

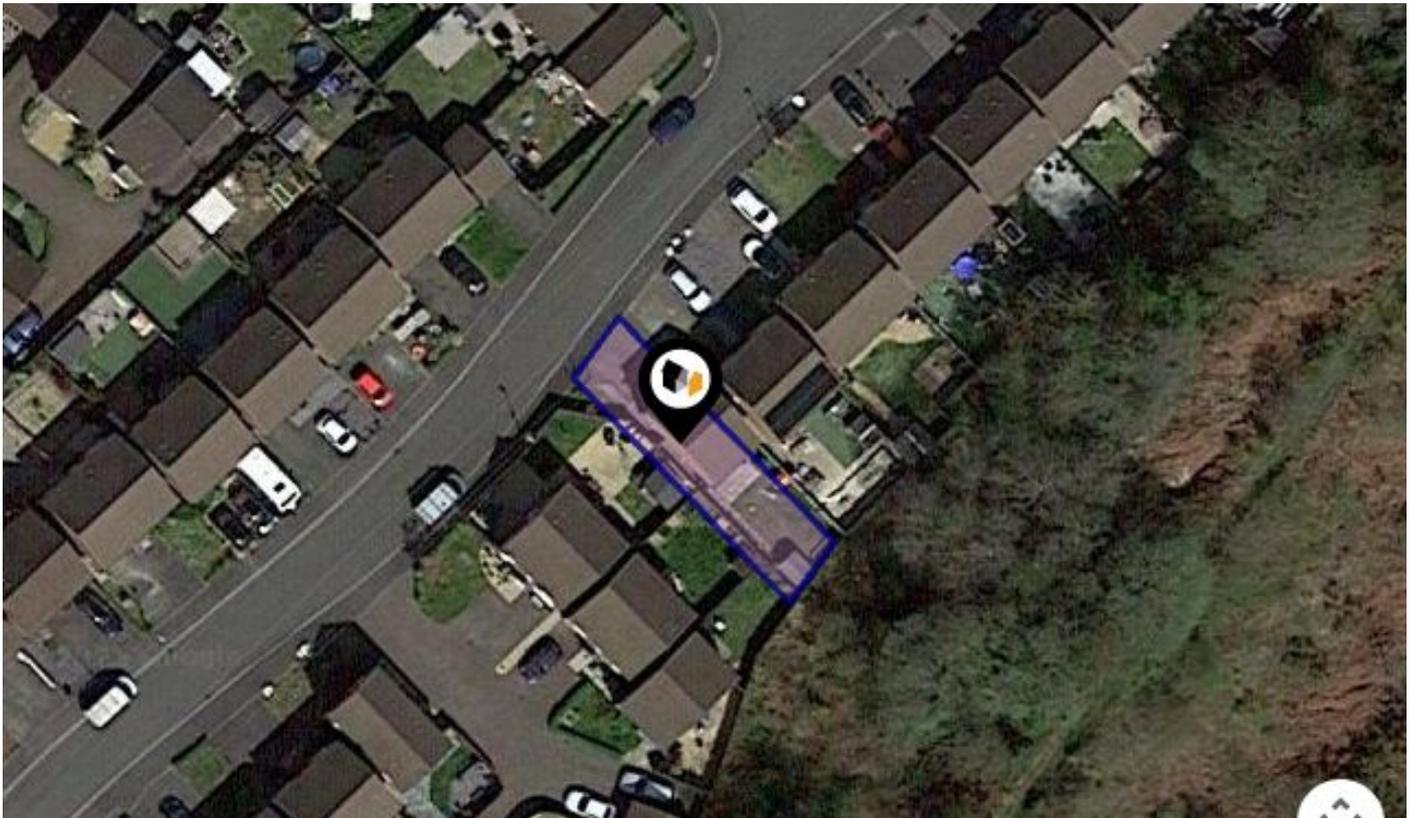


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd June 2025



FFORDD DANYGRAIG, GODRERGRAIG, SWANSEA, SA9

Moving You

Moving You – South Wales

07717661188

andy.oneill@moving-you.co.uk

www.moving-you.co.uk



Introduction

Our Comments



Hi,

Here is some further information on the property.

We hope this information helps, if you are interested in arranging a viewing or making an offer on the property, you can call me on my mobile 07717661188.

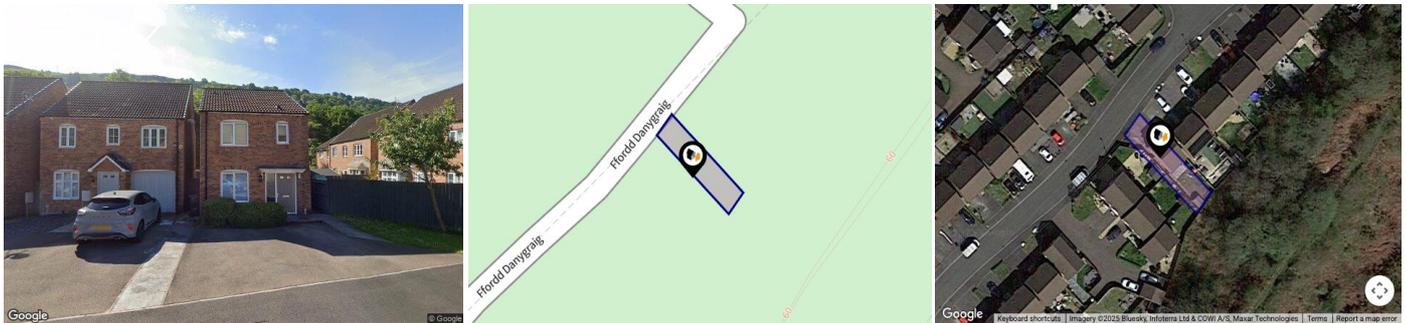
Kind Regards

Andy O'Neill

Personal Estate Agent

Moving You

Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	796 ft ² / 74 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,170		
Title Number:	CYM570347		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



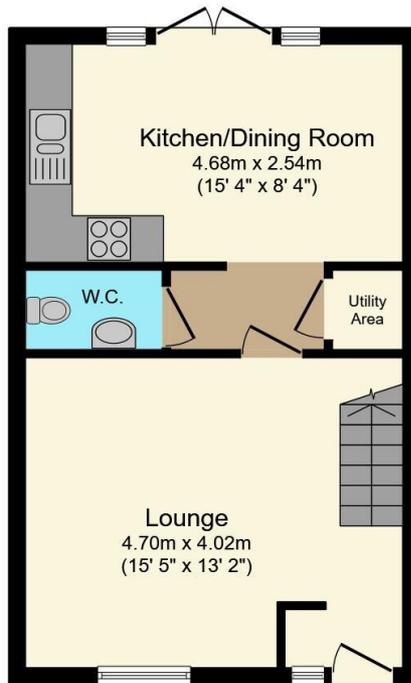
Gallery Photos



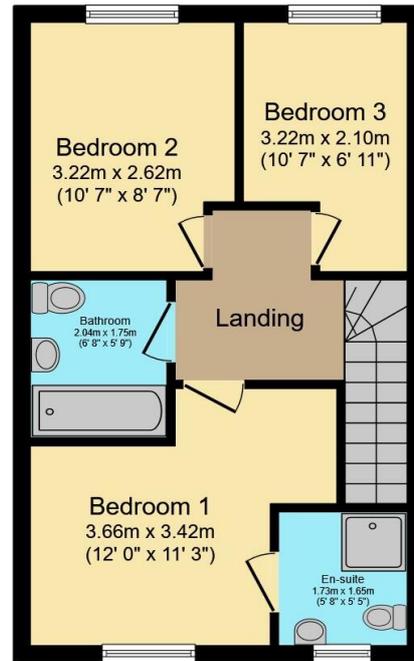
Gallery Photos



FFORDD DANYGRAIG, GODRERGRAIG, SWANSEA, SA9



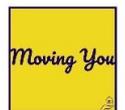
Ground Floor
Floor area 38.8 sq.m. (417 sq.ft.)



