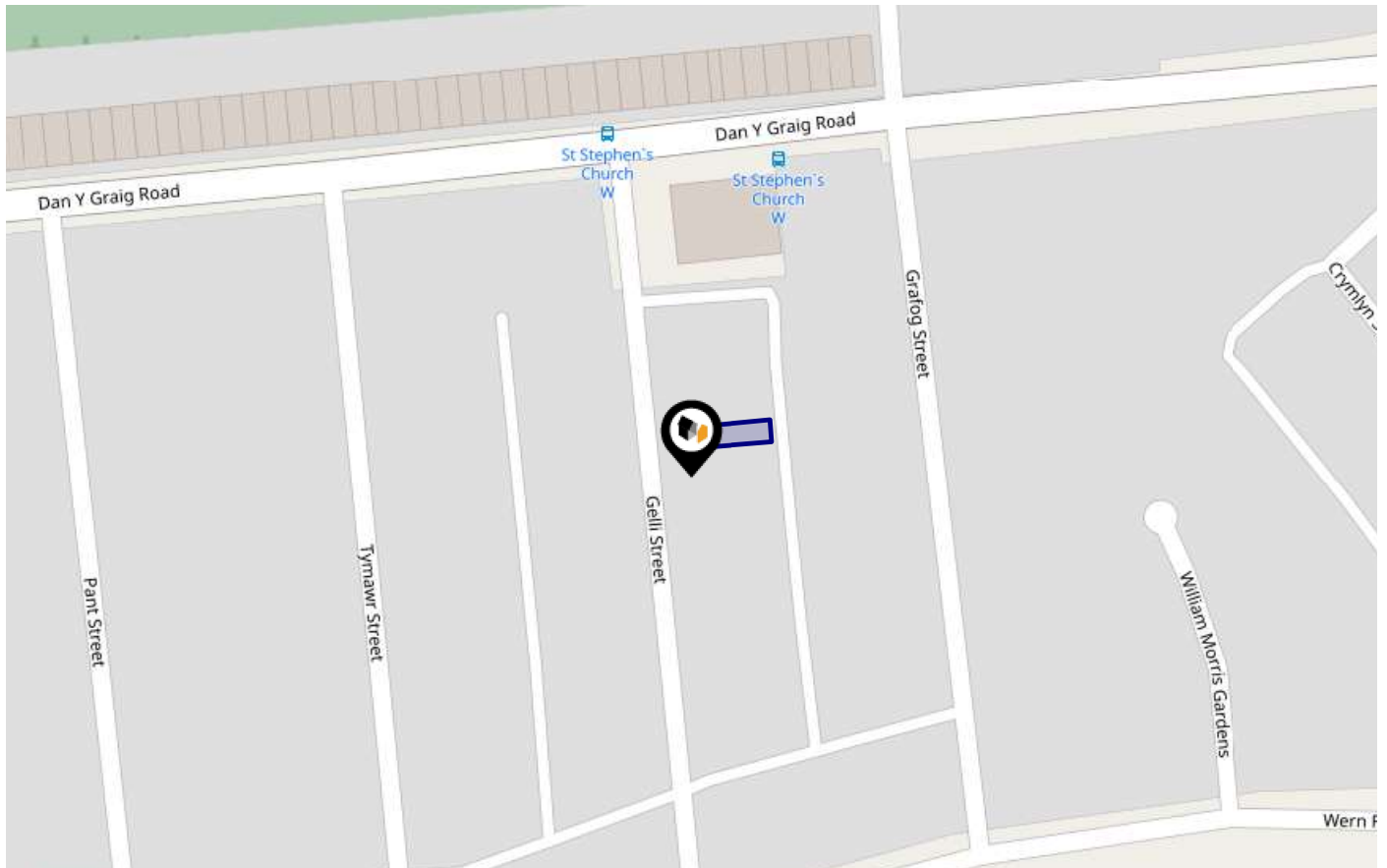
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

