



120 St Teilo Street, Pontarddulais, Swansea, West Glamorgan SA4 8RE

Offers invited in the region of £79,000

Property Features

- Retail premises
- Shop area with display window
- Rear yard with pedestrian gate to lane
- First floor storage or living accommodation (STPC)
- Two storey mid terrace
- Popular trading position
- Freehold with vacant possession
- In need of some updating

Property Summary

A two storey mid terraced retail shop premises with storage/living accommodation (subject to planning) on the first floor. Rear yard with pedestrian access to lane off Cambrian Place. Up until recently the shop has been used as a gentleman's barber. The property does require some updating.



Full Details

Description

A two storey mid terraced retail shop premises with storage/living accommodation (subject to planning) on the first floor. Rear yard with pedestrian access to lane off Cambrian Place. Up until recently the shop has been used as a gentleman's barber. The property does require some updating.

Situation

In our opinion this property is located within a good trading position on St Teilo Street in the heart of Pontardulais Town.

GROUND FLOOR

The Shop

Approx. 11' 9" x 11' 11" max. (3.58m x 3.63m) Picture display window. Inset shelving. Overhead heater (not tested). Spotlights.

Door to stairs leading first floor and

Store Room/Sitting Room

Approx. 10' 3" x 12' 2" (3.12m x 3.71m) Open tiled fireplace. Cupboard under stairs.

Door to: -

Kitchen

Approx. 7' 4" x 5' 10" (2.24m x 1.78m) Sink unit. Worktop and base unit. Cooker box.

Door to rear yard.

First Floor

Landing

Bathroom

Panelled bath, pedestal washbasin, w.c. Airing cupboard. Frosted glass window.

Storage or Bedroom No. 1 (Front Room)





Storage or Bedroom No. 2

6' 2" x 10' 4" (1.88m x 3.15m)

Outside

Rear Yard

Old Coal Shed.

Pedestrian access to rear lane off Cambrian Place.

Rates

Rateable Value £4,100.00

Rates Payable £2,193.50 per annum

Tenure

Freehold with vacant possession. Land Registry Title No. CYM110512

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any).

Services

Mains water, electricity and drainage.

Note

Enquiries as to any planning matters please contact the Planning Department at The City and County of Swansea, County Hall, Oystermouth Road, Swansea. Tel: 01792 636000

Vendors Covenant

The vendor will at his own expense: -

1. Block off the outside w.c. which belongs to No. 118 St Teilo Street.
2. Yard gate from No. 118 St Teilo Street into No. 120 St Teilo Street to be removed and wall reinstated (concrete block). The above works to be carried out within two months after completion.

Viewing

Strictly by appointment with the sole selling agents.



Energy performance certificate (EPC)

120 St. Teilo Street
Pontarddulais
SWANSEA
SA4 8RE

Energy rating

E

Valid until: **28 April 2028**

Certificate number: **0240-9969-0338-0510-4070**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

60 square metres

Rules on letting this property

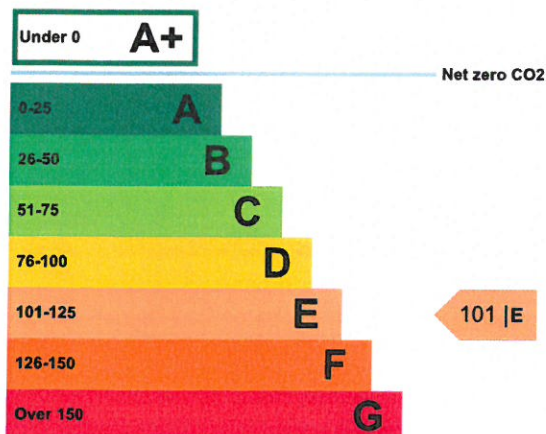
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

88 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

110.41

Primary energy use (kWh/m² per year)

646

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9907-4014-0683-0400-5921\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Phil Stacey
Telephone	01443 442840
Email	staceysurveys@aol.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201594
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Stacey Surveys Ltd
Employer address	347 Brithweunydd Road, Trealaw, Tonypandy, CF40 2NY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 April 2018
Date of certificate	29 April 2018

Energy performance certificate (EPC) recommendation report

120 St. Teilo Street
Pontarddulais
SWANSEA
SA4 8RE

Report number
9907-4014-0683-0400-5921

Valid until
28 April 2028

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Improve insulation on HWS storage.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Consider installing an efficient heating/hot water system/s with full controls. (Type of system/s and controls dependant on use of building)	Medium
Consider fitting PIR occupancy sensors to areas of low usage throughout the building. PIR (Passive Infrared Sensor) is an electronic sensor that measures infrared (IR) light radiating from objects in its field of view, and then trigger lights to be switched on in that area of use.	Medium
Consider fitting LED lighting to all outlets. LED lighting would be good alternative with a LED's having a much higher efficiency.	Medium