First Floor
Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 77.5 sq.m. (834 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property EPC - Certificate



GODRE'R GRAIG, SA9

Energy rating

C

Valid until 17.08.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	← 77 c	← 79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Average thermal transmittance 0.32 W/m ² K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.14 W/m ² K
Roof Energy:	Very good
Window:	High performance glazing
Window Energy:	Very good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Average thermal transmittance 0.20 W/m ² K
Floors Energy:	Very good
Secondary Heating:	None
Air Tightness:	Air permeability 8.0 m ³ /h.m ² (assessed average)
Air Tightness Energy:	Average
Total Floor Area:	73 m ²

Market Sold in Street



13, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date: 22/11/2024
Last Sold Price: £222,000

27, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	01/03/2024	28/09/2018	12/06/2014	15/05/2012
Last Sold Price:	£194,000	£122,500	£108,000	£104,995

19, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	10/08/2023	24/05/2021
Last Sold Price:	£246,000	£189,995

5, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	16/03/2023	21/09/2020	10/09/2010
Last Sold Price:	£200,000	£176,000	£124,999

44, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	29/09/2021	28/01/2016	25/05/2012
Last Sold Price:	£172,500	£133,000	£129,995

29, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	25/06/2021	29/06/2012
Last Sold Price:	£155,000	£99,995

42, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	30/03/2021	08/06/2012
Last Sold Price:	£185,000	£159,995

23, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	04/12/2018	24/02/2012
Last Sold Price:	£142,000	£121,595

16, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date: 16/11/2018
Last Sold Price: £140,000

28, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	03/08/2018	02/05/2014	03/08/2012
Last Sold Price:	£150,000	£121,000	£129,995

9, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	16/02/2018	06/07/2010
Last Sold Price:	£145,995	£132,995

7, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	30/01/2017	21/09/2010
Last Sold Price:	£134,000	£121,000

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

Market Sold in Street



12, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	02/09/2016	08/05/2009
Last Sold Price:	£117,000	£89,000

36, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	05/12/2014	22/06/2012
Last Sold Price:	£147,500	£145,000

22, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	14/08/2013	17/10/2012
Last Sold Price:	£127,000	£132,495

4, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	31/01/2013
Last Sold Price:	£155,000

17, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	07/12/2012
Last Sold Price:	£149,995

24, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	16/11/2012
Last Sold Price:	£121,995

20, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	28/09/2012
Last Sold Price:	£134,995

26, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	17/08/2012
Last Sold Price:	£129,995

32, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	29/06/2012
Last Sold Price:	£129,995

34, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	29/06/2012
Last Sold Price:	£149,995

46, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	29/06/2012
Last Sold Price:	£149,995

38, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date:	25/06/2012
Last Sold Price:	£129,995

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

Market Sold in Street



48, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date: 15/06/2012
Last Sold Price: £118,000

21, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date: 08/06/2012
Last Sold Price: £126,995

25, Ffordd Danygraig, Swansea, SA9 2BH

Last Sold Date: 27/04/2012
Last Sold Price: £129,995

14, Ffordd Danygraig, Swansea, SA9 2BH

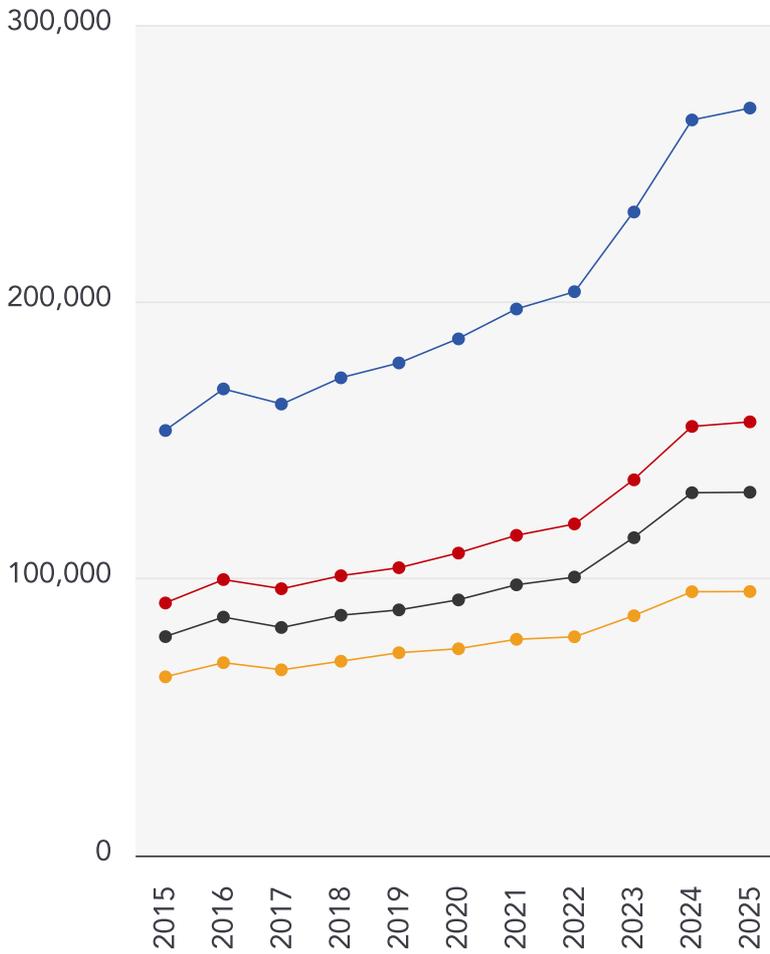
Last Sold Date: 18/06/2010
Last Sold Price: £126,495

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 SA9



Detached

+75.87%

Semi-Detached

+71.72%

Terraced

+65.94%

Flat

+47.73%

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.

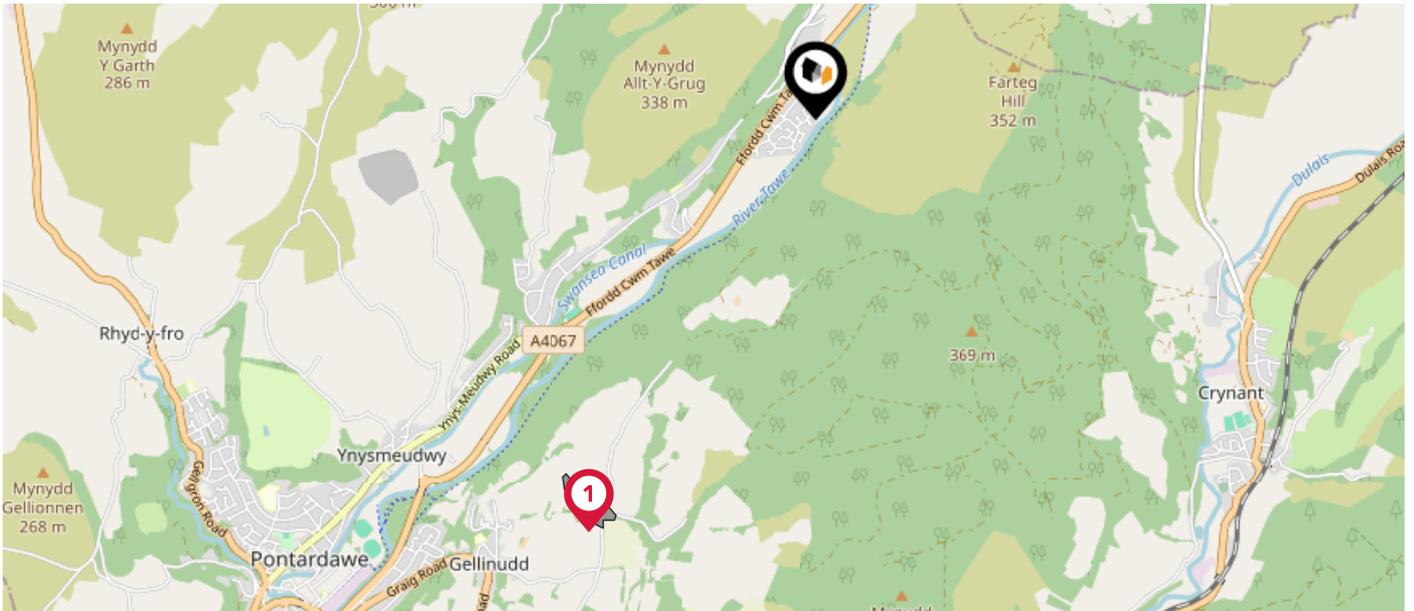
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