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

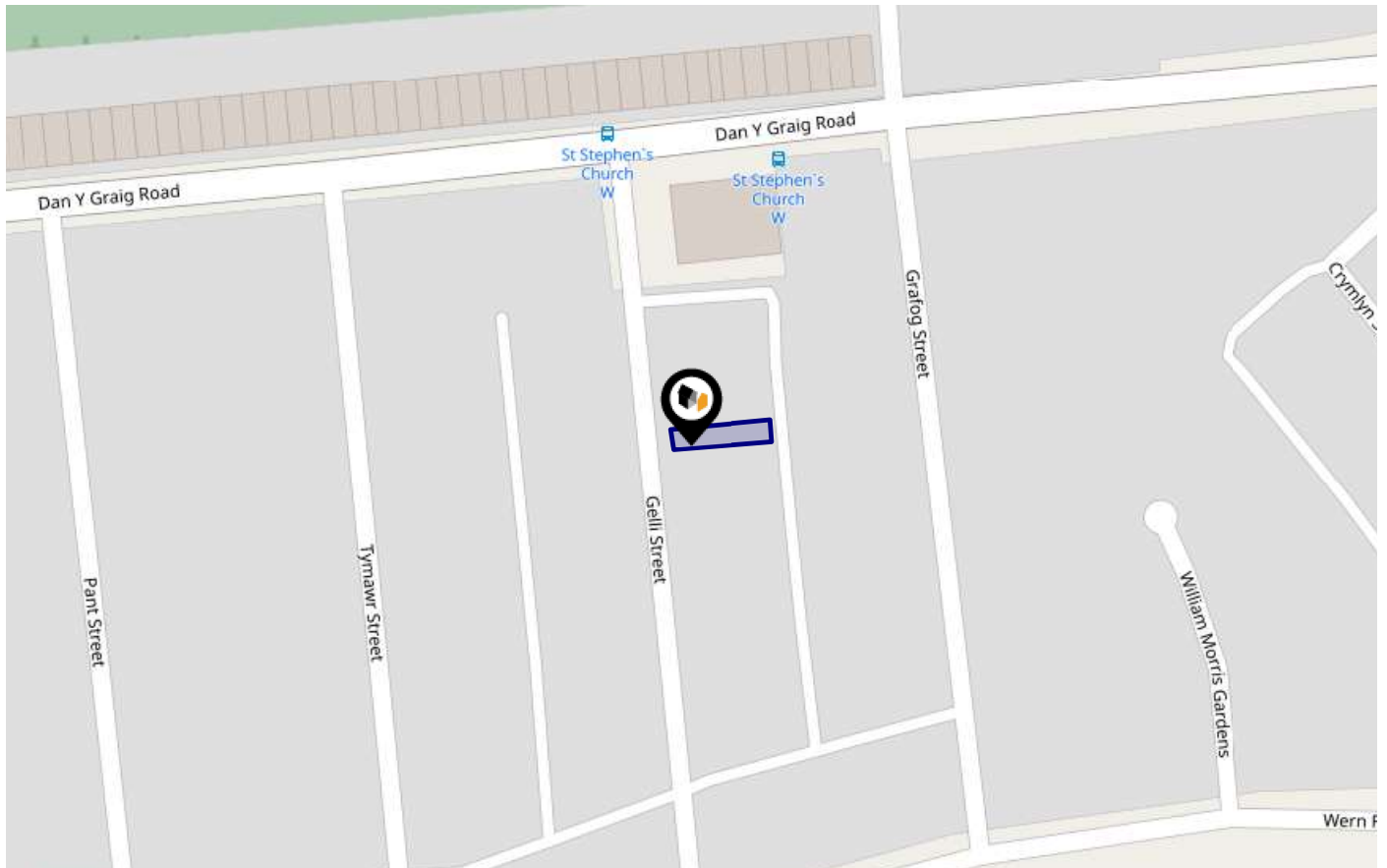
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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: Very low

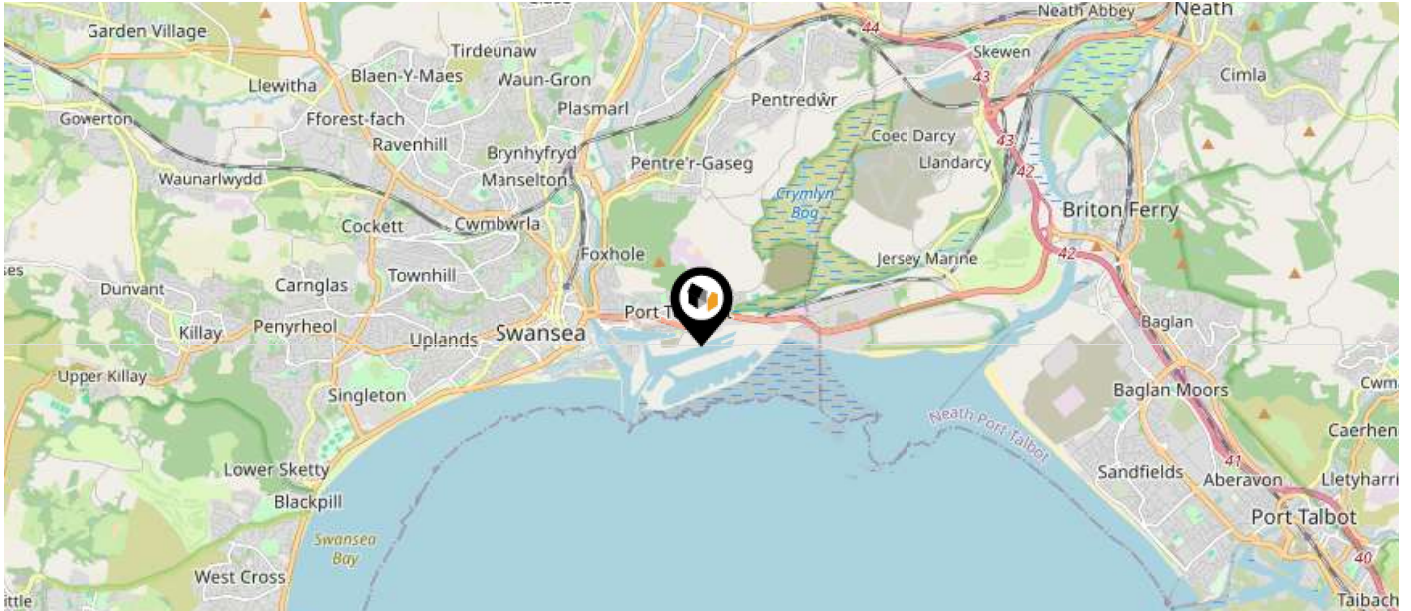
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

