

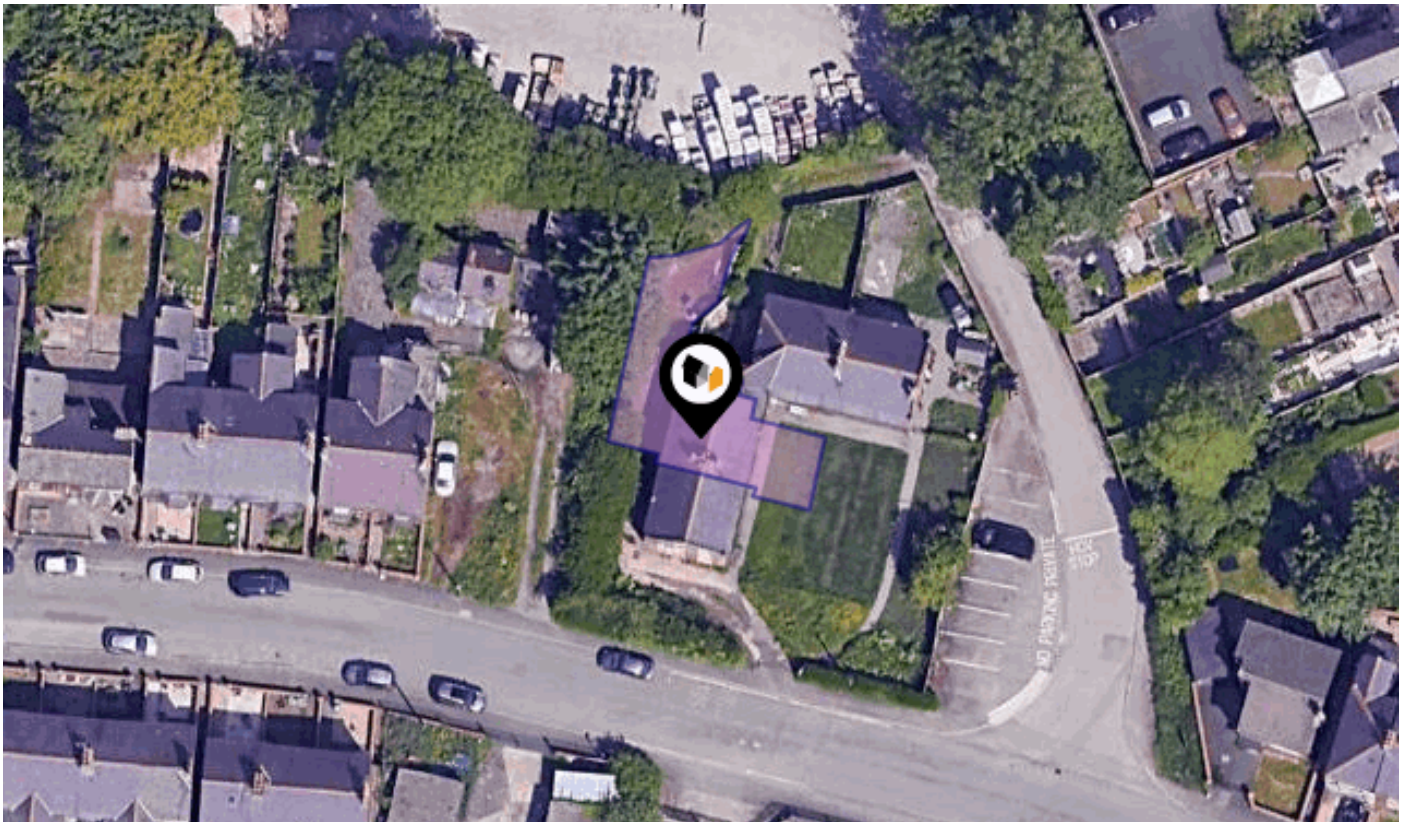


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 29<sup>th</sup> August 2024



**BENJAMIN ROAD, WREXHAM, LL13**

**Wingetts | Wrexham**

01978 353553

[annette@wingetts.co.uk](mailto:annette@wingetts.co.uk)

[www.wingetts.co.uk/](http://www.wingetts.co.uk/)





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	957 ft <sup>2</sup> / 89 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,790		
<b>Title Number:</b>	WA762157		

