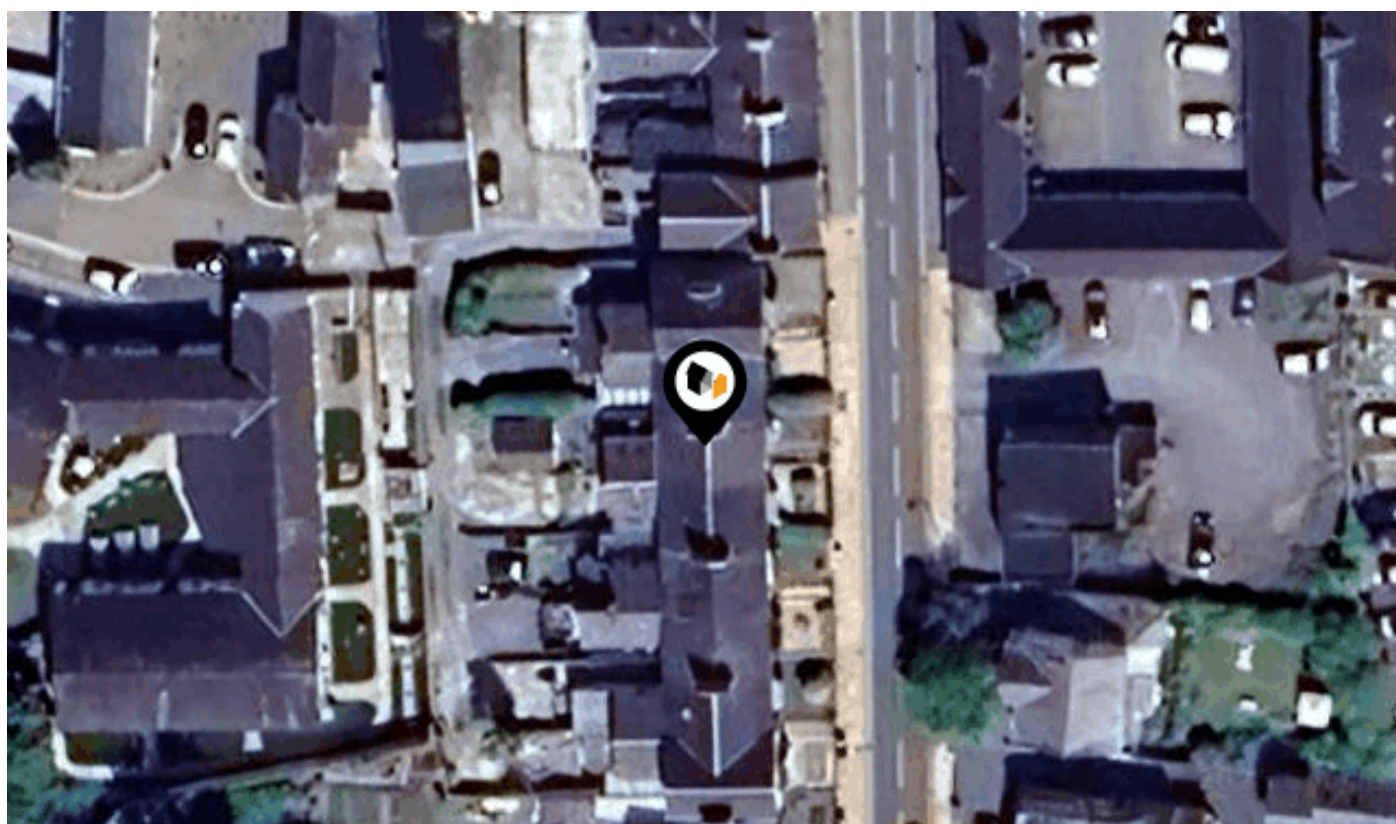




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 27th August 2025



3 CARADOG VILLAS, GLANHWFA ROAD, LLANGEFNI, LL77 7EN

Landwood Group

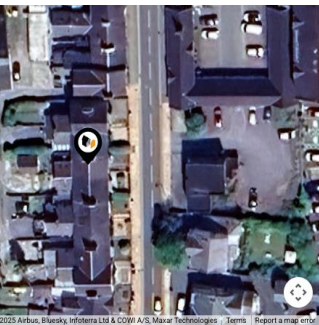
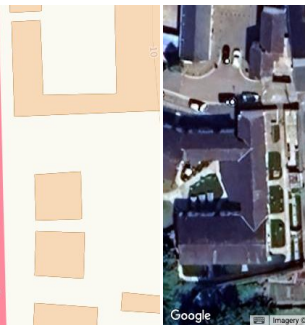
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced
Council Tax :	Band Deleted
UPRN:	200002644644

Local Area

Local Authority:	Isle of anglesey
Conservation Area:	Llangefni - Llangefni
Flood Risk:	
• Rivers	Very low
• Seas	Very low
• Surface Water	Very low





Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18	78	-
mb/s	mb/s	mb/s
		

Mobile Coverage:

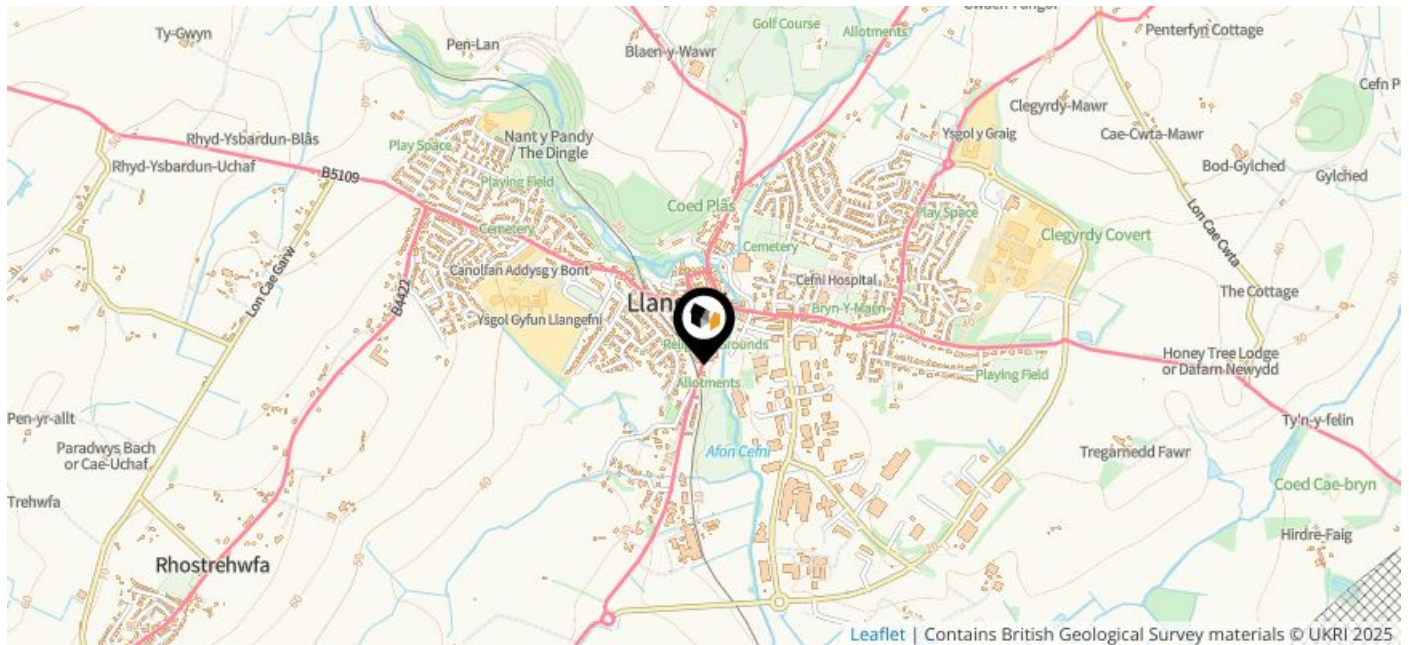
(based on calls indoors)