Maps

Green Belt

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



Nearby Green Belt Land

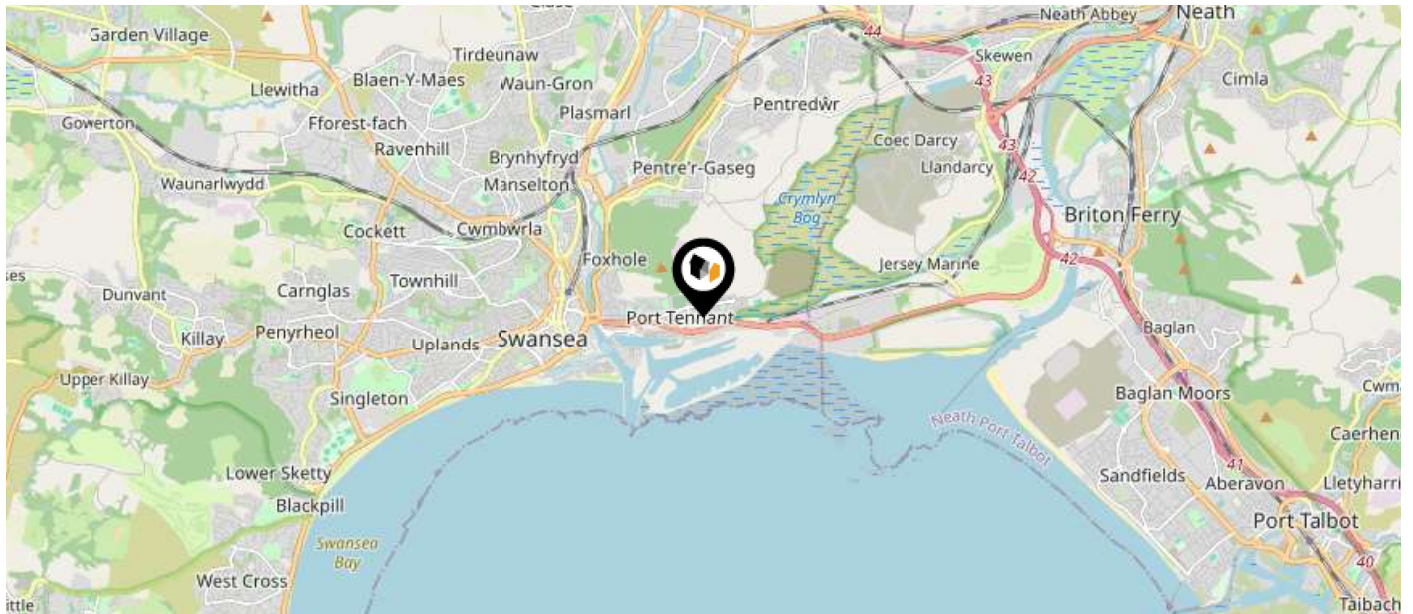
No data available.

Maps

Landfill Sites

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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