## 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>13</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



WREXHAM, LL13

Energy rating

# D

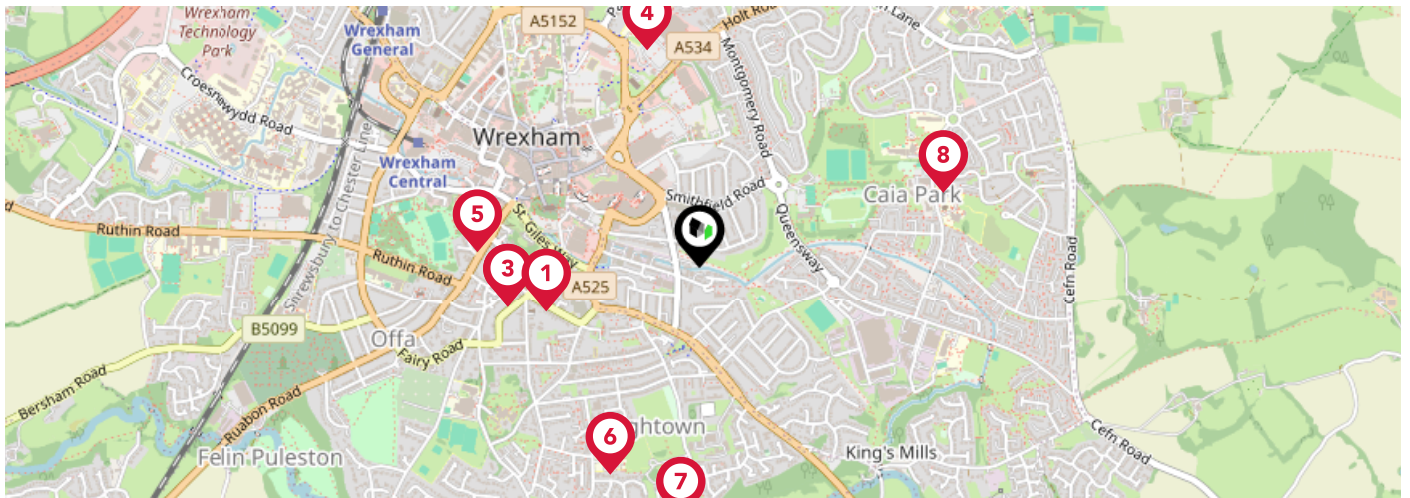
Valid until 08.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

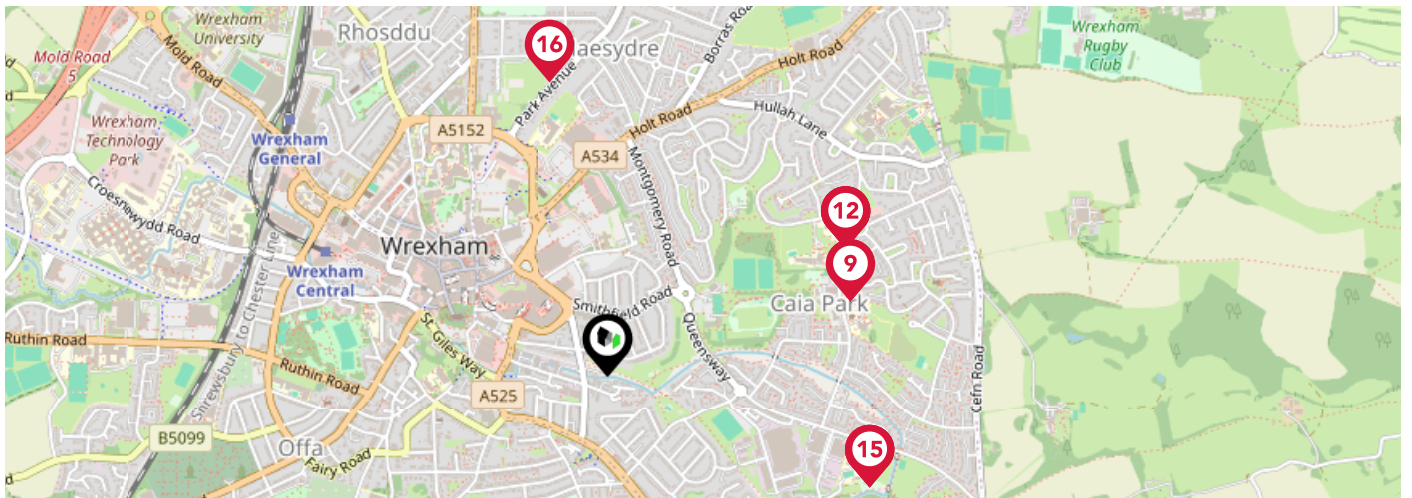
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<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, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	89 m <sup>2</sup>