			
O ₂	EE	3	O

Satellite/Fibre TV Availability:

		
BT	sky	Virgin media

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.

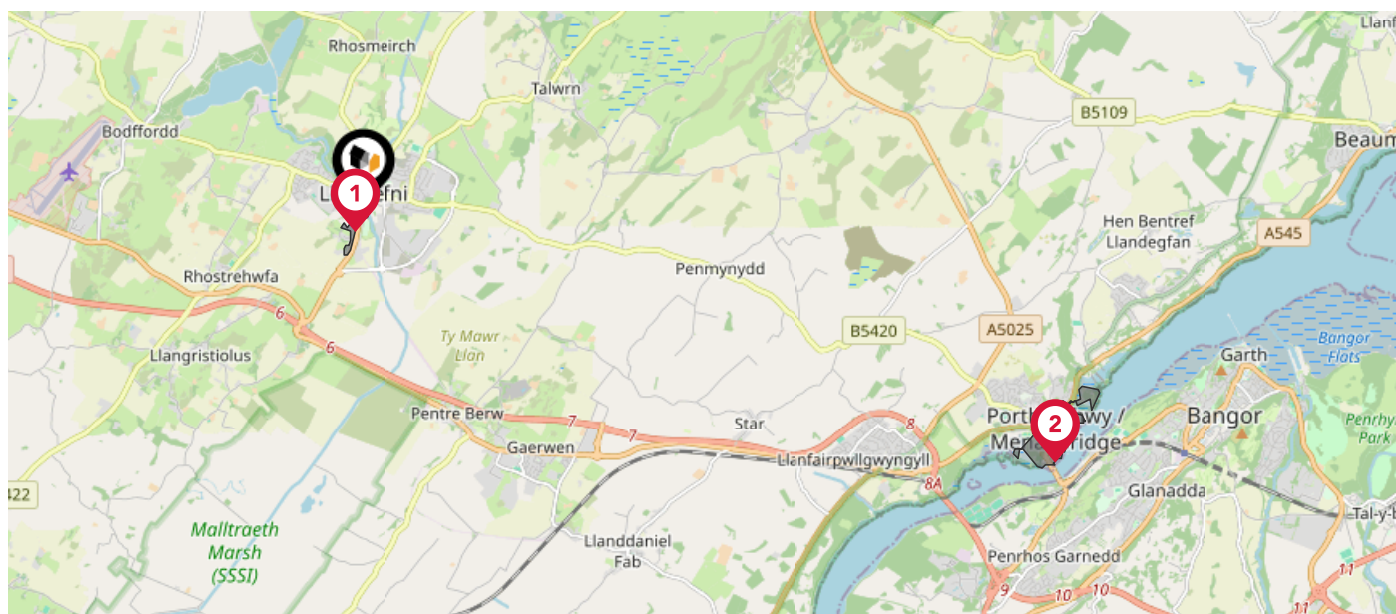
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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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



Llangefni - Llangefni



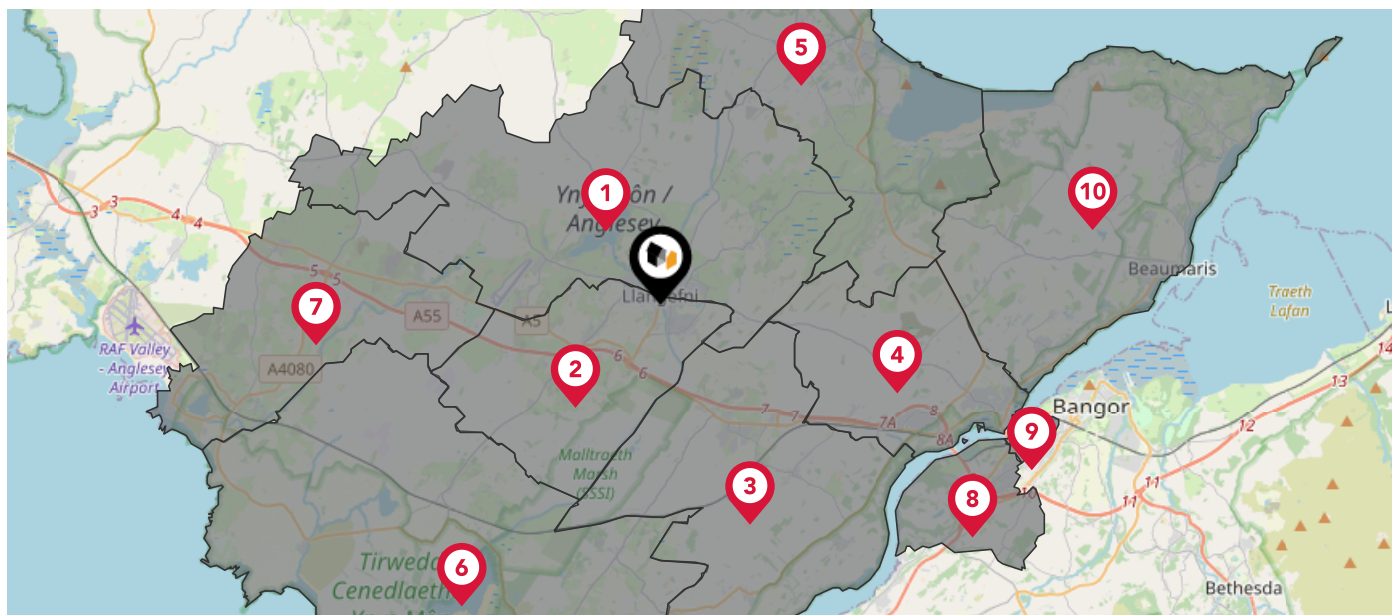
Menai Bridge - Porthaethwy

Maps

Council Wards

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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