82485 - War Memorial In Dan-y-graig Cemetery

Grade II

0.1 miles



22093 - Former Mount Calvary Baptist Chapel

Grade II

0.1 miles



82482 - Church Of Saint Thomas

Grade II

0.7 miles



25064 - J-shed Warehouse

Grade II

0.9 miles



11728 - The Flag Ship Building

Grade II

0.9 miles



11655 - Former Pilot House

Grade II

1.0 miles



11600 - Iron Bollard Close To River Tawe To N Of New Cut Bridge

Grade II

1.0 miles



11599 - Iron Bollard Close To River Tawe To N Of New Cut Bridge

Grade II

1.0 miles



82484 - Iron Bollard On E Side Of Afon Tawe

Grade II

1.0 miles



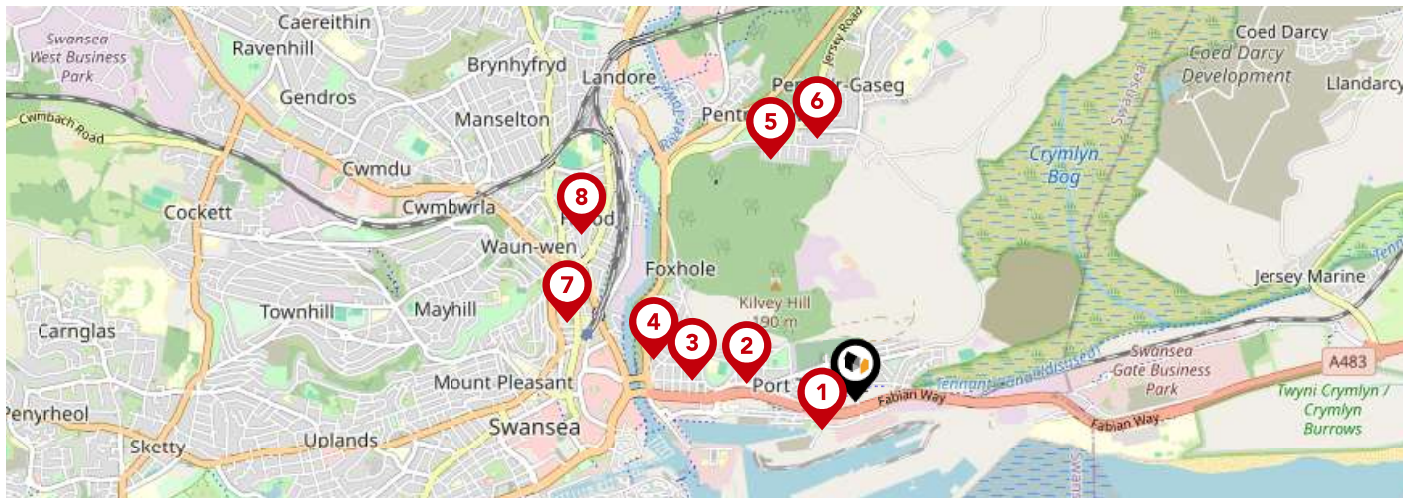
11637 - (also Known As Prospect Place)

Grade II

1.1 miles

Area Schools

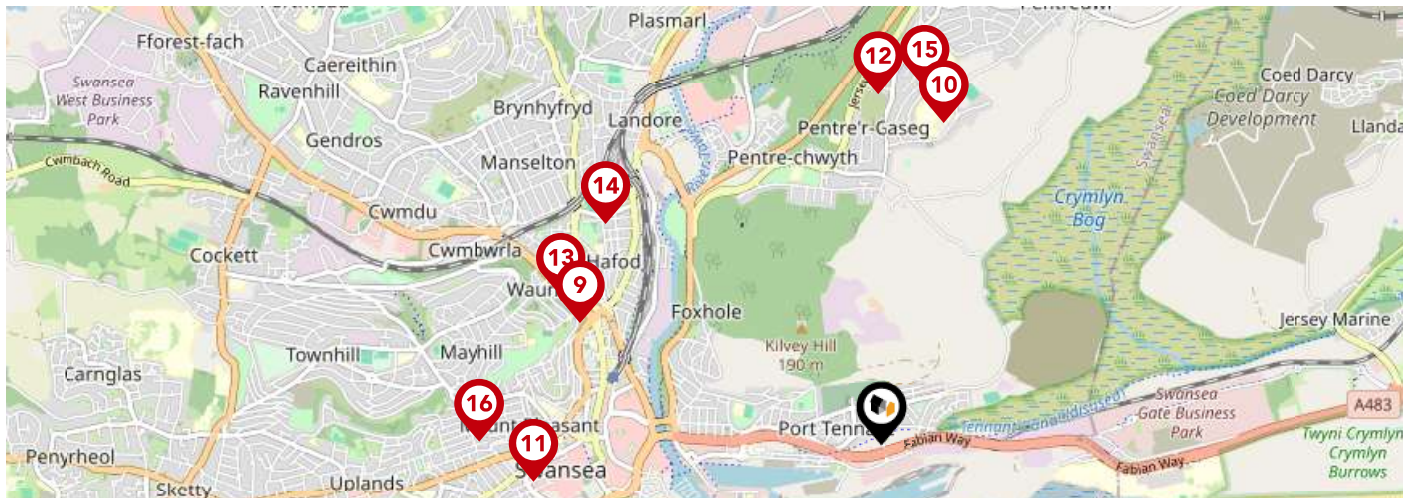
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	Nursery	Primary	Secondary	College	Private
<p>1 Danygraig Primary School Ofsted Rating: Adequate Pupils:0 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Margaret Street Nursery Ofsted Rating: Not Rated Pupils:0 Distance:0.51</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Thomas Community Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Thoma's Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Pentrechwyth Primary School Ofsted Rating: Good Pupils:0 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Illtyd's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ysgol Crug Glas Ofsted Rating: Not Rated Pupils:0 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hafod Primary School Ofsted Rating: Excellent Pupils:0 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