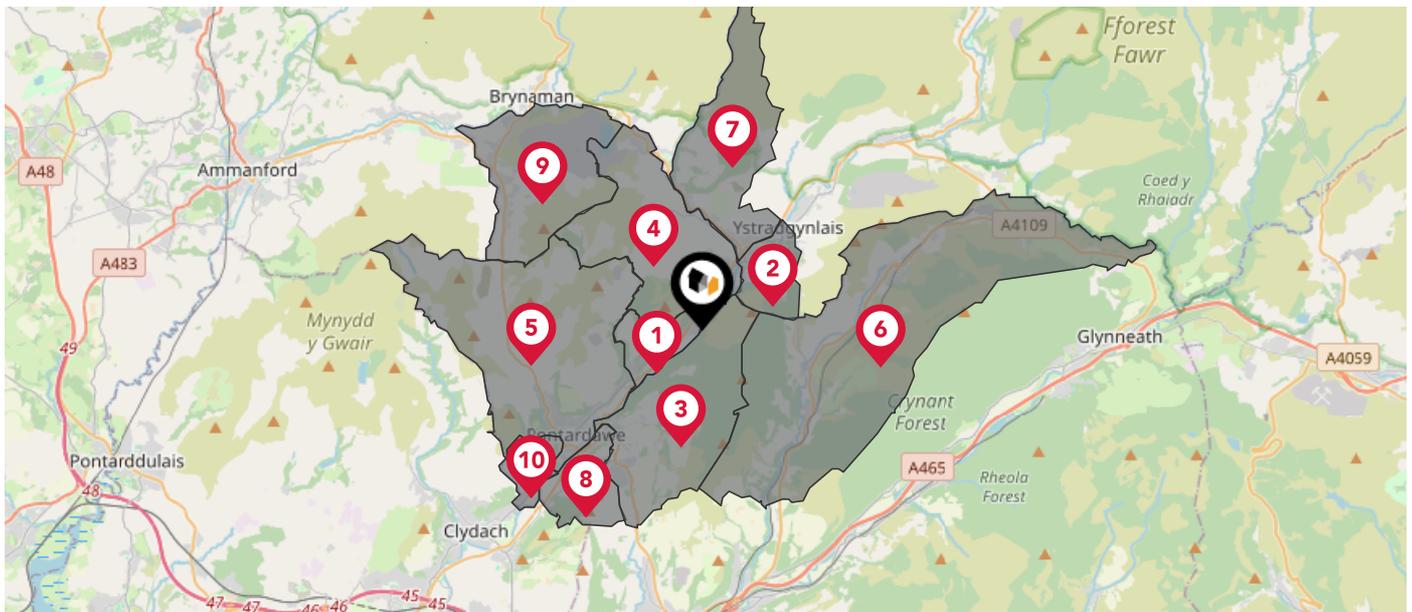
Cilybebyll

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

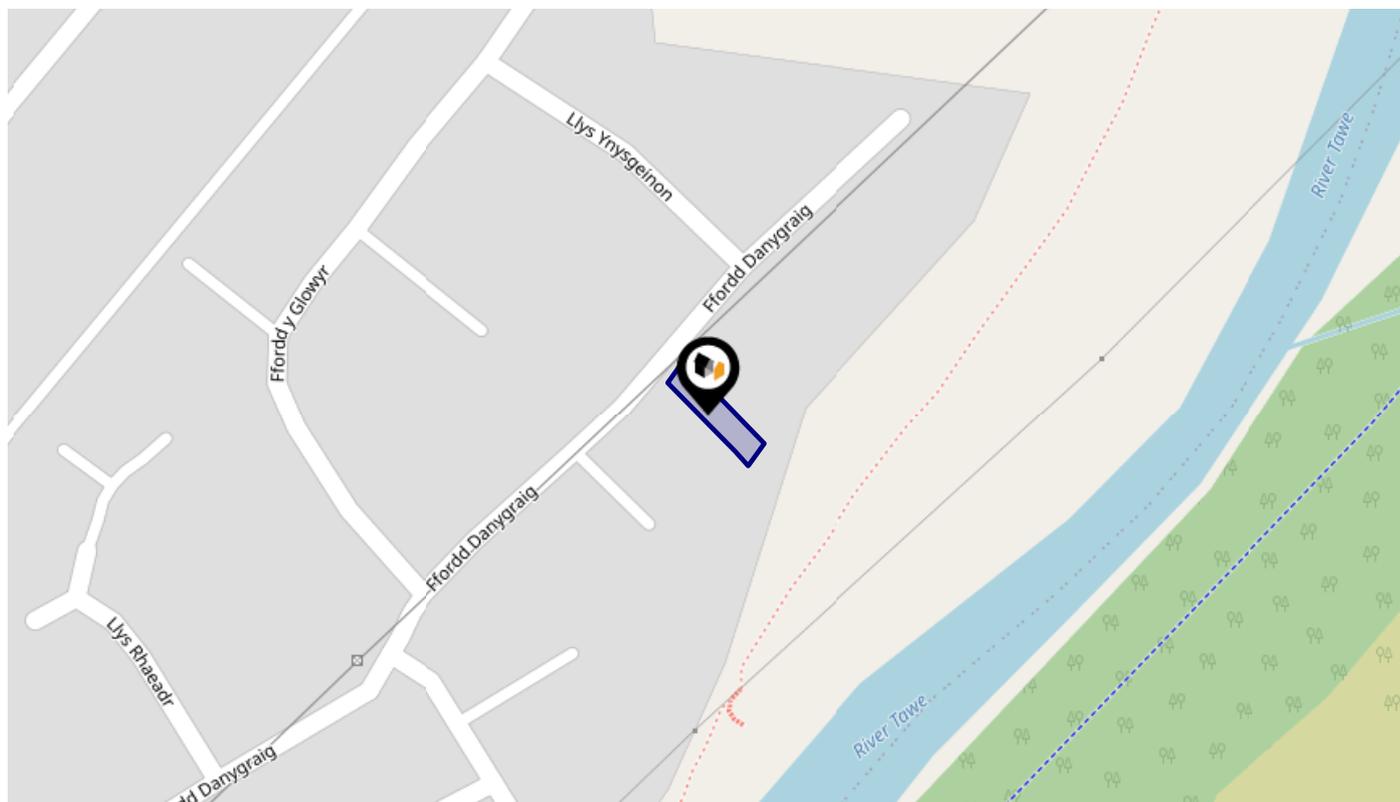
-  Godre'r Graig ED
-  Ynyscedwyn ED
-  Rhos ED
-  Cwmllynfell and Ystalyfera ED
-  Pontardawe ED
-  Crynant, Onllwyn and Seven Sisters ED
-  Cwm-twrch ED
-  Allt-wen ED
-  Gwaun-Cae-Gurwen and Lower Brynamman ED
-  Trebanos ED

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:

