



10 Clordir Road, Pontlliw, Swansea SA4 9EY

Open to offers in the region of £195,000 For Sale

Property Features

- Detached Bungalow 2-3 Bedrooms
- In need of modernisation and updating
- Located in the village of Pontlliw
- Generous sized enclosed rear garden
- Garage and off road parking
- Good access to M4 at Junction 47

Property Summary

A detached 2-3 bedrooomed bungalow in its own generous sized grounds which does however require some updating and modernisation. The property has the benefit of a single car garage with driveway providing ample off road parking. Lawned garden to front, further enclosed private lawned garden to rear with mature hedge boundaries, feature central and side flower borders with patio natural stoned surround.



Full Details

Description

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Situation

In the village of Pontlliw being about 9 miles from the City of Swansea.

Directions

From Penllergaer take the A48 road signposted to Pontlliw/Pontardulais. Proceed through Pontlliw until reaching the traffic lights. Take first left at lights onto Clordir Road and the property can be found on the right hand side.

The Accommodation

Single glazed windows throughout. Venetian blinds throughout. No central heating system.
Entrance Porch. Stained glass door and side panels to: -

Hallway

Airing cupboard. 2 No. storage cupboards. Wall lights. Display shelving. Access to loftspace

Bedroom No. 1

Approx. 10' 11" x 11' 11" (3.33m x 3.63m) Fitted wall lights. Overlooking front garden

Bedroom No. 2

9' 11" x 11' 6" (3.02m x 3.51m) Overlooking rear garden

Lounge or Bedroom No. 3

11' 11" x 12' 1" (3.63m x 3.68m) With tiled fireplace. Wall lights. Front room



Bathroom

A pink suite comprising a panelled bath, pedestal wash basin and w.c. Towel rail. Bathroom mirror. Wall mounted electric fire. Pull switch

Glass panelled door from hallway to: -

Sitting Room

Approx. 11' 5" x 12' 0" (3.48m x 3.66m) (Excluding Bay) Tiled fireplace. Window to side

Glass panelled door to: -

Kitchen/Breakfast Room

Approx. 7' 8" x 9' 0" (2.34m x 2.74m) Double drainer sink unit. Fitted base units. Part tiled. Rayburn solid fuel cooker which also heats hot water. Two fitted storage cupboards. Double glazed UPVC door to rear garden

Note

In our opinion the accommodation could be extended to a dormer in the attic subject to obtaining the necessary planning consent.

Outside

Garage/Coalshed

Single car garage and separate adjoining coalshed of brick construction under a corrugated asbestos sheeted roof. Up and over door to garage. Mounted water tap.

Driveway

Off road parking

Timber Garden Shed

Front Garden

Dwarf wall boundary. Mainly laid to lawn with central patio type feature. Further pedestrian side access

Rear Garden

Laid to lawn with mature hedge boundaries, feature central and side flower borders with patio natural stone surround





Services

Mains water, electricity and drainage

Council Tax

City & County of Swansea Band D - Approx. £1873.55 per annum

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Tenure

Freehold with vacant possession. Land Registry Title No. CYM466328

Viewing

Strictly by appointment with the sole agents.

Energy performance certificate (EPC)

10 Clodir Road
Pontlliw
SWANSEA
SA4 9EY

Energy rating

G

Valid until: 25 July 2033

Certificate number: 0310-2945-7230-2827-0881

Property type

Detached bungalow

Total floor area

74 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Solid fuel range cooker, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 17% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 725 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
 - Dwelling may be exposed to wind-driven rain
-

How this affects your energy bills

An average household would need to spend **£6,010 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £4,508 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,672 kWh per year for heating
- 7,259 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is G. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces **6 tonnes of CO₂**

This property produces **13.0 tonnes of CO₂**

This property's potential production **3.9 tonnes of CO₂**

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£244
2. Cavity wall insulation	£500 - £1,500	£966
3. Floor insulation (solid floor)	£4,000 - £6,000	£519
4. Insulate hot water cylinder with 80 mm jacket	£15 - £30	£402
5. Draught proofing	£80 - £120	£87

Step	Typical installation cost	Typical yearly saving
6. Low energy lighting	£25	£61
7. High heat retention storage heaters	£1,600 - £2,400	£1,728
8. Solar water heating	£4,000 - £6,000	£323
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£179
10. Solar photovoltaic panels	£3,500 - £5,500	£790

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Copp
Telephone	0791 2028215
Email	dave@southwaleships.com

Contacting the accreditation scheme

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

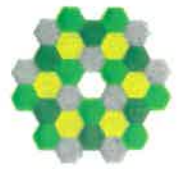
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/003191
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 July 2023
Date of certificate	26 July 2023
Type of assessment	RdSAP

HM Land Registry
Official copy of
title plan

Title number **CYM466328**
Ordnance Survey map reference **SN6101SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Swansea / Abertawe**



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