

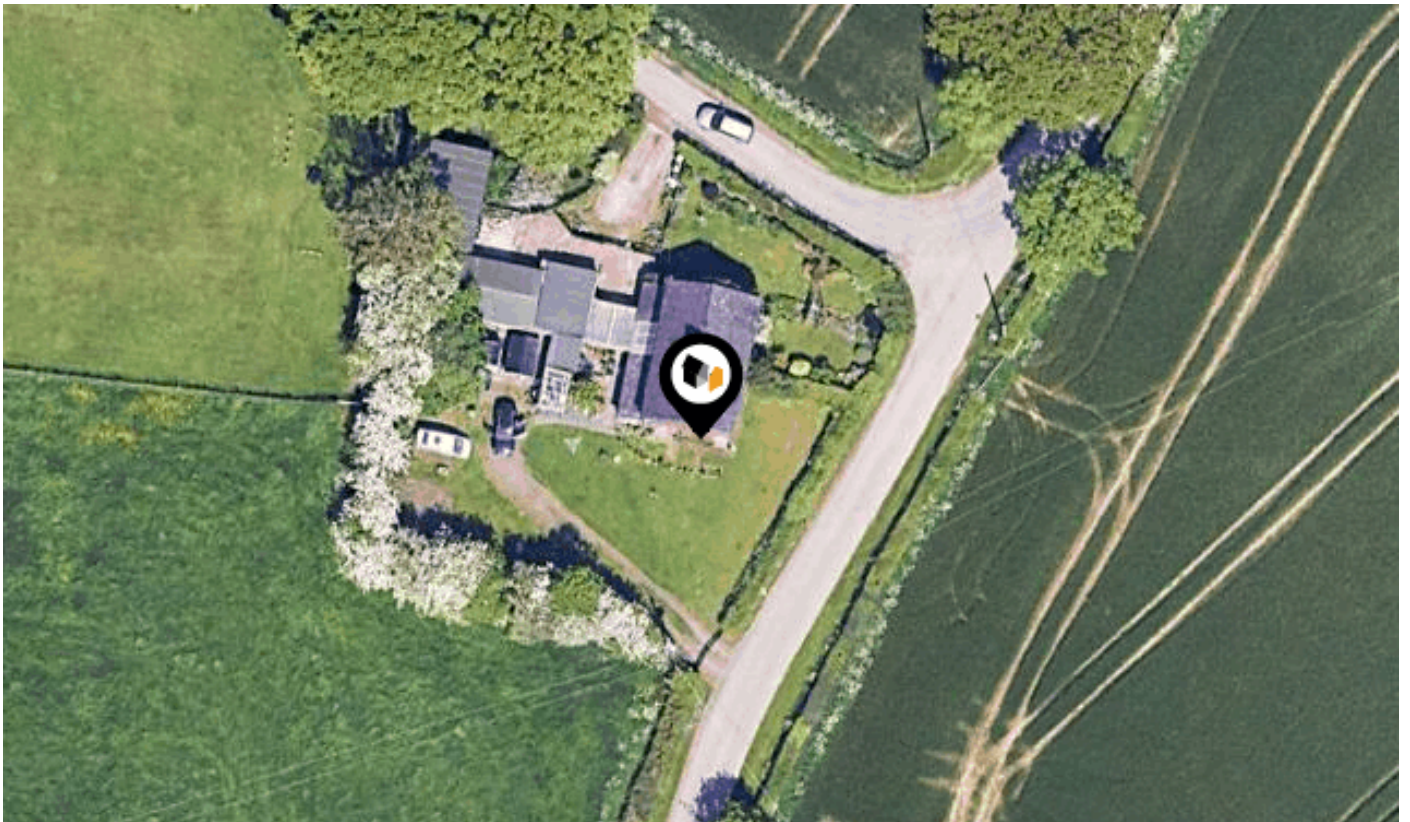


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 13<sup>th</sup> August 2024



## OLD SONTLEY COTTAGES, SONTLEY, WREXHAM, LL13

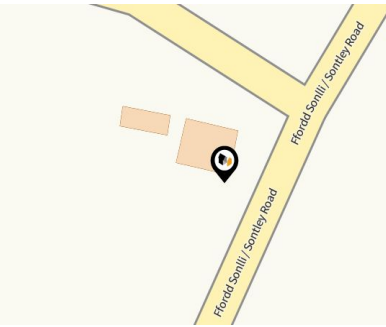
Wingetts | Wrexham

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## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,014