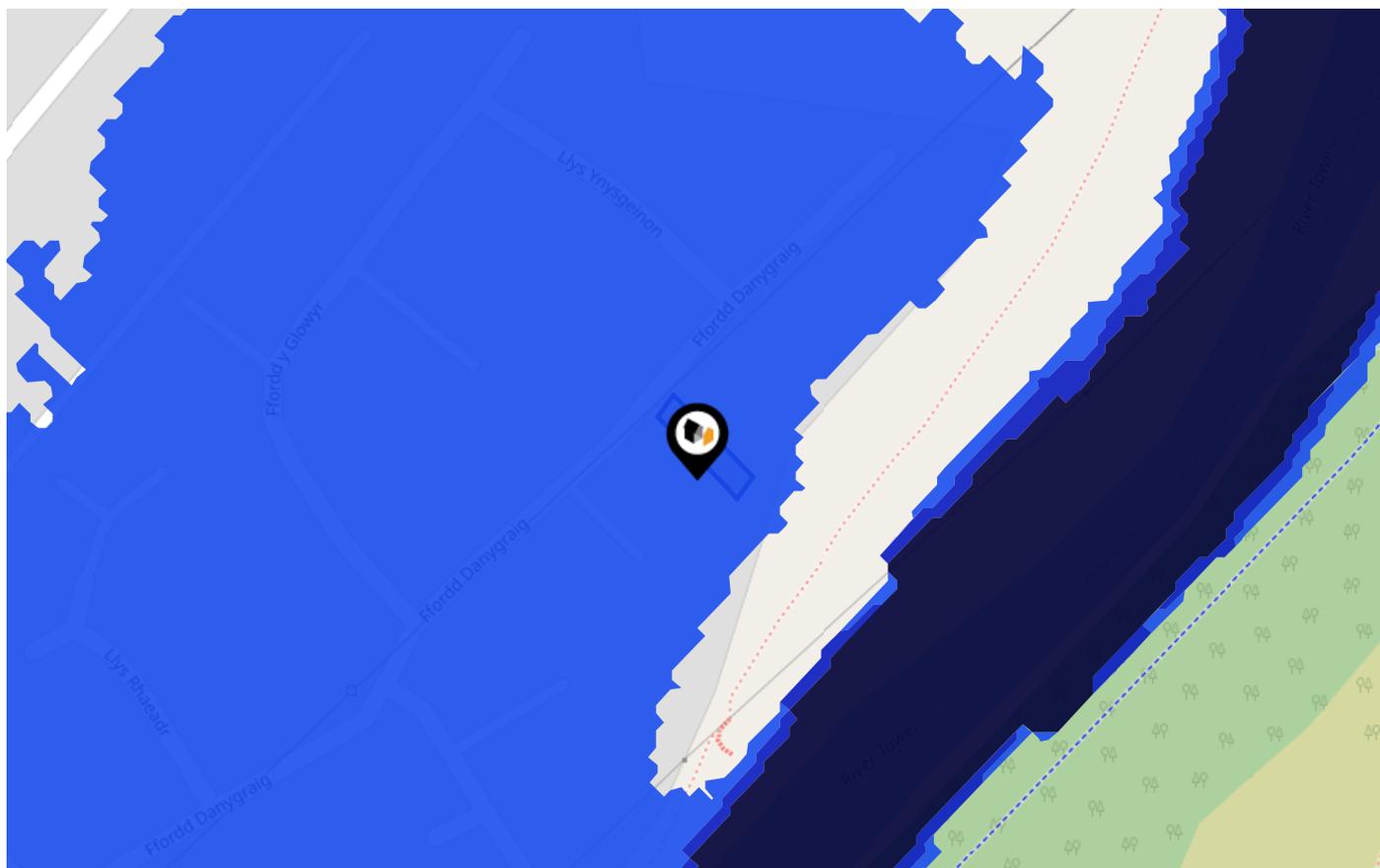
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers Flood Risk



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.

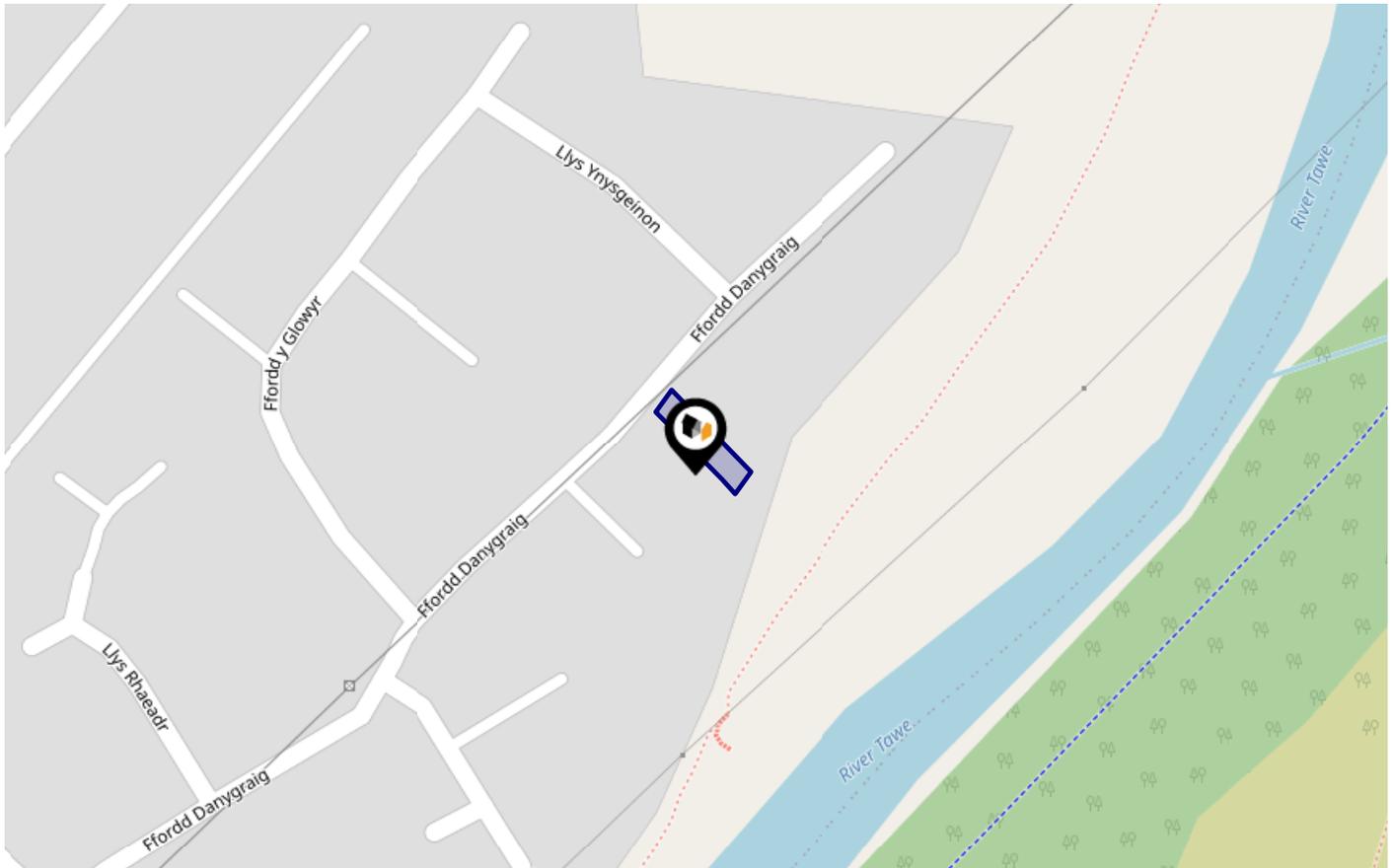
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