Canolbarth Mon ED



Cefni ED



Bodowyr ED



Aethwy ED



Lligwy ED



Bro Aberffraw ED



Crigyll ED



Y Faenol ED



Glyder ED








Seiriol ED

The map shows Maes Bulkeley, North Wales. A red dashed line outlines a specific area. The 'Glanhwa Road' bus stop is marked with a black icon. The map includes streets like High Street, Stryd y Bont, and Llawr y Dref. Landmarks such as the Town Hall, Church of St. David, and various shops and cafes are labeled. A red dashed line indicates a specific area of interest.

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.

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:

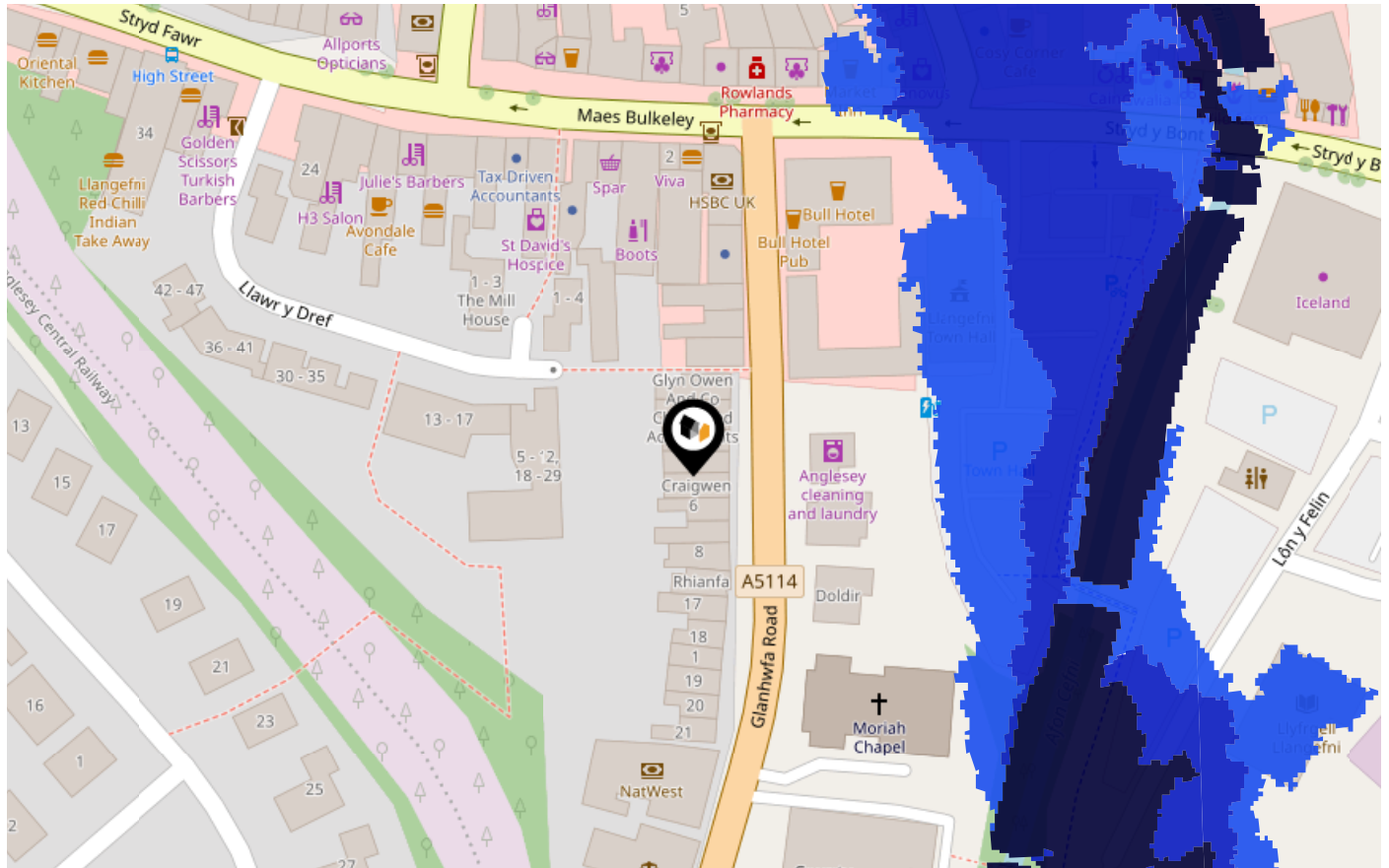
5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

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.