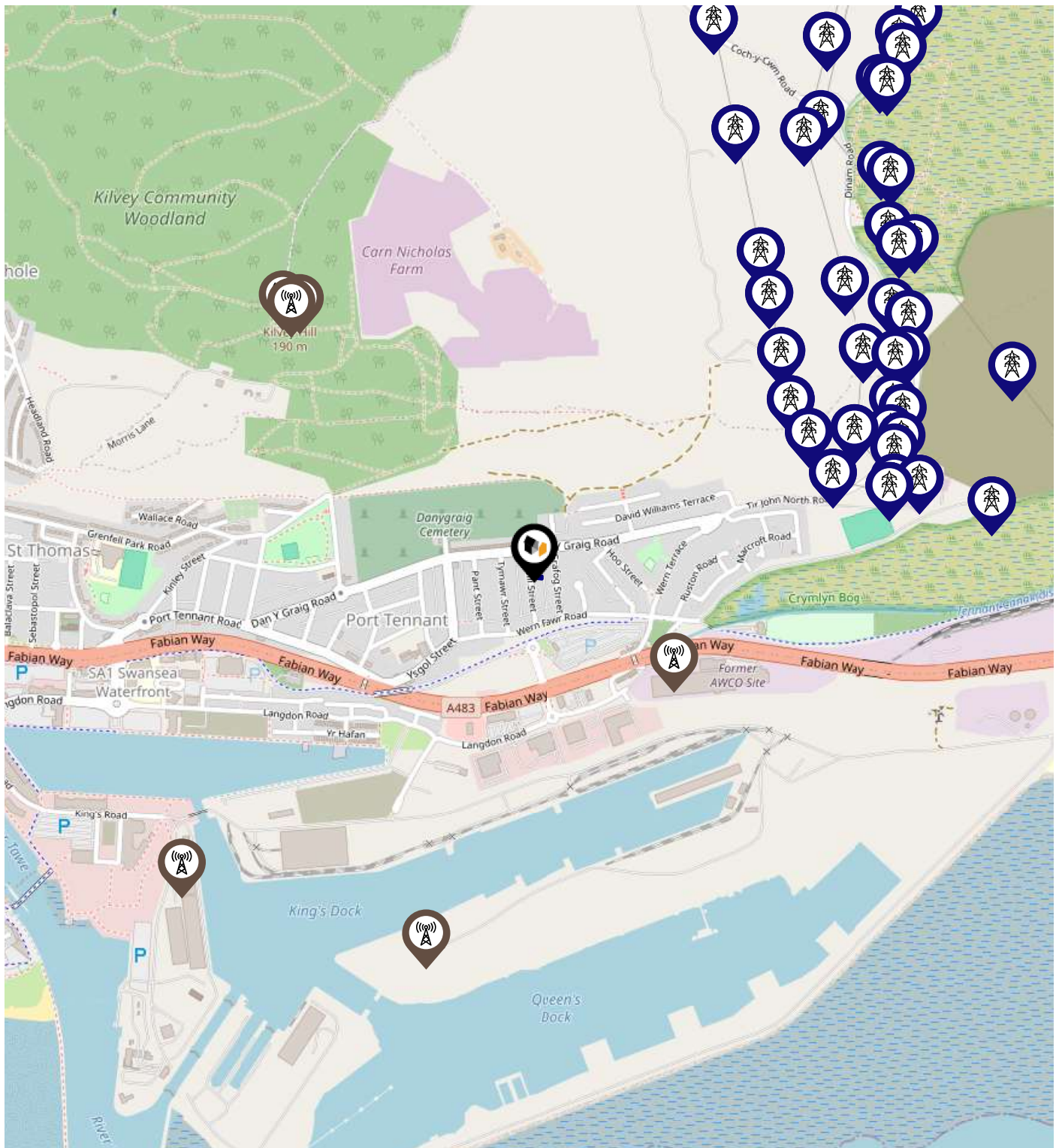
Area Schools

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	Nursery	Primary	Secondary	College	Private
<p>9 St Joseph's Cathedral Primary School Ofsted Rating: Good Pupils:0 Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Cefn Hengoed Community School Ofsted Rating: Excellent Pupils:0 Distance:1.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Swansea Sixth Form College Ofsted Rating: Not Rated Pupils:0 Distance:1.61</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Ysgol Gymraeg y Cwm Ofsted Rating: Good Pupils:0 Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Waun Wen Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Pentrehafod School Ofsted Rating: Good Pupils:0 Distance:1.63</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cwmglas Primary School Ofsted Rating: Good Pupils:0 Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Terrace Road Primary School Ofsted Rating: Good Pupils:0 Distance:1.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