## Local Area

<b>Local Authority:</b>	Wrexham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Sontley, LL13

Energy rating

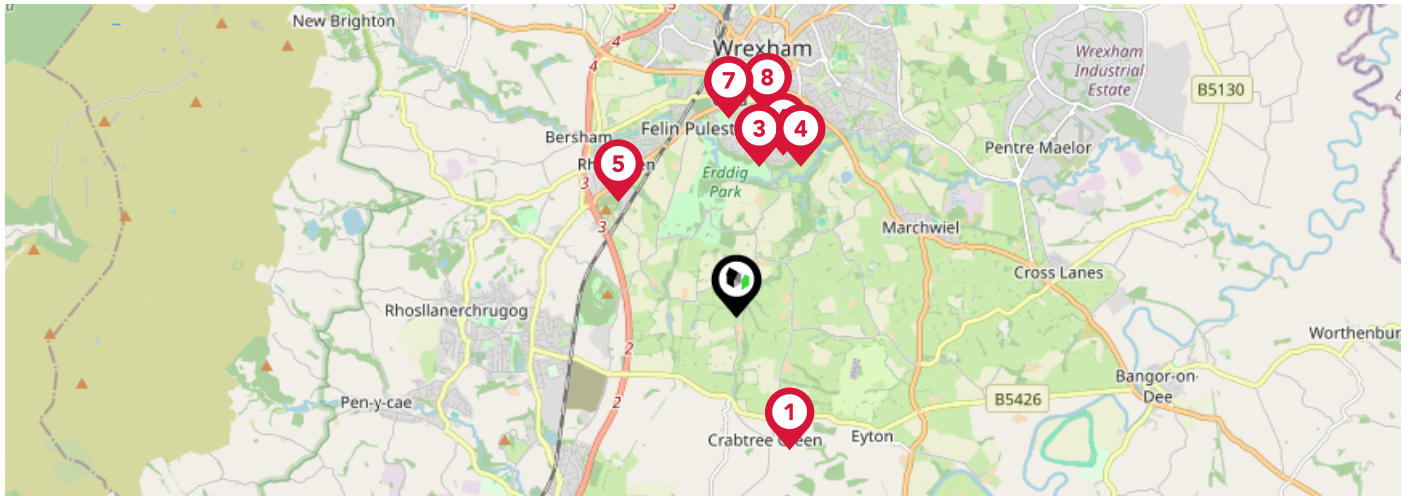
# E

Valid until 14.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

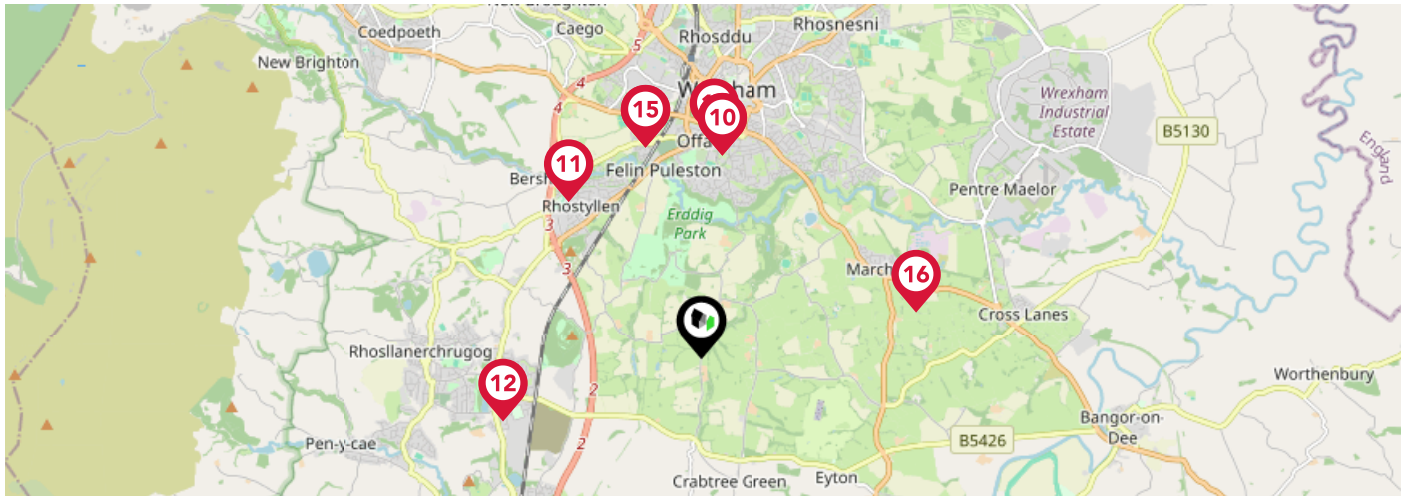
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Eyton CIW Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Joseph's Catholic High School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>St Joseph's Catholic and Anglican Secondary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Ysgol Bodhyfryd</b> Ofsted Rating: Good   Pupils:0   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Rhostyllen C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Christopher's School</b> Ofsted Rating: Excellent   Pupils:0   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Victoria Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Giles VC Church in Wales Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

