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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 13th February 2025



ASSEMBLY ROAD, COEDPOETH, WREXHAM, LL11

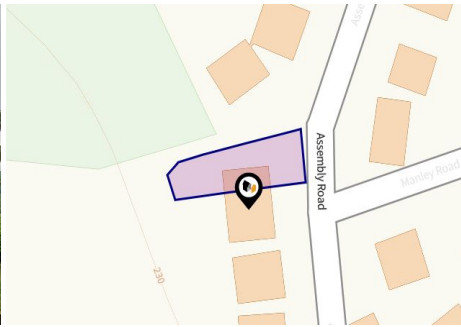
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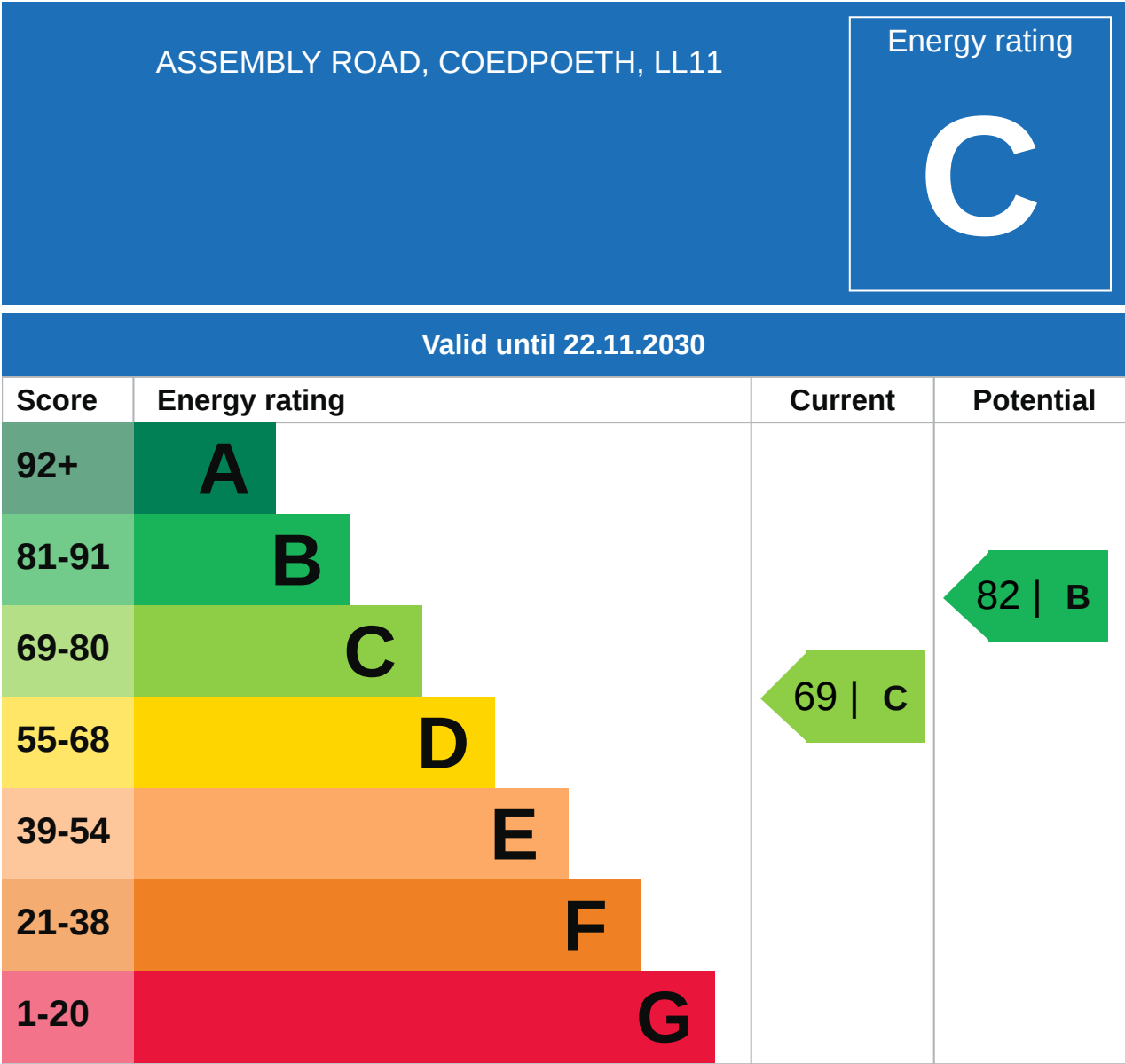
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	CYM711220		