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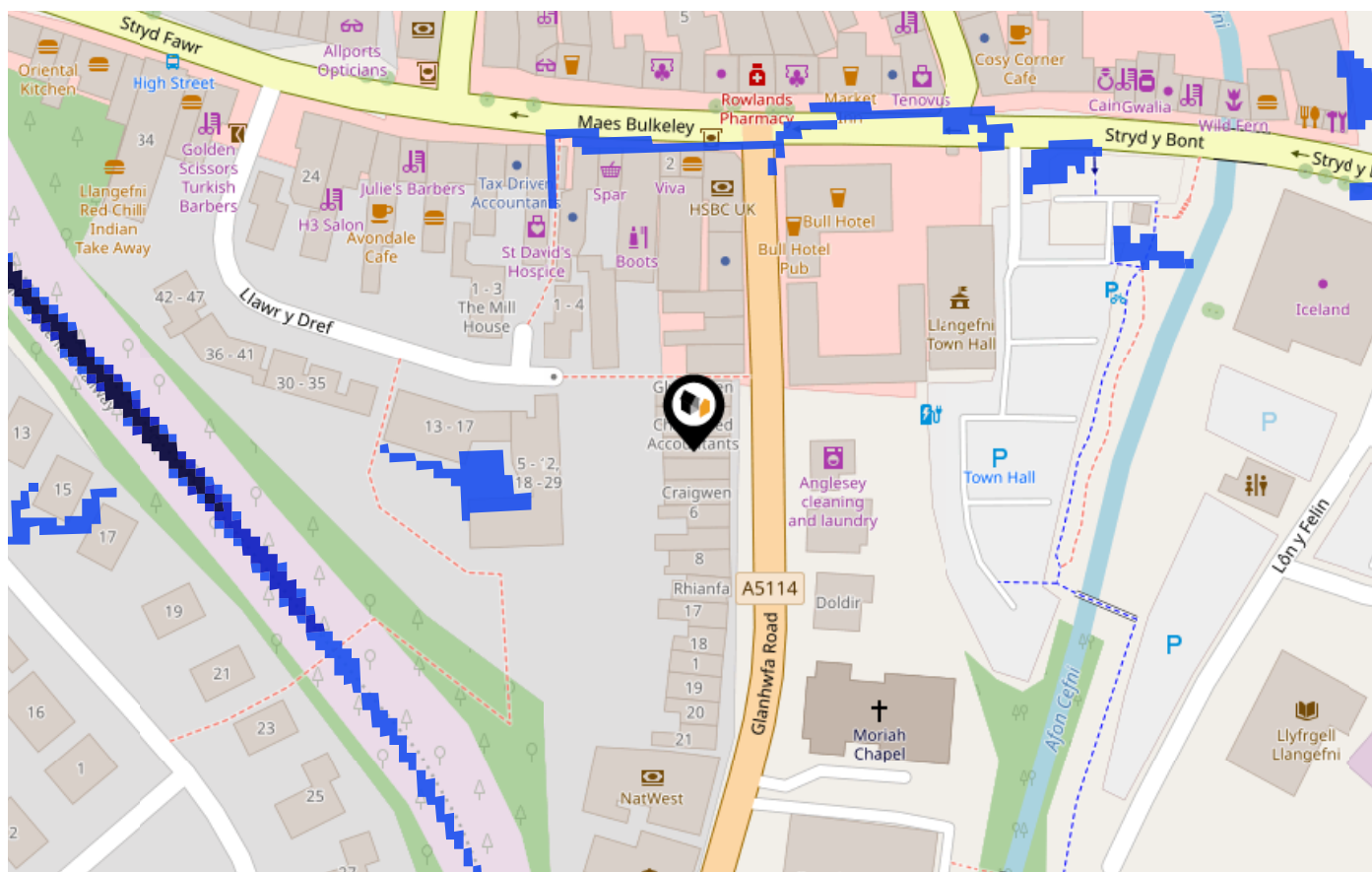
-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

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GROUP

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

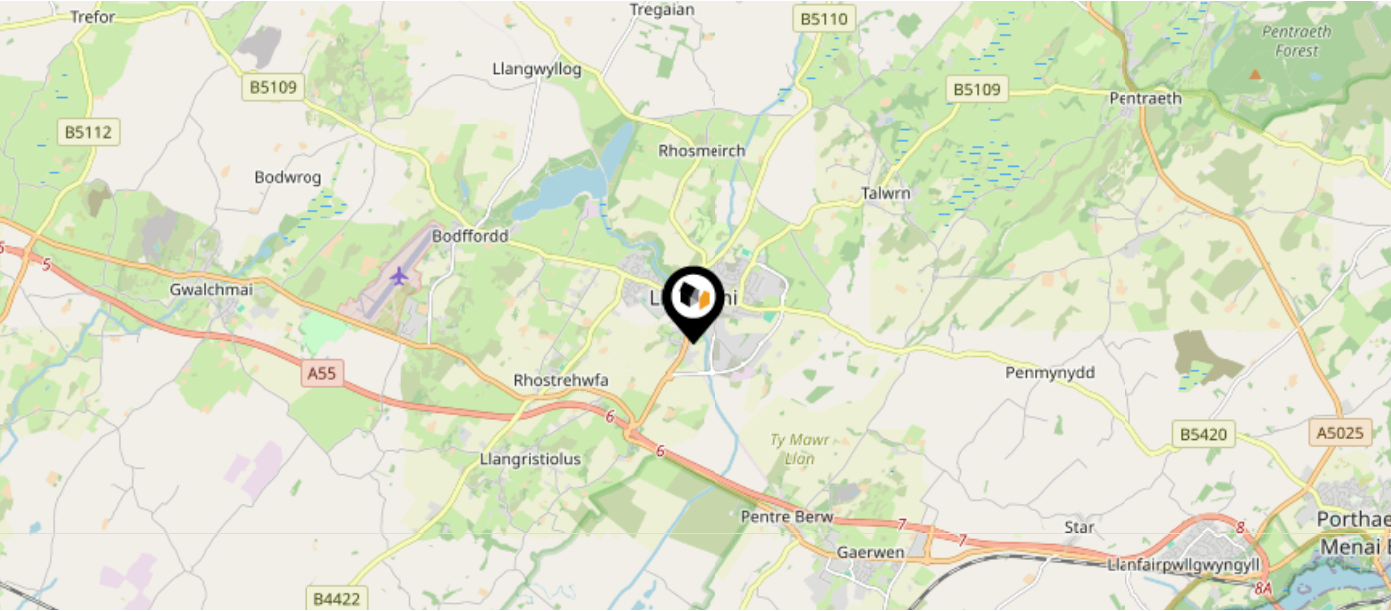


Risk Rating: Very low

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.

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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GROUP