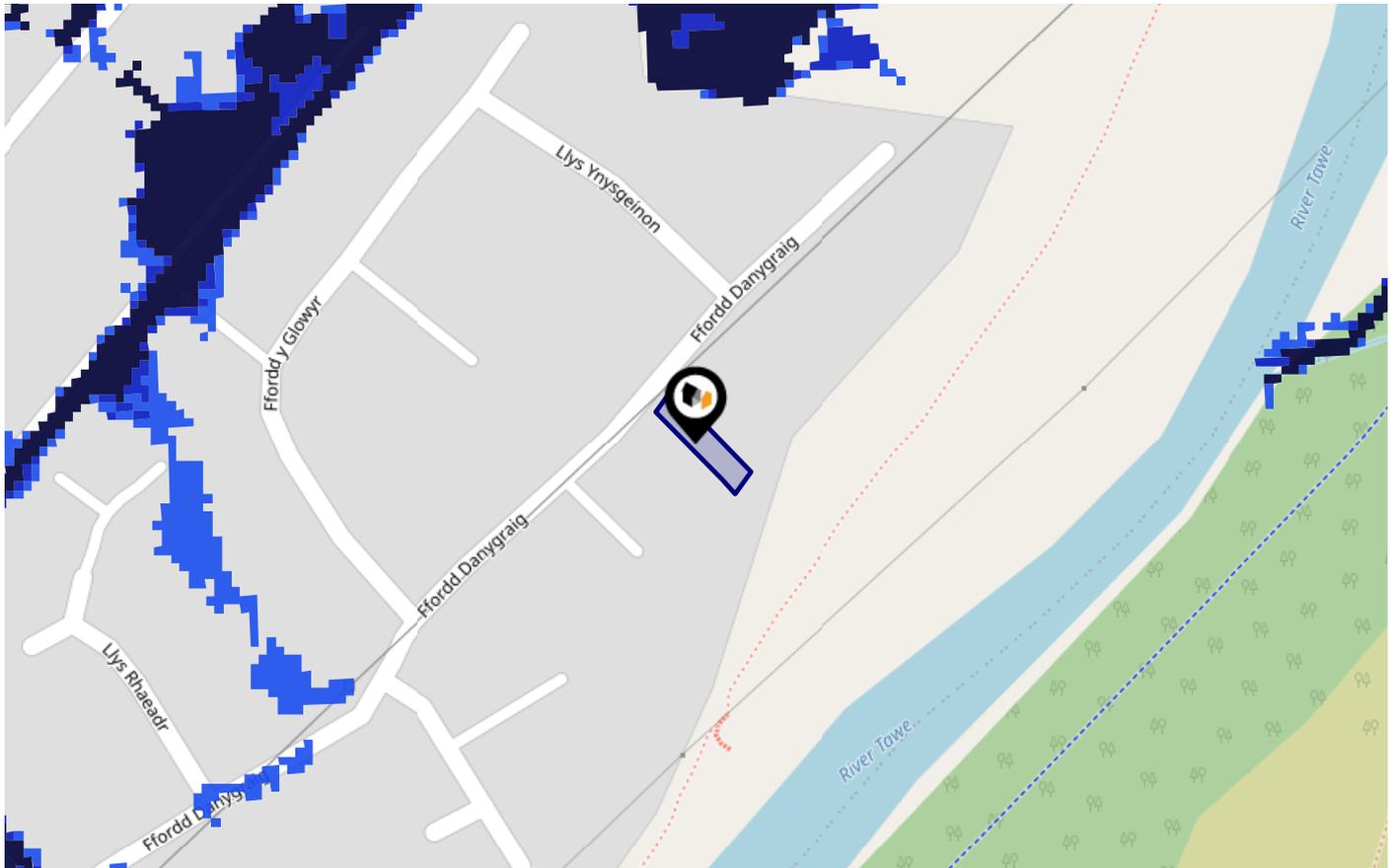
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 200 (0.5%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) 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

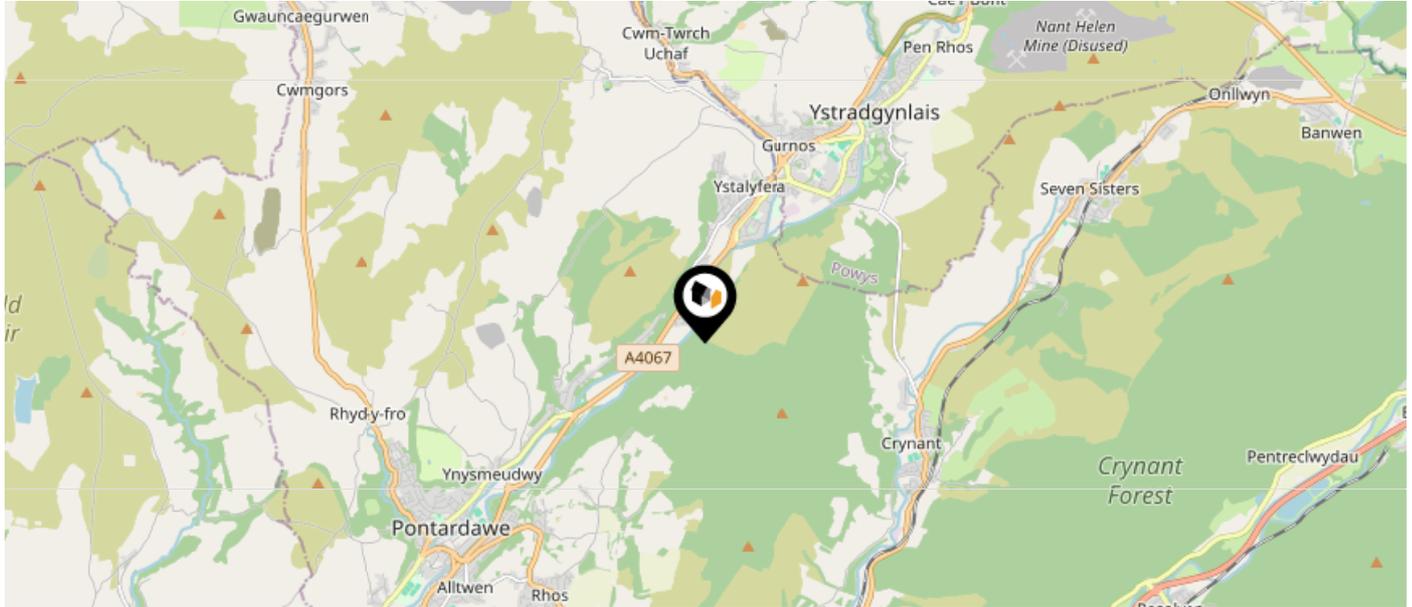
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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 200 (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

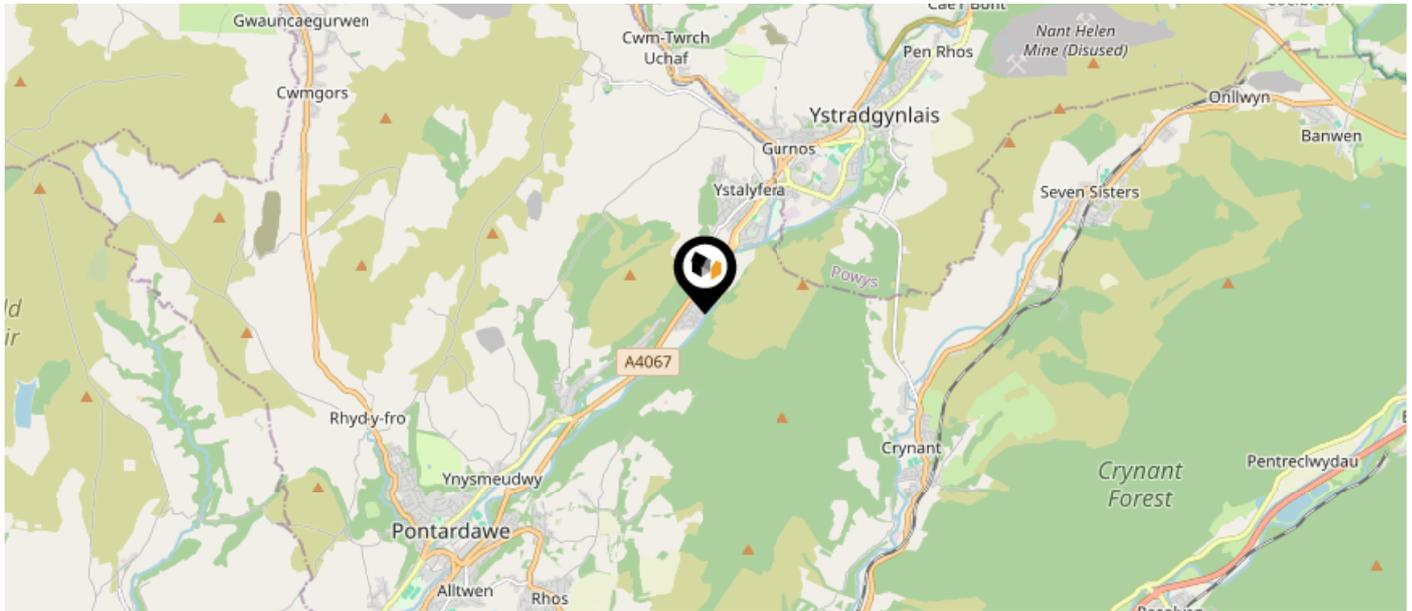
No data available.