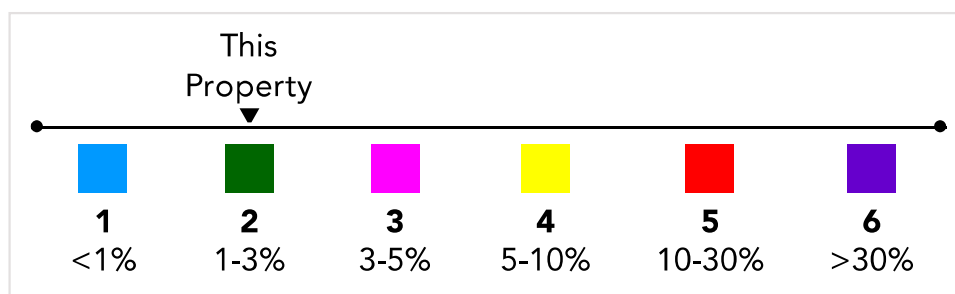
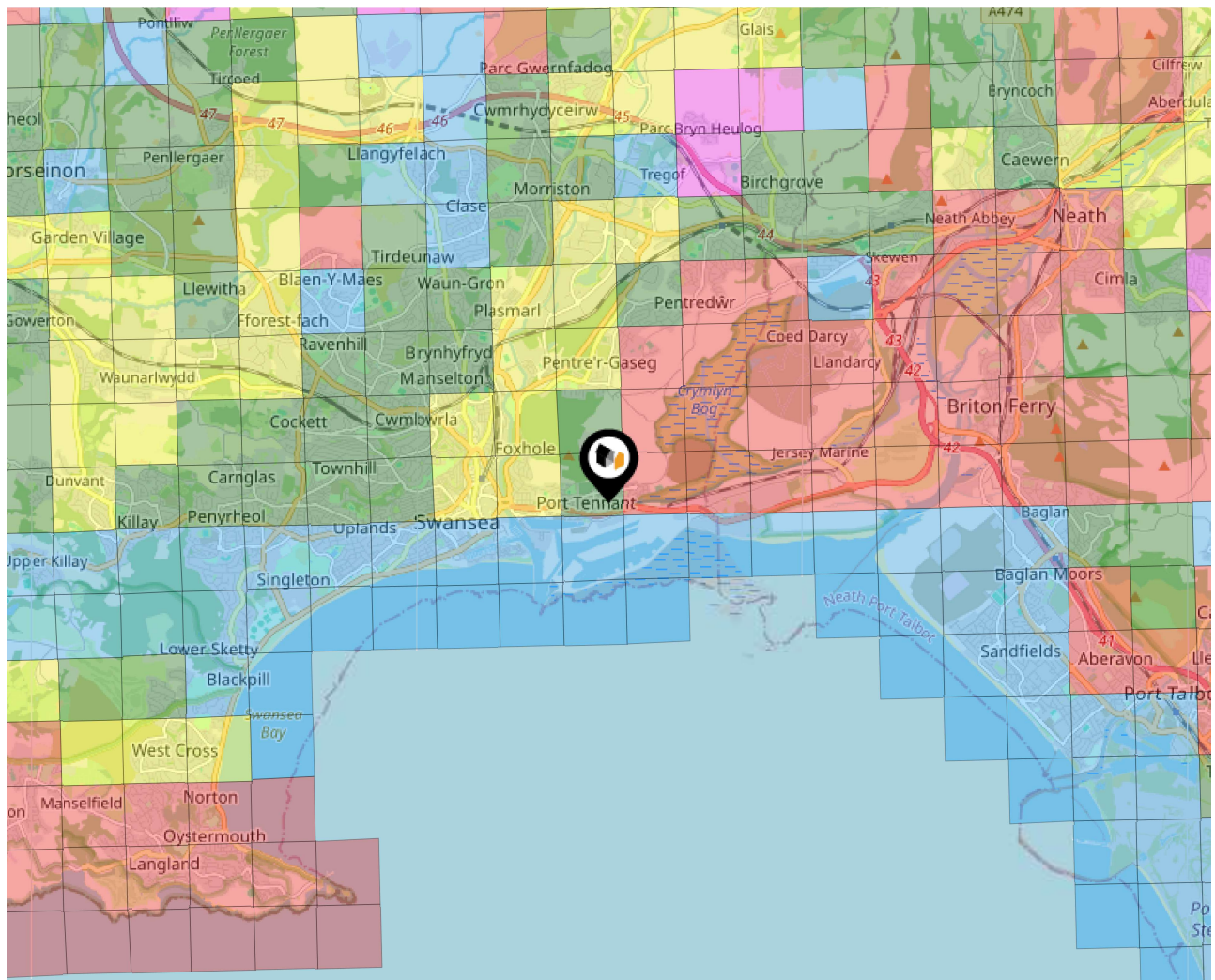
- Key:**
- Power Pylons
 - Communication Masts