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



Gas Works Yard-Menai Bridge

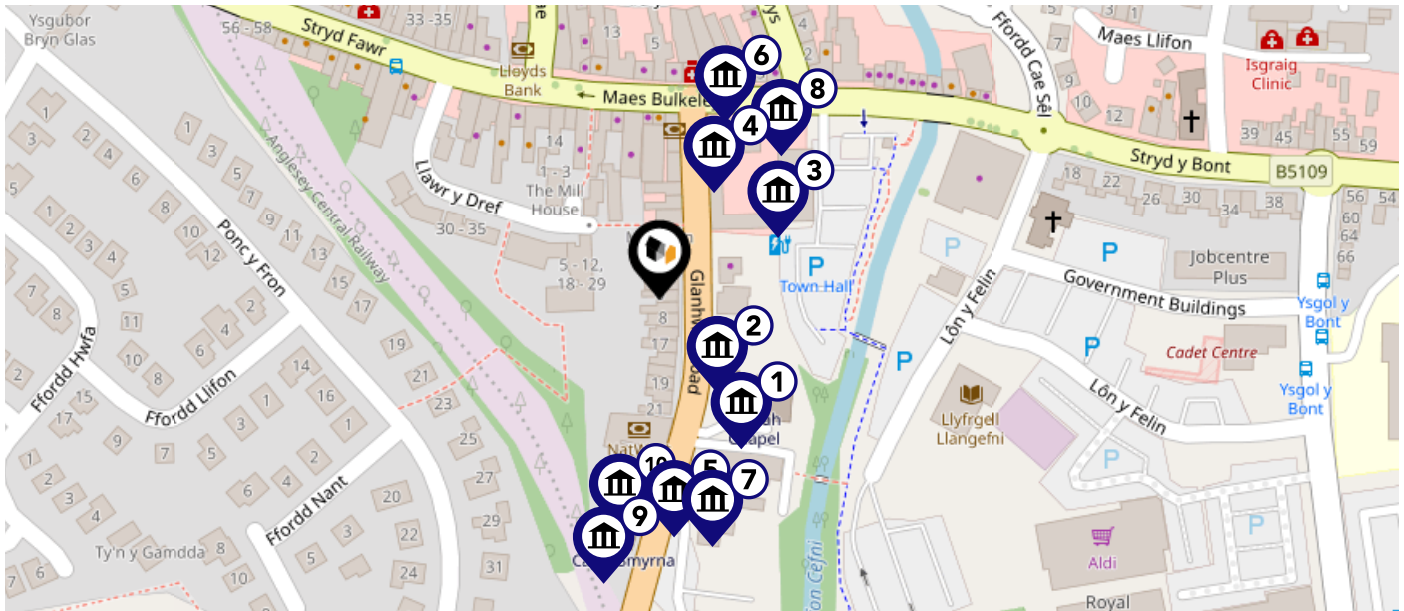
Historic Landfill











Maps

Listed Buildings

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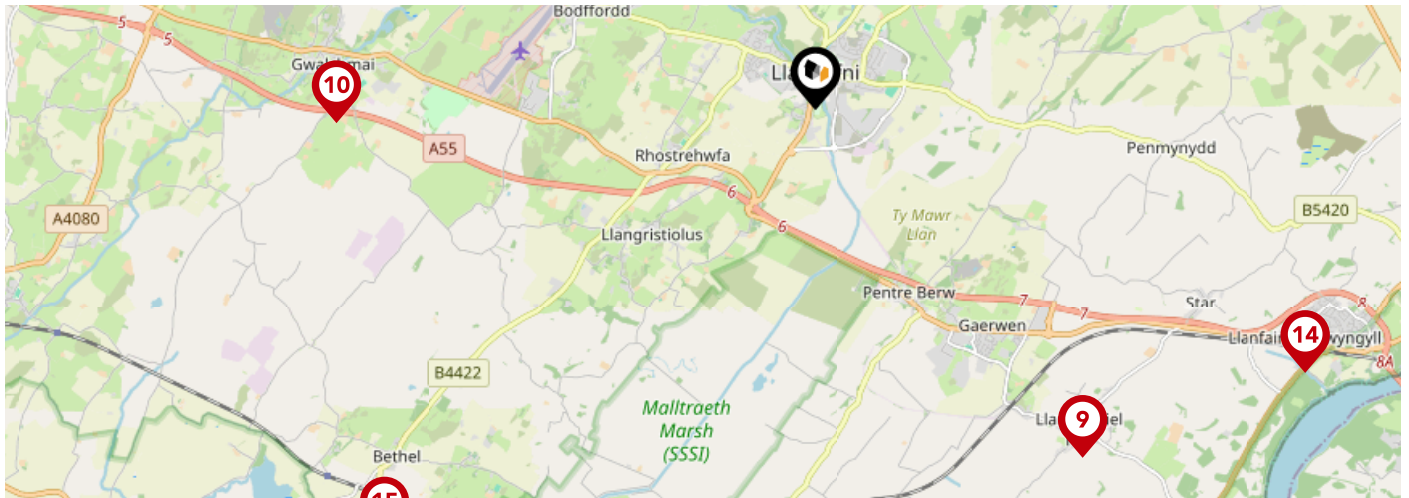
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 5751 - Moriah Calvinistic Methodist Chapel Including Forecourt Wall And Gates	Grade II	0.0 miles
 18807 - Doldir	Grade II	0.0 miles
 5738 - Town Hall	Grade II	0.0 miles
 5755 - The Bull Hotel, Including Stable Courtyard To Rear.	Grade II	0.0 miles
 20551 - War Memorial In Front Of The Shire Hall	Grade II	0.1 miles
 20549 - The Market Hotel	Grade II	0.1 miles
 5752 - Shire Hall	Grade II	0.1 miles
 5739 - Town Clock	Grade II	0.1 miles
 5754 - Smyrna Congregational Chapel And Hall	Grade II	0.1 miles
 5753 - County Court	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Ysgol Y Graig Ofsted Rating: Not Rated Pupils:0 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ysgol Gyfun Llangefni Ofsted Rating: Adequate Pupils:0 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Canolfan Addysg Y Bont Ofsted Rating: Good Pupils:0 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ysgol Corn Hir Ofsted Rating: Good Pupils:0 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Gynradd Talwrn Ofsted Rating: Good Pupils:0 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Gymuned Bodffordd Ofsted Rating: Adequate Pupils:0 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Henblas Ofsted Rating: Not Rated Pupils:0 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ysgol Gynradd Esceifiog Ofsted Rating: Good Pupils:0 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