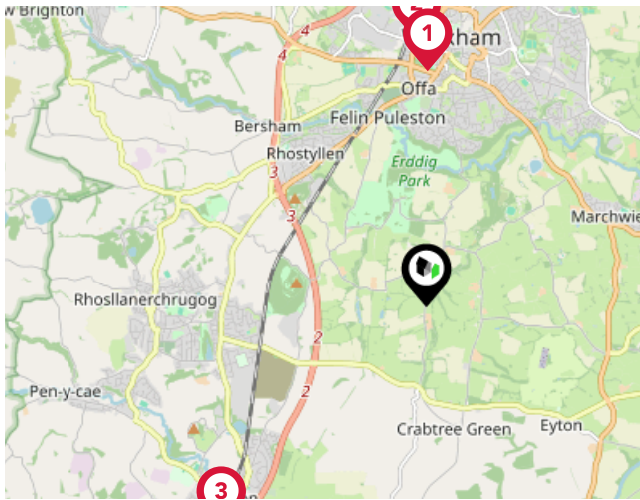




		Nursery	Primary	Secondary	College	Private
	<b>St Giles Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles Junior Controlled School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverside School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Yr Hafod</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's R.C. Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Bryn Offa</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Clywedog</b> Ofsted Rating: Unsatisfactory   Pupils:0   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Deiniol C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

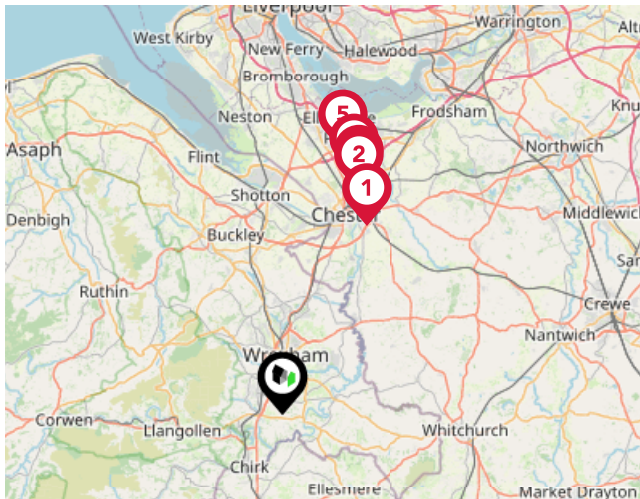
# Area

## Transport (National)



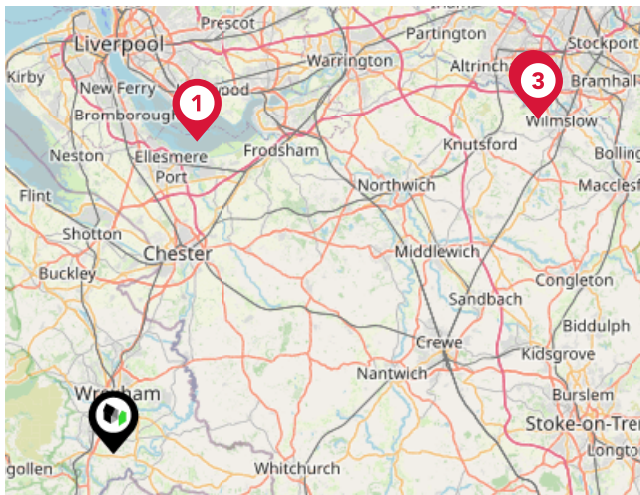
### National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	2.1 miles
2	Wrexham General Rail Station	2.37 miles
3	Ruabon Rail Station	2.69 miles