Environment

Radon Gas

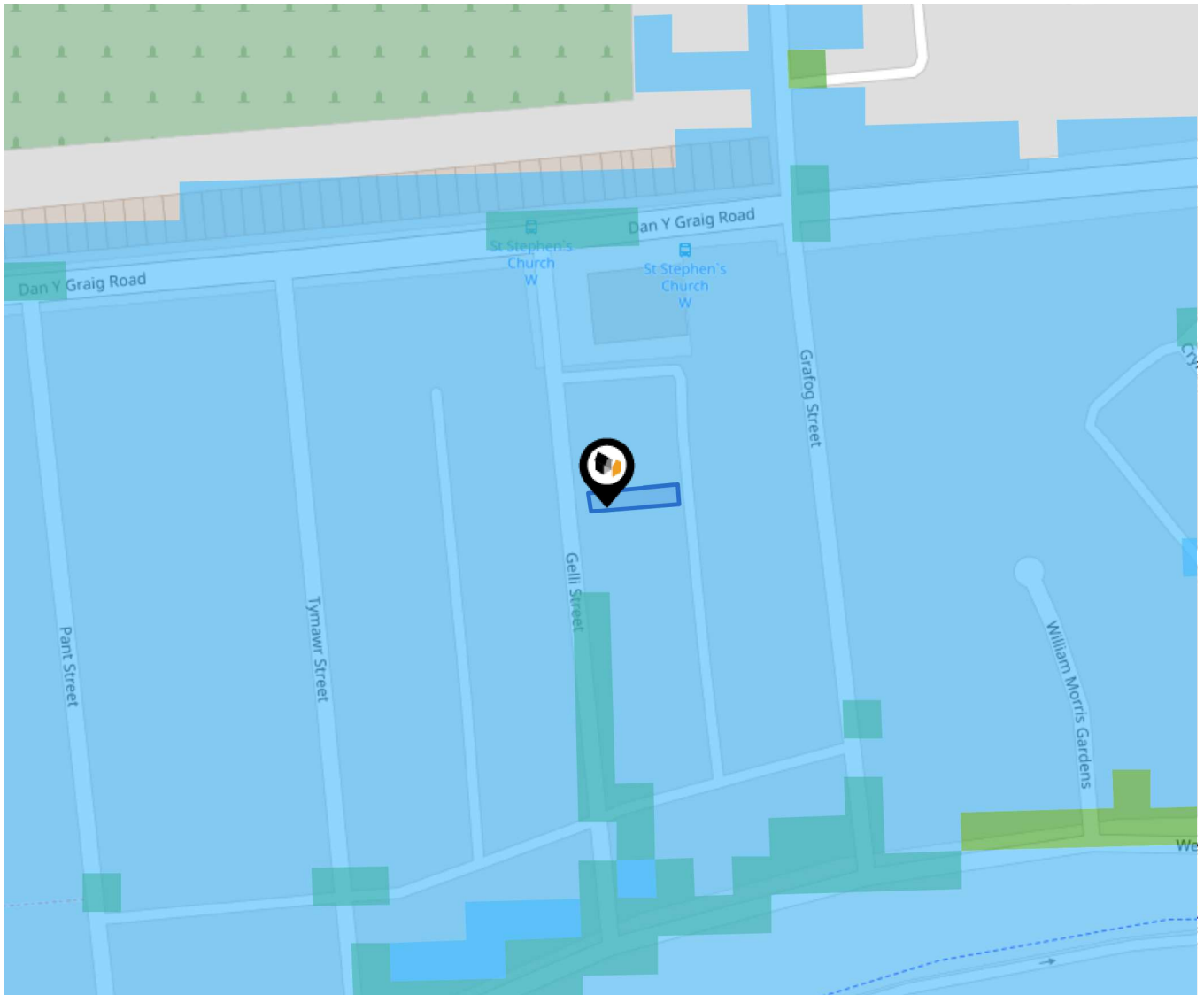
What is Radon?

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

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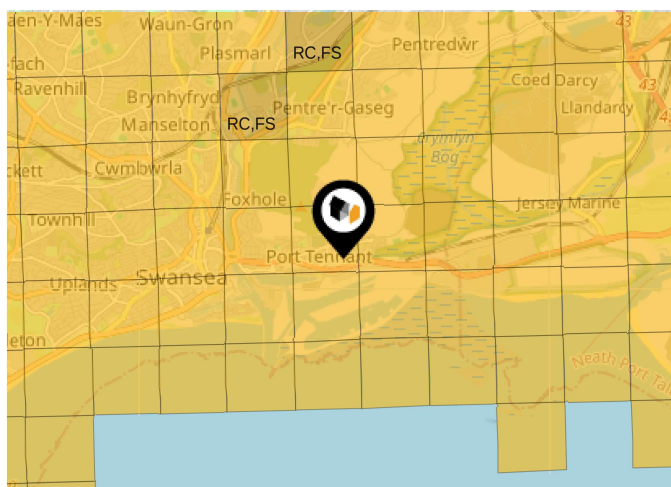