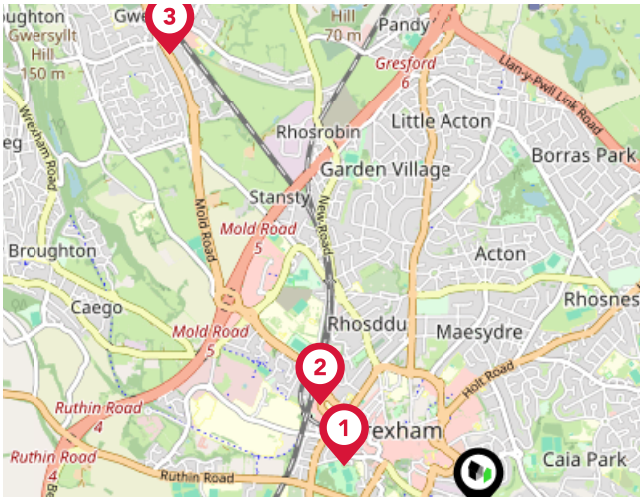




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Giles VC Church in Wales Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Giles's Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Giles's Junior Controlled School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Alexandra C.P. School</b> Ofsted Rating: Good   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's R.C. Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:0.5	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ysgol Bodhyfryd</b> Ofsted Rating: Good   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wrexham Early Years Centre</b> Ofsted Rating: Excellent   Pupils:0   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

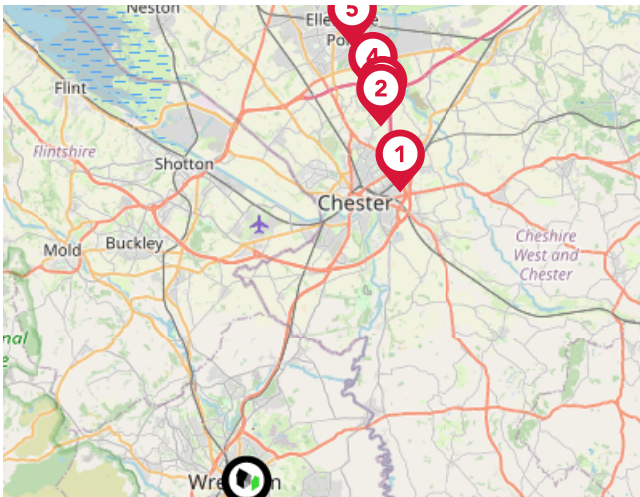


	Nursery	Primary	Secondary	College	Private
<b>St Anne's R.C. Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hafod Y Wern Junior School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hafod Y Wern Infants C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hafod - y - Wern Community Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gwenfro Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gwenfro Community Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gwenfro Junior C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Groves High School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



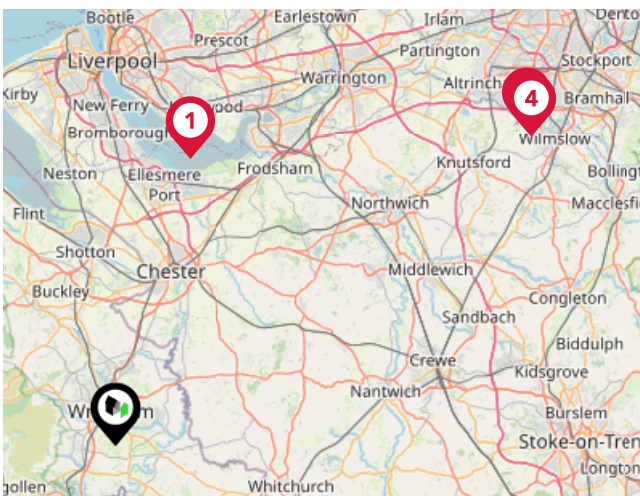
## National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	0.63 miles
2	Wrexham General Rail Station	0.85 miles
3	Gwersyllt Rail Station	2.46 miles