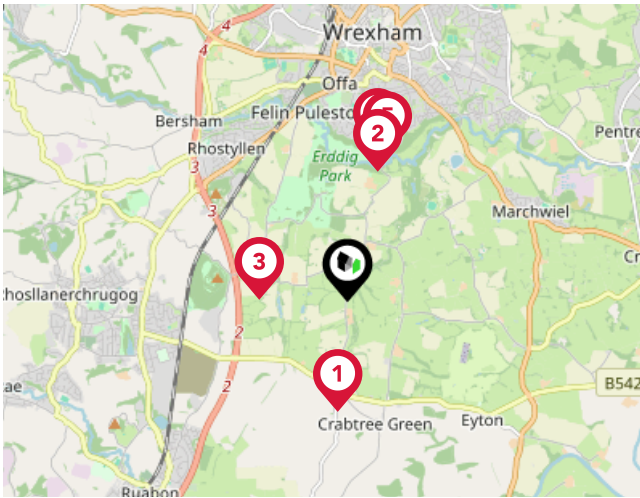
### Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	14.86 miles
2	M53 J11	16.82 miles
3	M56 J15	17.1 miles
4	M53 J10	17.79 miles
5	M53 J9	19.25 miles



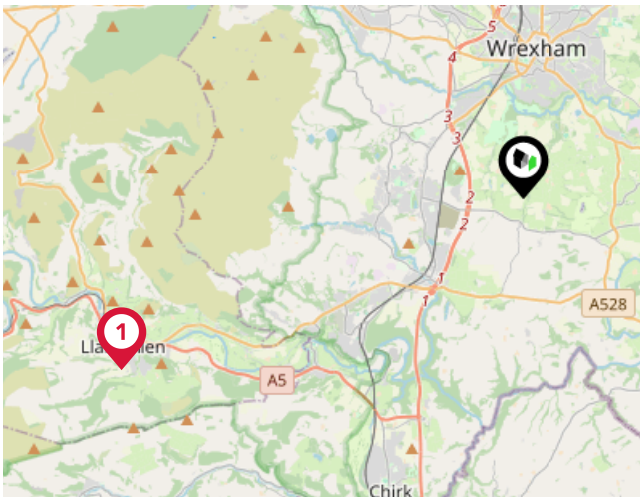
### Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	23.06 miles
2	Manchester Airport Terminal 2	38.48 miles
3	Manchester Airport	38.44 miles
4	Manchester Airport Terminal 1	38.49 miles



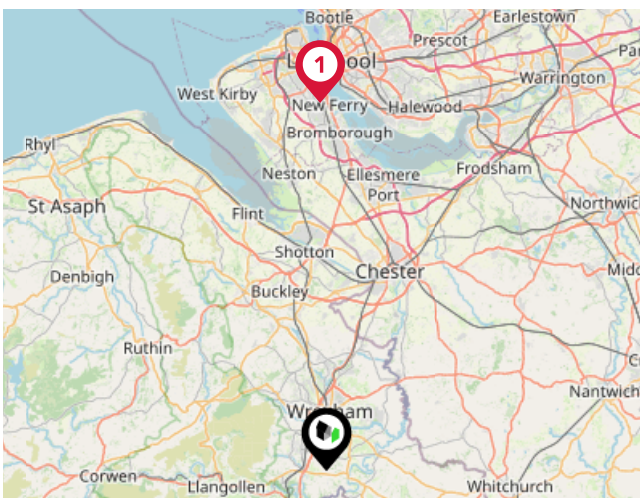
### Bus Stops/Stations

Pin	Name	Distance
1	Gyfelia	0.99 miles
2	Ithens Way	1.19 miles
3	Farmworld	0.78 miles
4	Waterloo Close	1.37 miles
5	Valley Way	1.37 miles



### Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	7.78 miles



### Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	26.22 miles





### Wingetts | Wrexham

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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