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

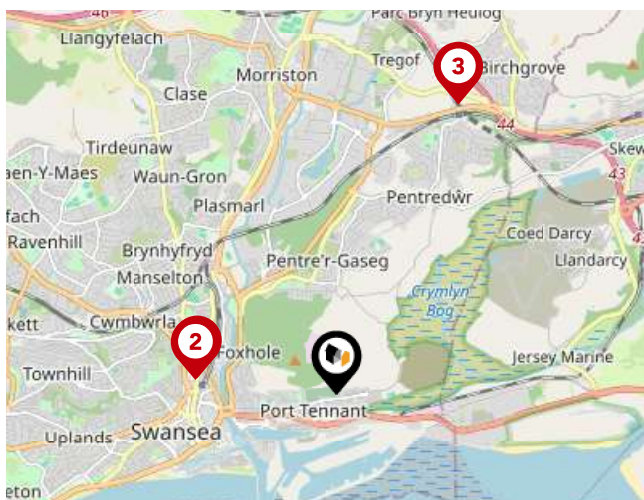


Primary Classifications (Most Common Clay Types)

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

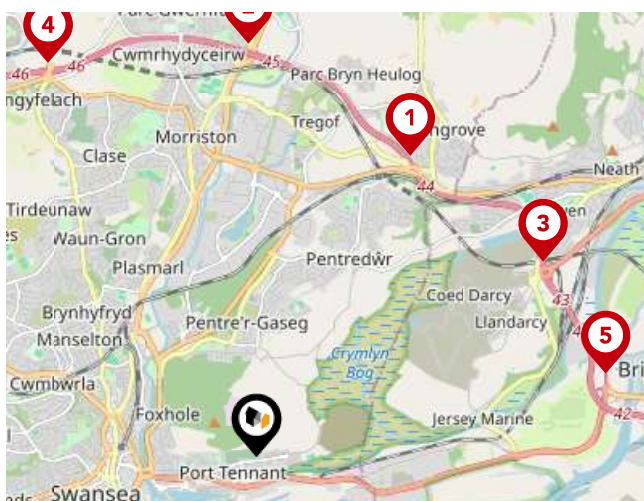
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Swansea Rail Station	1.28 miles
2	Swansea Rail Station	1.29 miles
3	Llansamlet Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J44	3.11 miles
2	M4 J45	3.79 miles
3	M4 J43	3.2 miles
4	M4 J46	4.1 miles
5	M4 J42	3.31 miles

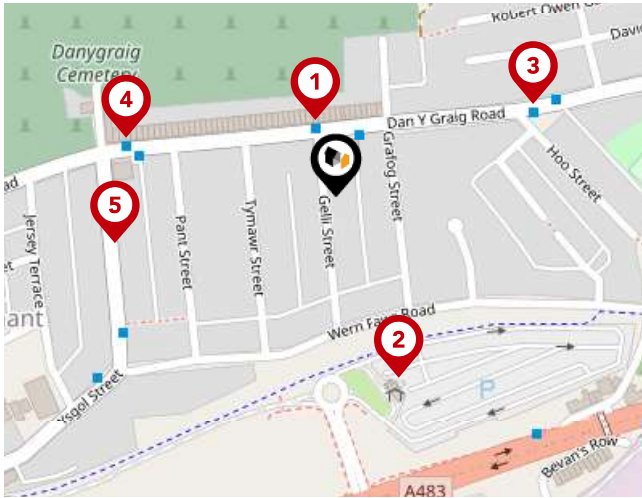


Airports/HELIPADS

Pin	Name	Distance
1	Fairwood Common	6.88 miles
2	Cardiff Airport	29.15 miles
3	Felton	54.22 miles
4	Bristol Airport	54.22 miles

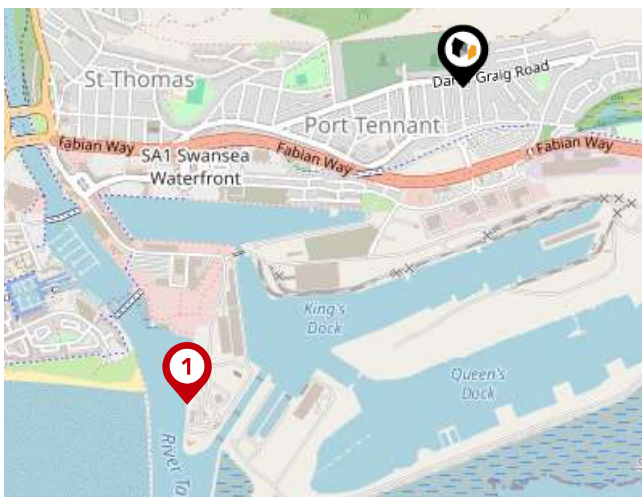
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Stephens Church	0.05 miles
2	Park 'N' Ride	0.11 miles
3	Hoo Street	0.13 miles
4	Danygraig Cemetery	0.12 miles
5	Barretts	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	0.97 miles

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At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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