## Trunk Roads/Motorways

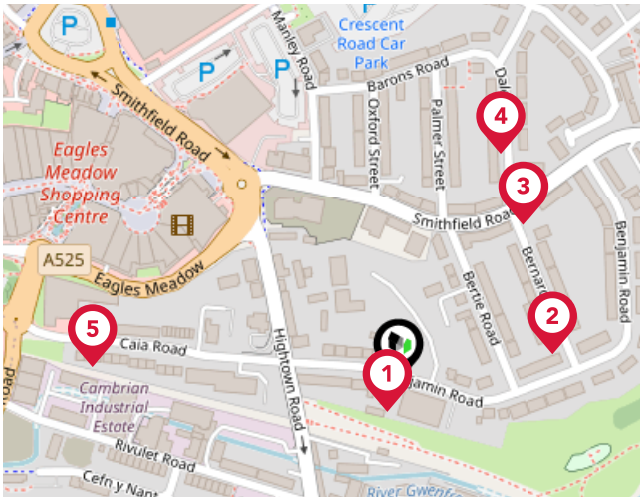
Pin	Name	Distance
1	M53 J12	12.87 miles
2	M53 J11	14.82 miles
3	M56 J15	15.1 miles
4	M53 J10	15.79 miles
5	M53 J9	17.25 miles



## Airports/Helipads

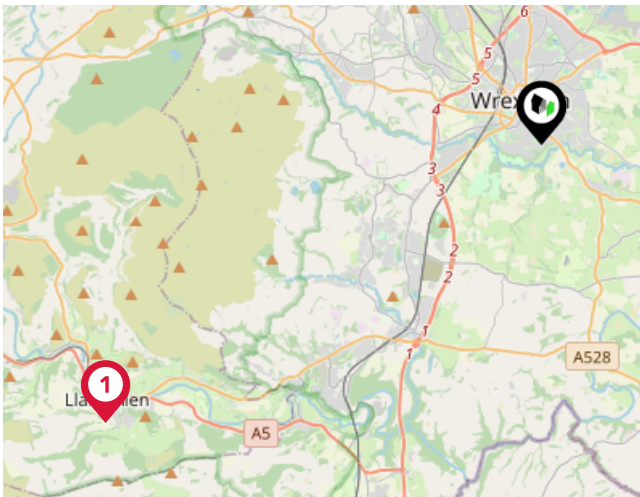
Pin	Name	Distance
1	Liverpool John Lennon Airport	21.06 miles
2	Manchester Airport Terminal 2	36.81 miles
3	Manchester Airport Terminal 1	36.83 miles
4	Manchester Airport	36.78 miles





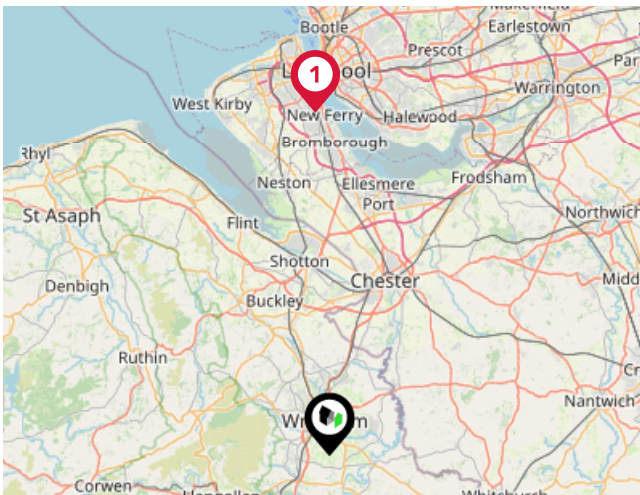
### Bus Stops/Stations

Pin	Name	Distance
1	Benjamin Road	0.02 miles
2	Bernard Road	0.09 miles
3	Smithfield Road	0.11 miles
4	Dale Street Middle	0.14 miles
5	Cambrian Place	0.17 miles



### Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	24.34 miles





### Wingetts | Wrexham

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Wingetts Ltd is an independent locally owned Estate Agents and Auctioneers with town centre offices in both Wrexham and Llangollen that has been established for over 60 years specialising in a range of professional services.

Owned by RICS qualified Valuer and Director Leigh Hayward MRICS and Business Operations Director Emma Hayward and supported by our experienced team, we have an extensive local knowledge of the property market and pride ourselves on being able to offer an excellent standard of service.

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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:



**Wingetts | Wrexham**

01978 353553

[annette@wingetts.co.uk](mailto:annette@wingetts.co.uk)

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