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

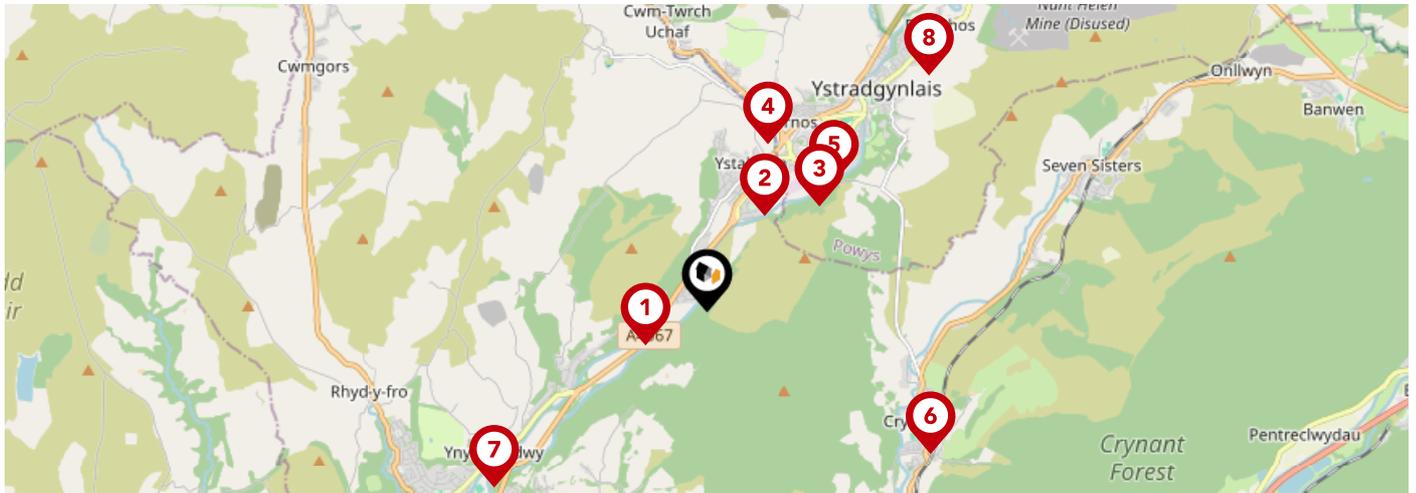
Listed Buildings



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
	80812 - No 40 Graig Road	Grade II	0.2 miles
	80813 - No 41 Graig Road	Grade II	0.2 miles
	11212 - Slag Wall At W End Of Glanyravon	Grade II	0.6 miles
	80810 - Canal Overbridge At Cwm-tawe-isaf	Grade II	1.1 miles

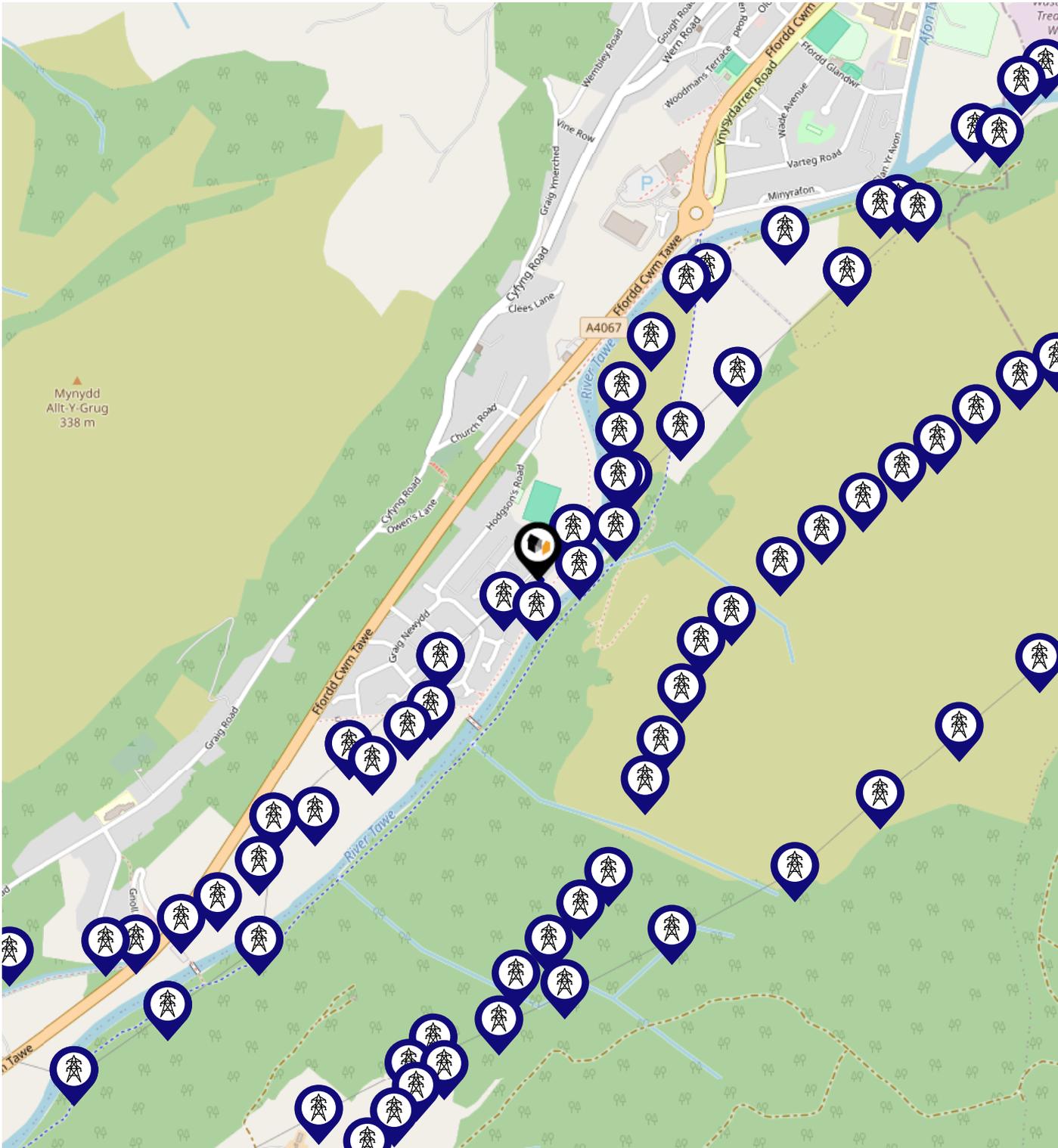


	Nursery	Primary	Secondary	College	Private
<p>1 Godre'rgraig Primary School Ofsted Rating: Good Pupils:0 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ysgol Gymraeg Ystalyfera Bro Dur Ofsted Rating: Not Rated Pupils:0 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ysgol Bro Tawe Ofsted Rating: Good Pupils:0 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Ysgol Gymraeg Dyffryn Y Glowyr Ofsted Rating: Not Rated Pupils:0 Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ysgol Maes-Y-Dderwen Ofsted Rating: Adequate Pupils:0 Distance:1.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Creunant Primary School Ofsted Rating: Adequate Pupils:0 Distance:2.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Llangiwg Primary School Ofsted Rating: Good Pupils:0 Distance:2.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ysgol Golwg y Cwm Ofsted Rating: Good Pupils:0 Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Rhos Primary School Ofsted Rating: Adequate Pupils:0 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YGG Pontardawe Ofsted Rating: Good Pupils:0 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rhydyfro Primary School Ofsted Rating: Good Pupils:0 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alltwen Primary School Ofsted Rating: Good Pupils:0 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cwmtawe Community School Ofsted Rating: Excellent Pupils:0 Distance:3.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YGGD Cwmllynfell Ofsted Rating: Not Rated Pupils:0 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	YGG Blaendulais Ofsted Rating: Not Rated Pupils:0 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blaendulais Primary School Ofsted Rating: Good Pupils:0 Distance:3.71	<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