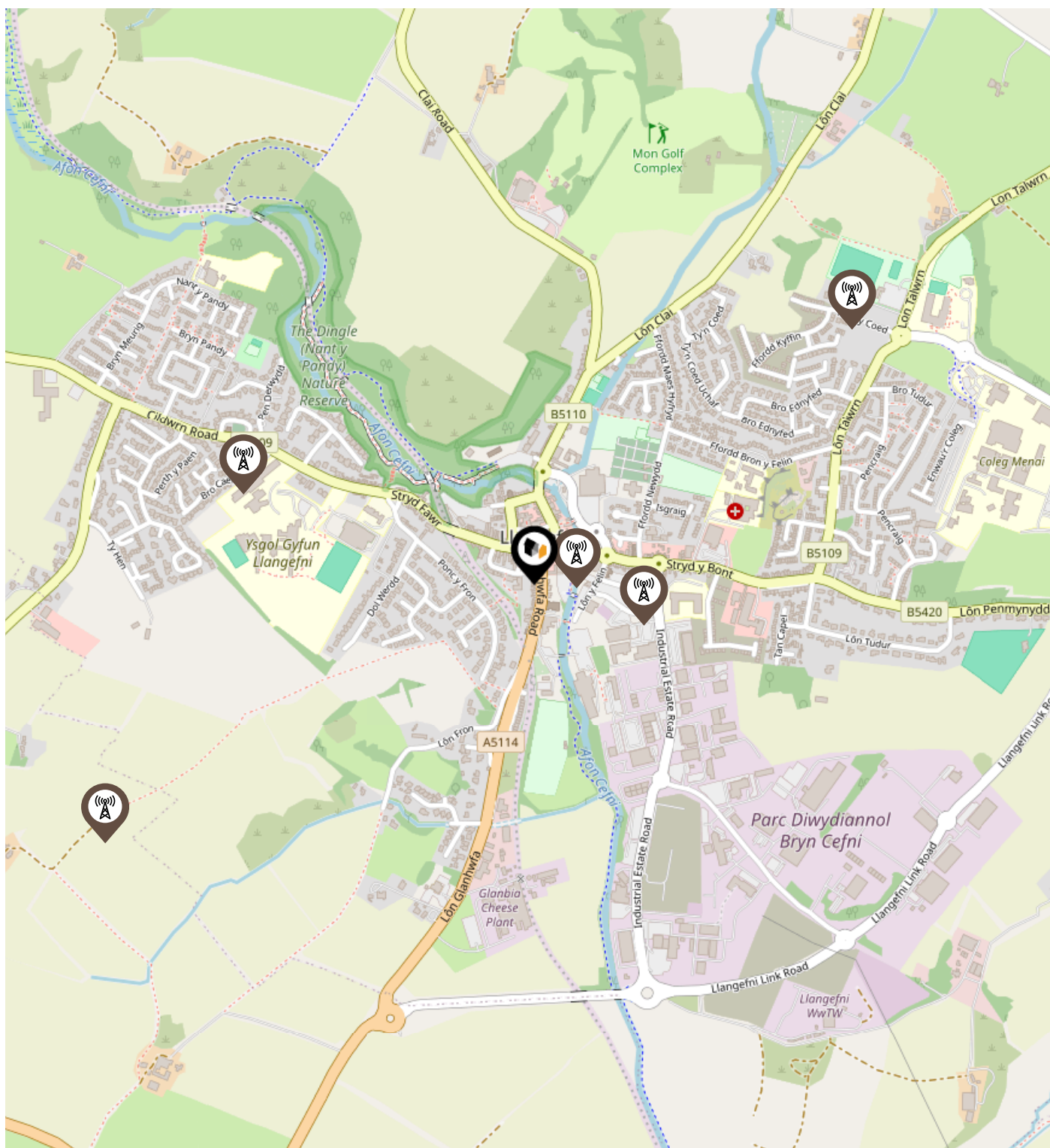


		Nursery	Primary	Secondary	College	Private
	Ysgol Gynradd Parc y Bont Ofsted Rating: Not Rated Pupils:0 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gymuned y Ffridd Ofsted Rating: Good Pupils:0 Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gymuned Pentraeth Ofsted Rating: Good Pupils:0 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Llanbedrgoch Ofsted Rating: Good Pupils:0 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Llangaffo Ofsted Rating: Not Rated Pupils:0 Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Llanfairpwll Ofsted Rating: Excellent Pupils:0 Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gymuned Bodorgan Ofsted Rating: Not Rated Pupils:0 Distance:5.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Gynradd Brynsiencyn Ofsted Rating: Adequate Pupils:0 Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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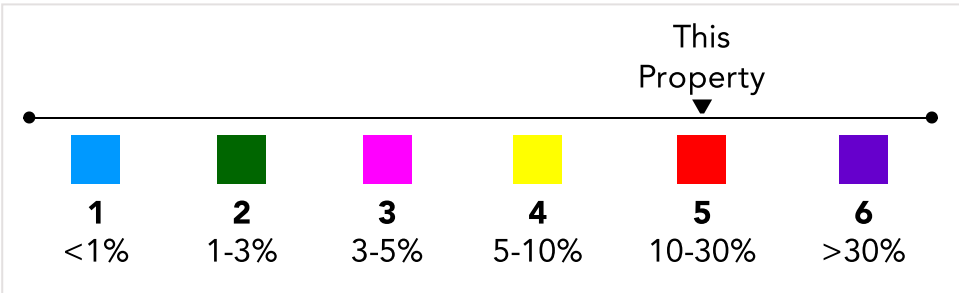
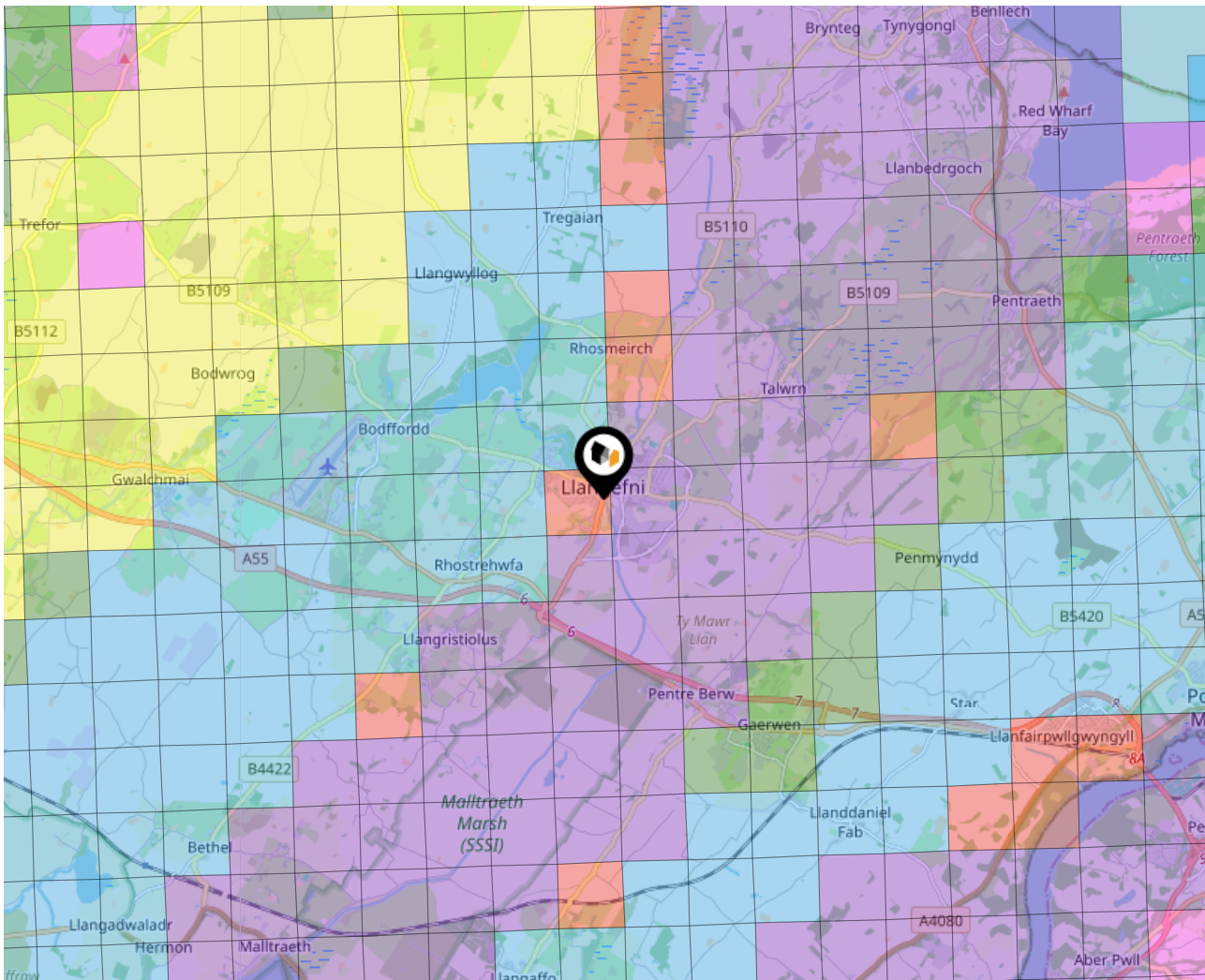