Local Area

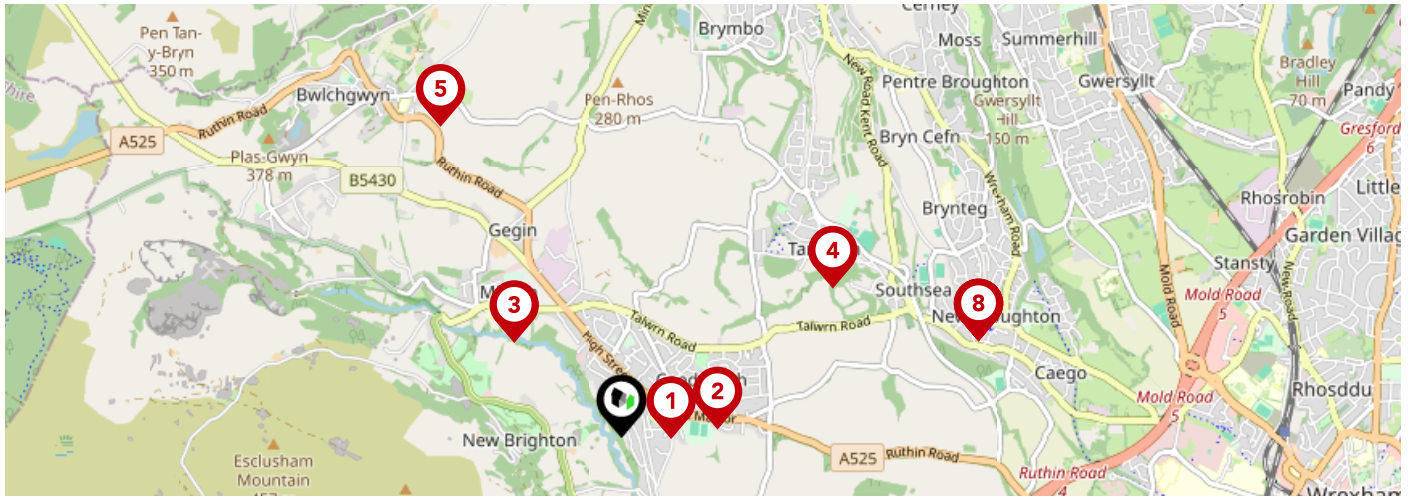
Local Authority:	Wrexham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	7	60	-
● Surface Water	Very Low	mb/s	mb/s	mb/s
				

Mobile Coverage:			Satellite/Fibre TV Availability:			
(based on calls indoors)						
						
						