Property and report details

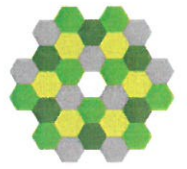
Report issued on	29 April 2018
Total useful floor area	60 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.4.b, SBEM, v5.4.b.0

Assessor's details

Assessor's name	Phil Stacey
Telephone	01443 442840
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Assessor ID	QUID201594
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

HM Land Registry
Official copy of
title plan

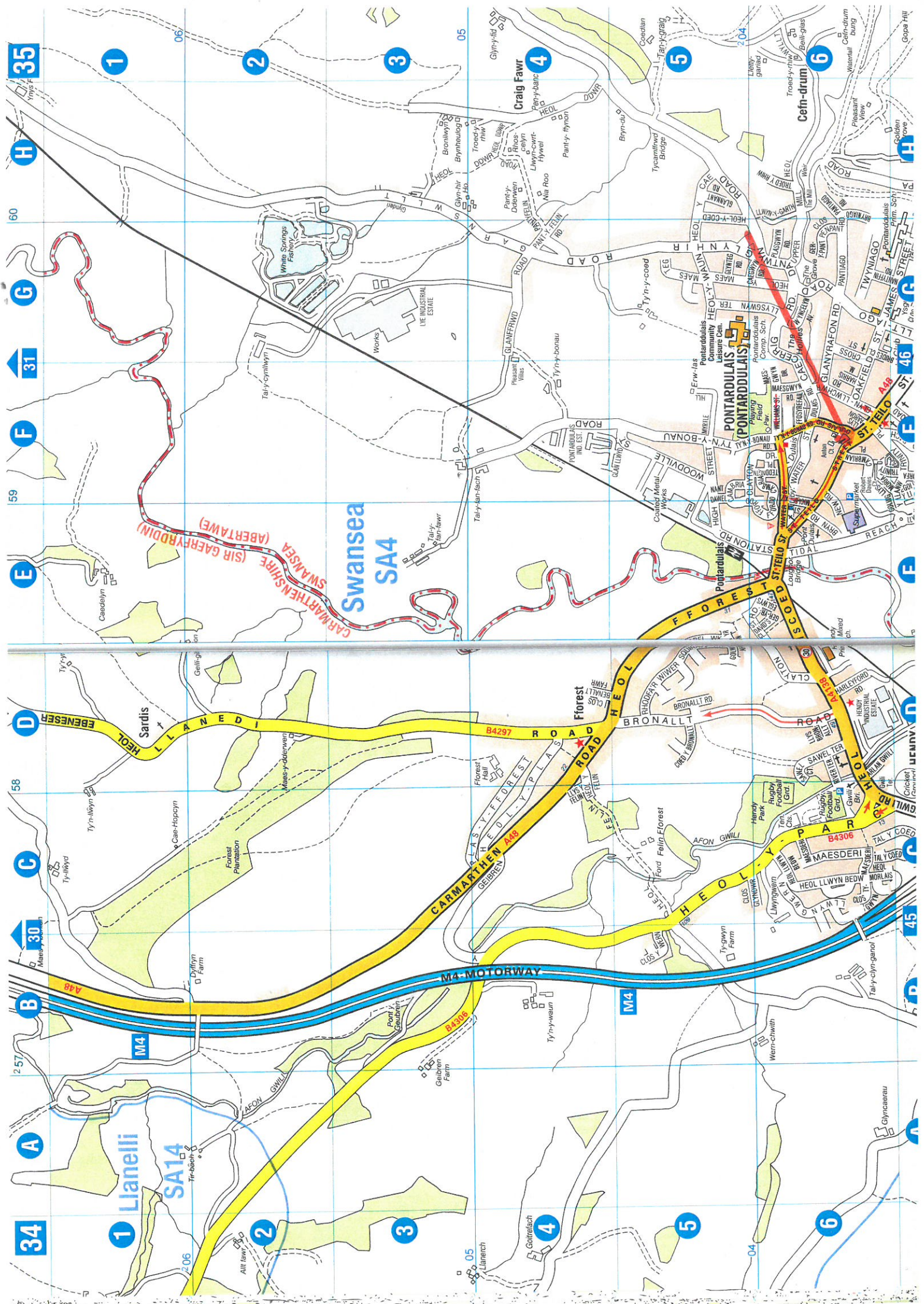
Title number **CYM110512**
Ordnance Survey map reference **SN5903NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Swansea / Abertawe**



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Llanelli
SA14

Swansea
SA4

Pontardulais
(PONTARDULAIS)

CARMARTHENSIRE (SIR GAERFRODIN)
SWANSEA (ABERTAWNE)

CARMARTHEN A48

M4 MOTORWAY

Forest
ROAD

HEOL
ROAD

HEOL
PAR

Cefn-drum

Craig Fawr

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