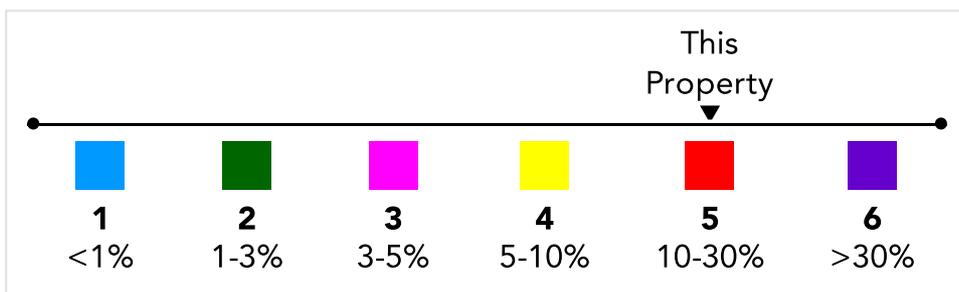
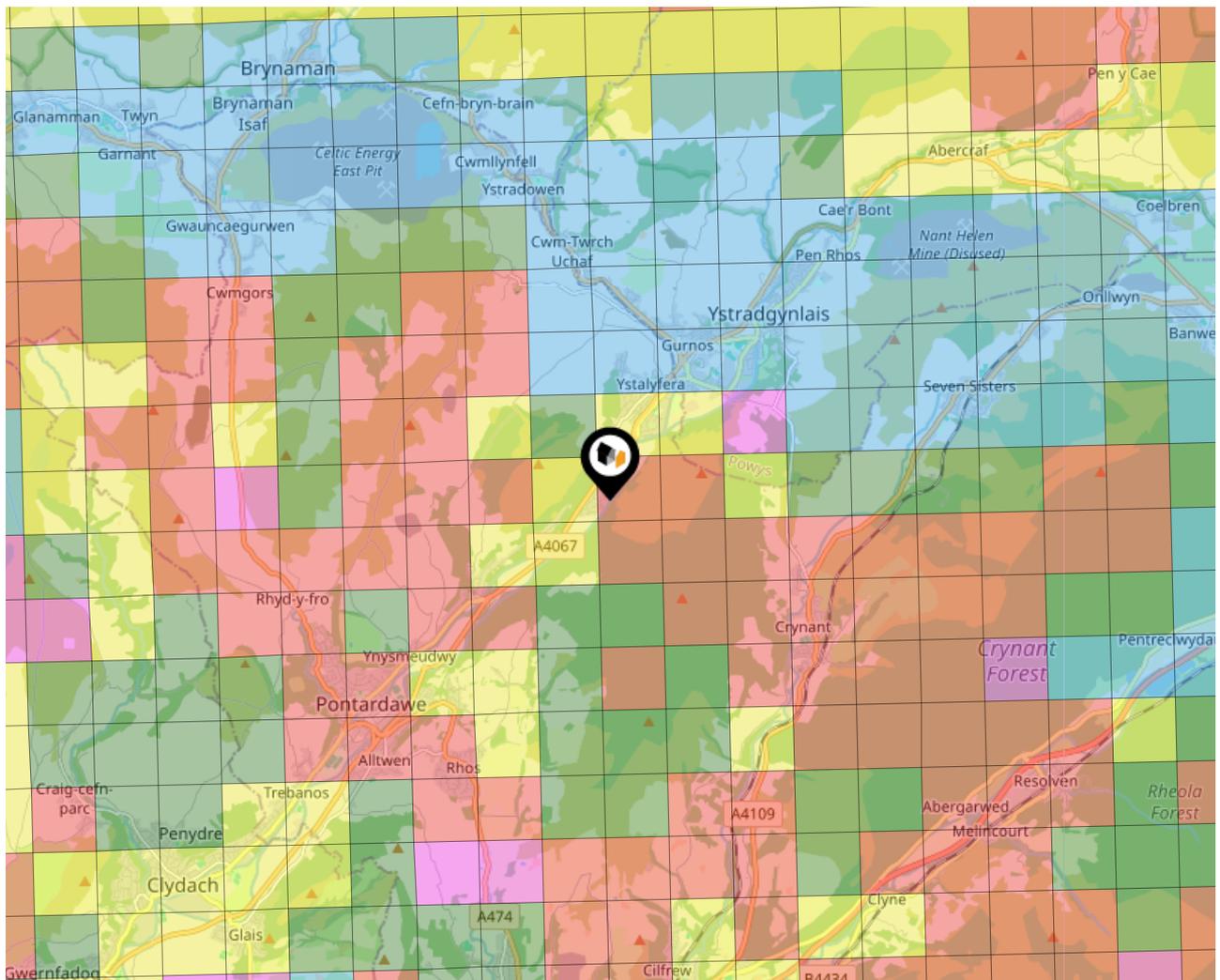
Environment