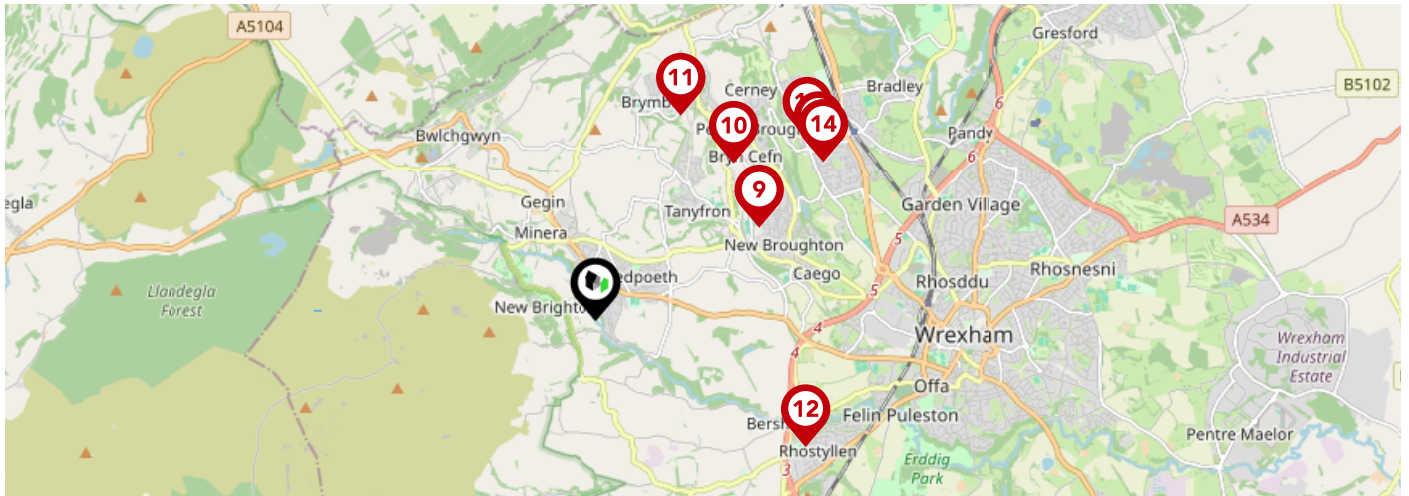










Additional EPC Data

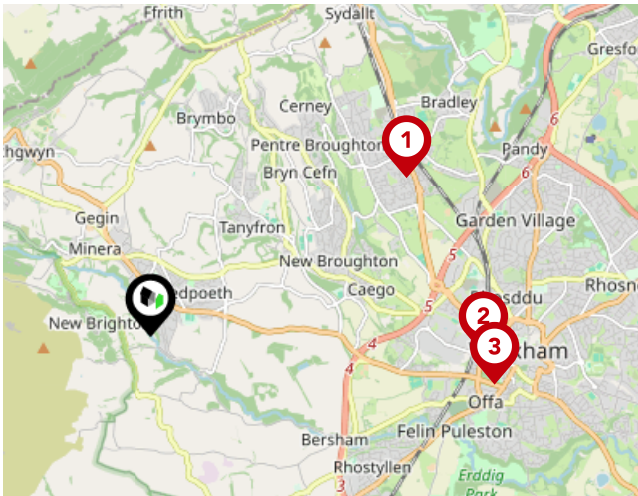
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²



		Nursery	Primary	Secondary	College	Private
1	Ysgol Bryn Tabor Ofsted Rating: Excellent Pupils:0 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Penygelli Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Minera Aided Primary School Ofsted Rating: Good Pupils:0 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tanyfron C.P. School Ofsted Rating: Adequate Pupils:0 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bwlchgwyn C.P. School Ofsted Rating: Adequate Pupils:0 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Penrhyn New Broughton Primary Ofsted Rating: Adequate Pupils:0 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Penrhyn New Broughton Ofsted Rating: Not Rated Pupils:0 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ysgol Penrhyn New Broughton Infants Ofsted Rating: Not Rated Pupils:0 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

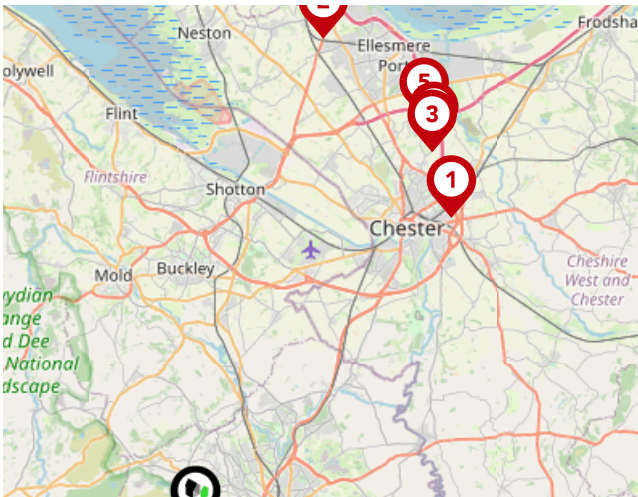


		Nursery	Primary	Secondary	College	Private
	Brynteg County School Ofsted Rating: Good Pupils:0 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Black Lane C.P. School Ofsted Rating: Adequate Pupils:0 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Aided Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside School Ofsted Rating: Not Rated Pupils:0 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bryn Golau Infants School Ofsted Rating: Not Rated Pupils:0 Distance:2.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Heulfan Ofsted Rating: Excellent Pupils:0 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Bryn Alyn Ofsted Rating: Not Rated Pupils:0 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Y Drindod School Ofsted Rating: Not Rated Pupils:0 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