Key:

-  Power Pylons
-  Communication Masts

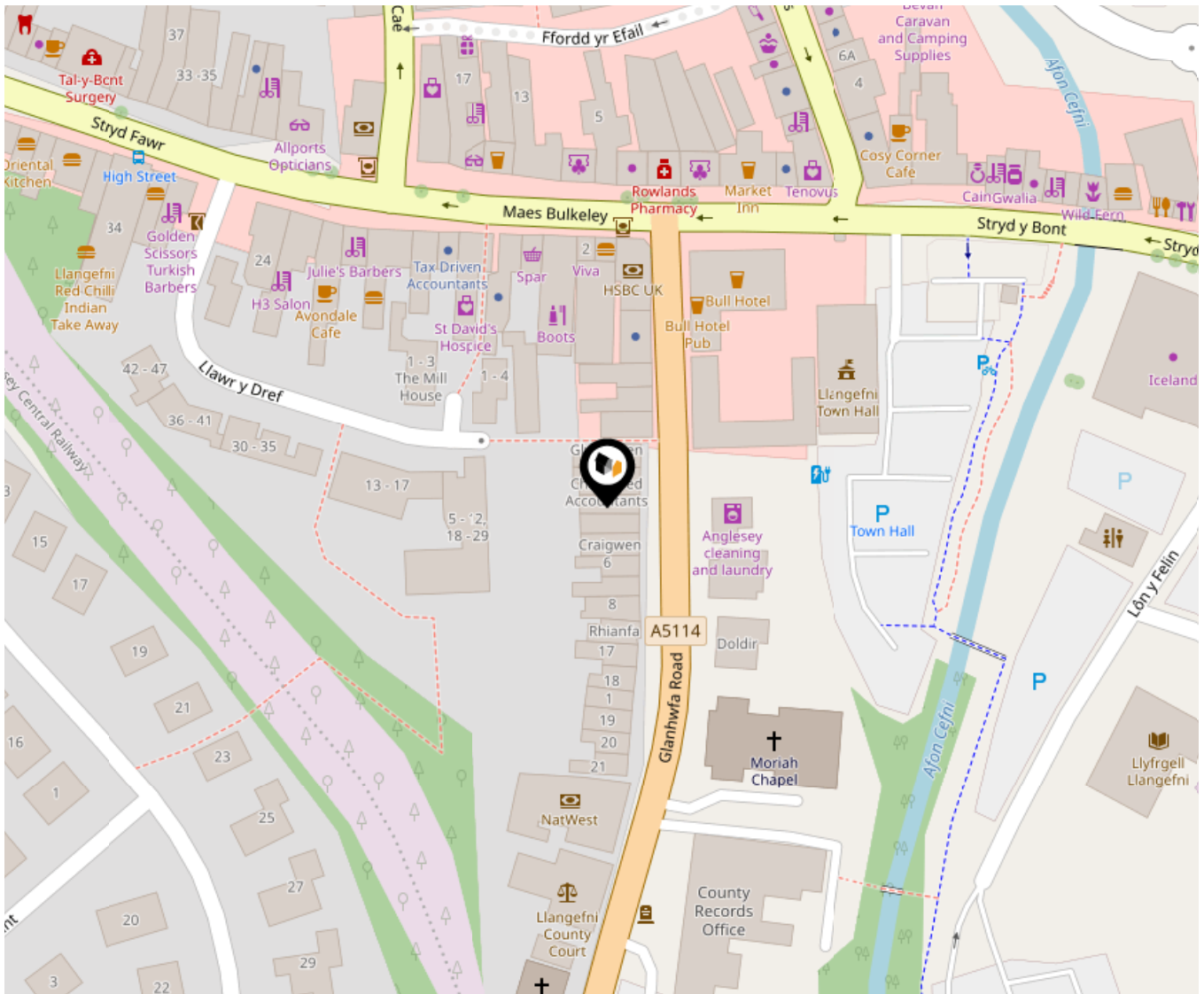
What is Radon?