Radon Gas

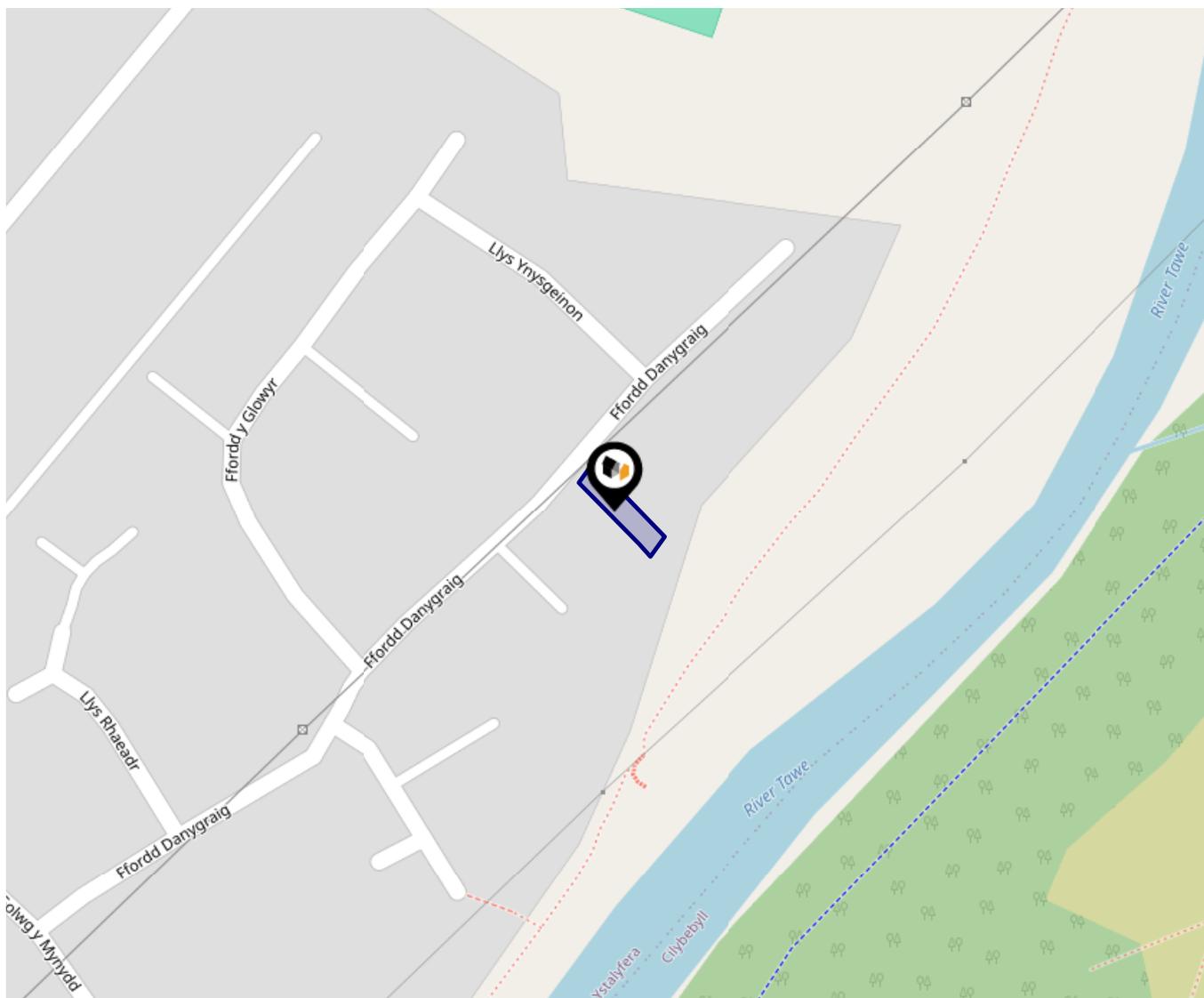


What is Radon?

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



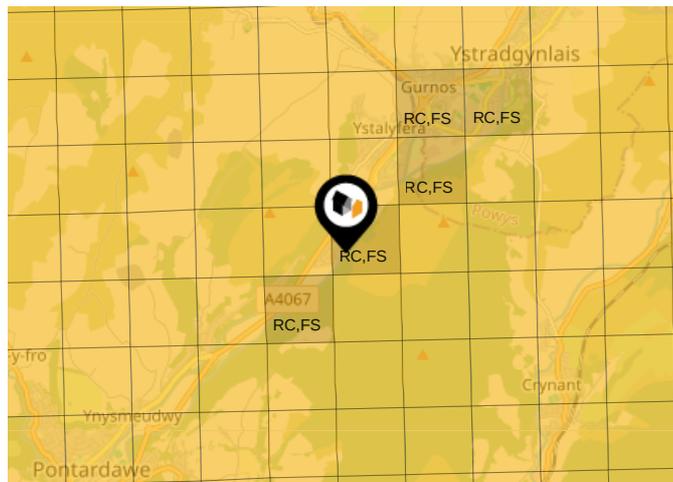
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

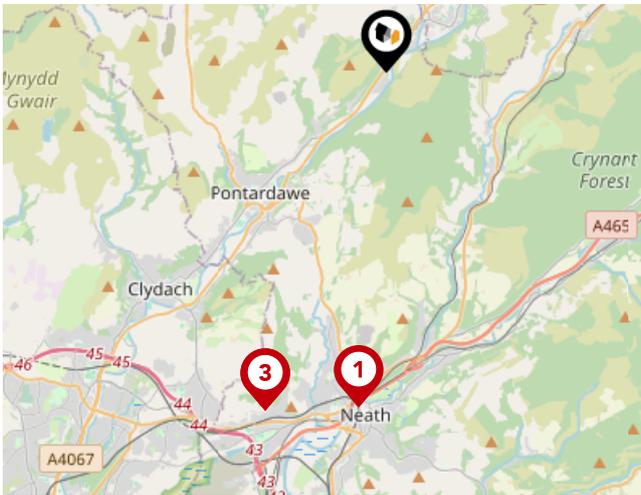
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

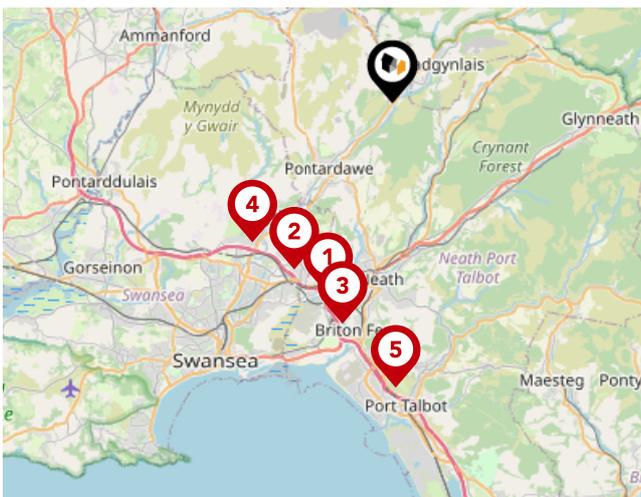
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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	Neath Rail Station	6.21 miles
2	Skewen Rail Station	6.61 miles
3	Skewen Rail Station	6.63 miles



Trunk Roads/Motorways

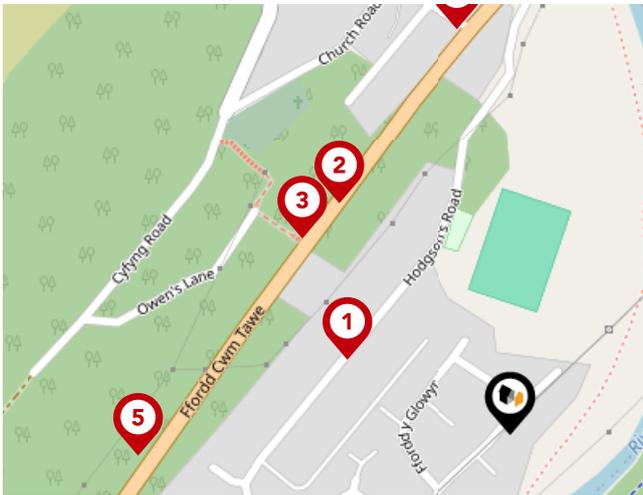
Pin	Name	Distance
1	M4 J43	7.47 miles
2	M4 J44	7.1 miles
3	M4 J42	8.32 miles
4	M4 J45	7.19 miles
5	M4 J41	10.48 miles



Airports/Helipads

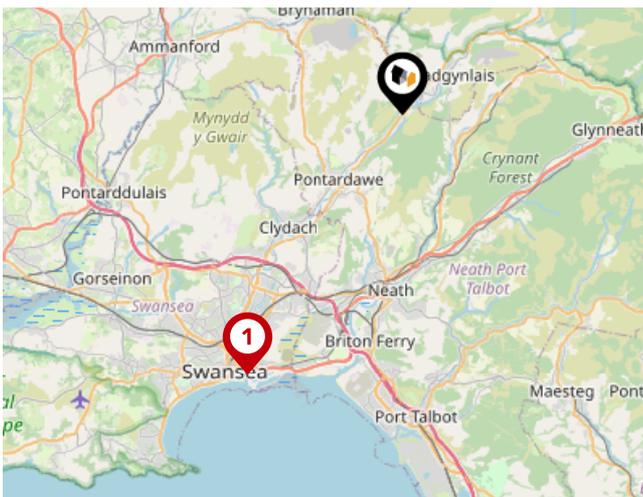
Pin	Name	Distance
1	Fairwood Common	15.62 miles
2	Cardiff Airport	31.32 miles
3	Felton	53 miles
4	Bristol Airport	53 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hodgson's Road	0.1 miles
2	Glan-yr-Avon	0.16 miles
3	Glan-yr-Avon	0.16 miles
4	Pantyyfynon Terrace	0.24 miles
5	Graig Newydd Estate	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Swansea Queens Dock Ferry Terminal	11.15 miles

Moving You About Us



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.

Exceeding your expectations

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.

Moving You Testimonials



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

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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