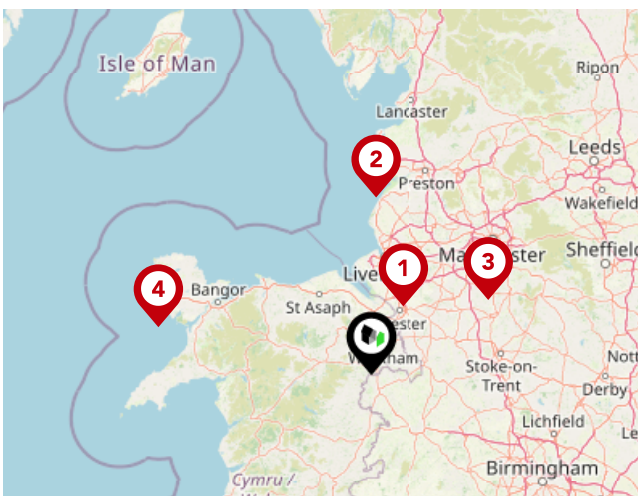
National Rail Stations

Pin	Name	Distance
1	Gwersyllt Rail Station	2.68 miles
2	Wrexham General Rail Station	2.96 miles
3	Wrexham Central Rail Station	3.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	14.32 miles
2	M53 J5	18 miles
3	M53 J11	15.85 miles
4	M56 J15	16.11 miles
5	M53 J10	16.64 miles

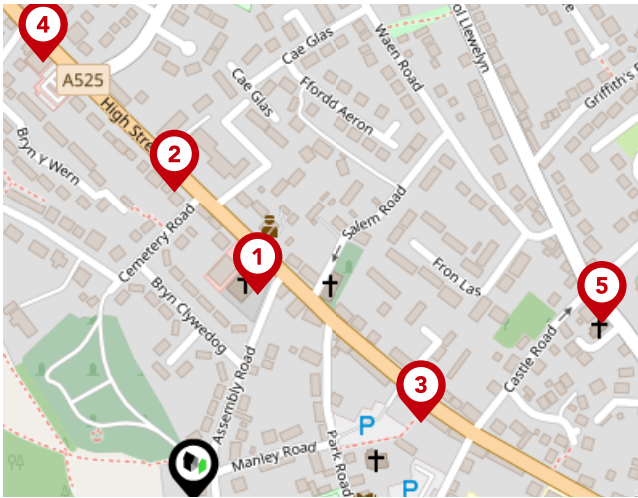


Airports/Helipads

Pin	Name	Distance
1	Speke	21.7 miles
2	Highfield	50.21 miles
3	Manchester Airport	39.46 miles
4	Penrhyn	62.21 miles

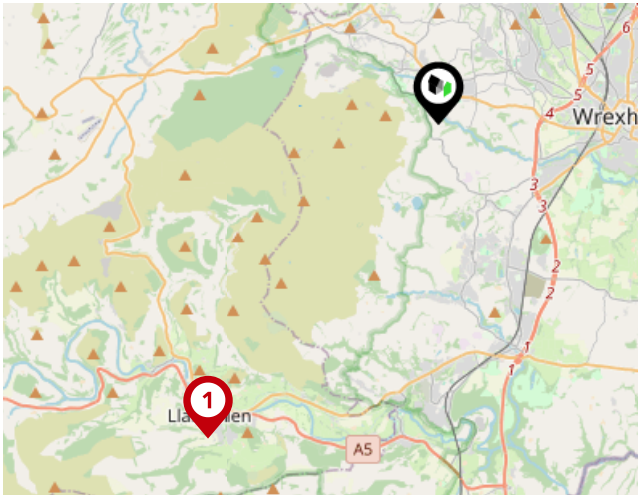
Area

Transport (Local)



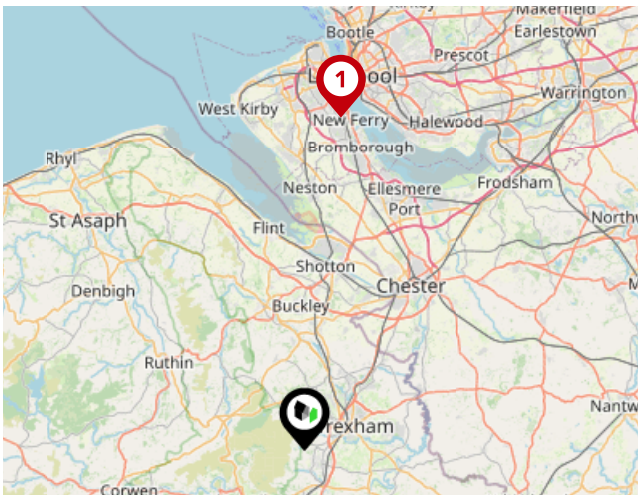
Bus Stops/Stations

Pin	Name	Distance
1	Coedpoeth Police Station	0.12 miles
2	Rehoboth Methodist Church	0.17 miles
3	Cross Foxes	0.13 miles
4	Smelt Road	0.26 miles
5	Coedpoeth Primary School	0.25 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	6.93 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	23.84 miles



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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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