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

LANDWOOD
GROUP



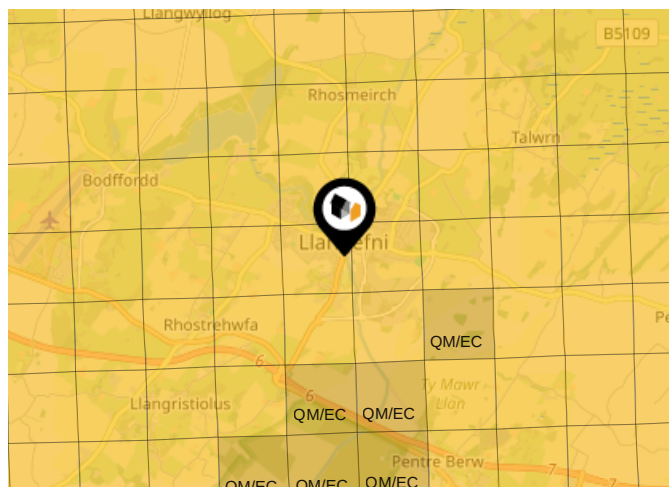
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



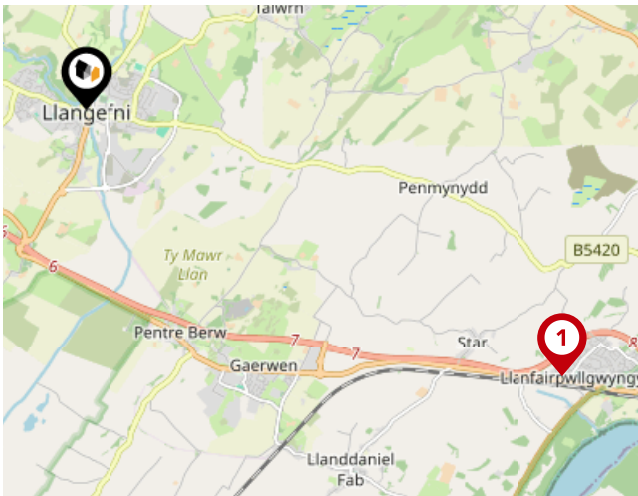
Primary Classifications (Most Common Clay Types)

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

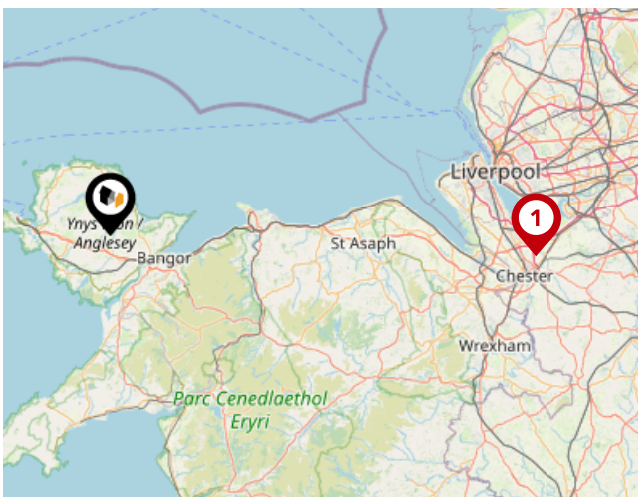
Transport (National)

LANDWOOD
GROUP



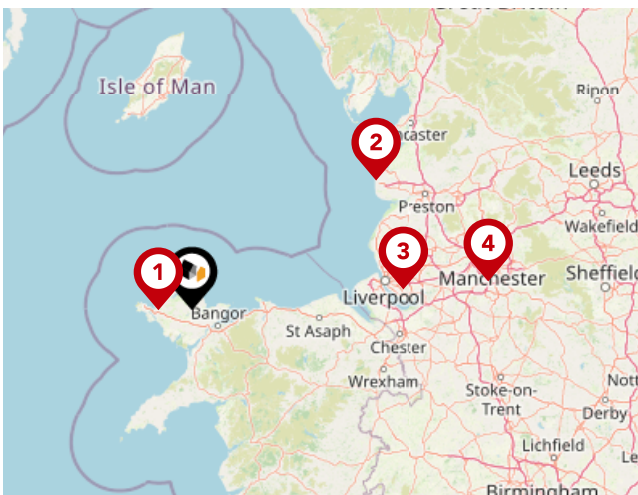
National Rail Stations

Pin	Name	Distance
1	Llanfairpwll Rail Station	4.84 miles
2	Bodorgan Rail Station	5.58 miles
3	Bodorgan Rail Station	5.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	60.48 miles



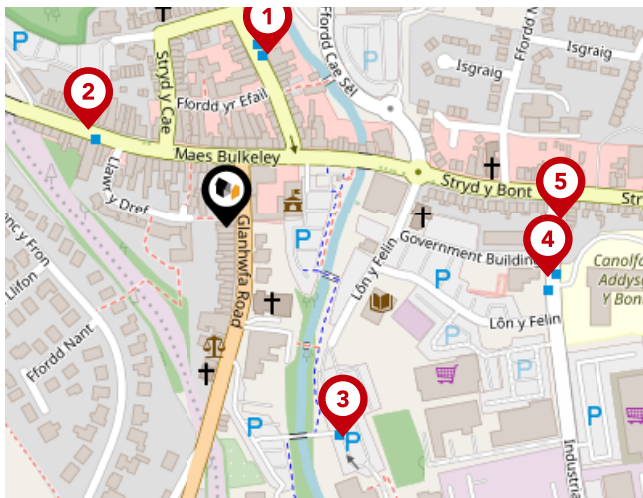
Airports/Helipads

Pin	Name	Distance
1	Penrhyn	9.2 miles
2	Highfield	63.53 miles
3	Speke	60.48 miles
4	Manchester Airport	84.34 miles

Area

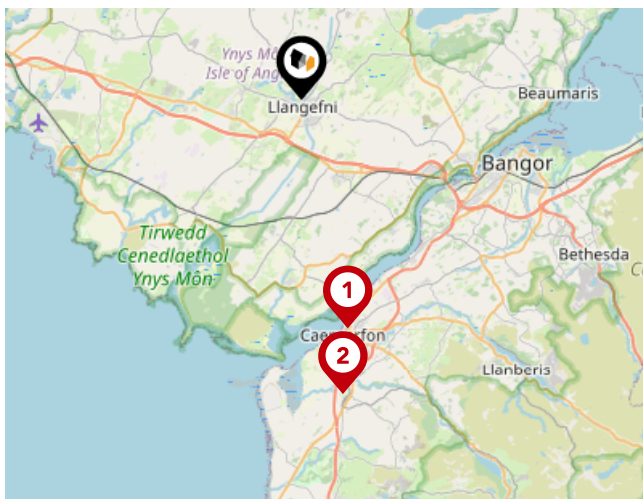
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.1 miles
2	Llangefni Library	0.09 miles
3	Ynys Môn County Hall	0.13 miles
4	Ysgol y Bont	0.18 miles
5	Ysgol y Bont	0.19 miles



Local Connections

Pin	Name	Distance
1	Caernarfon (Welsh Highland Rly-Caernarfon)	8.31 miles
2	Dinas (Welsh Highland Rly-Caernarfon)	10.57 miles

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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