

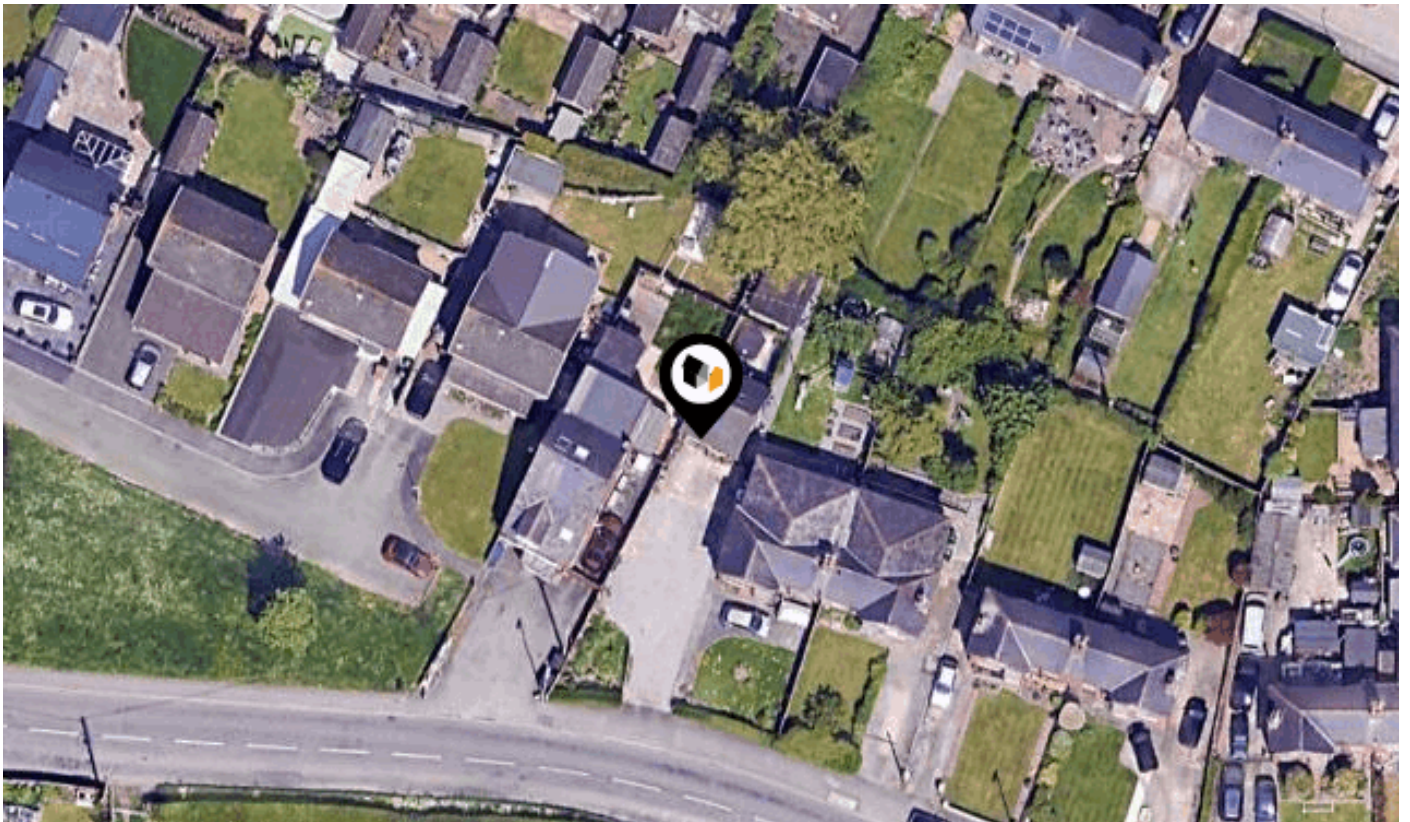


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 23rd September 2024



1, THE RIDGEWAY, MARCHWIEL, WREXHAM, LL13

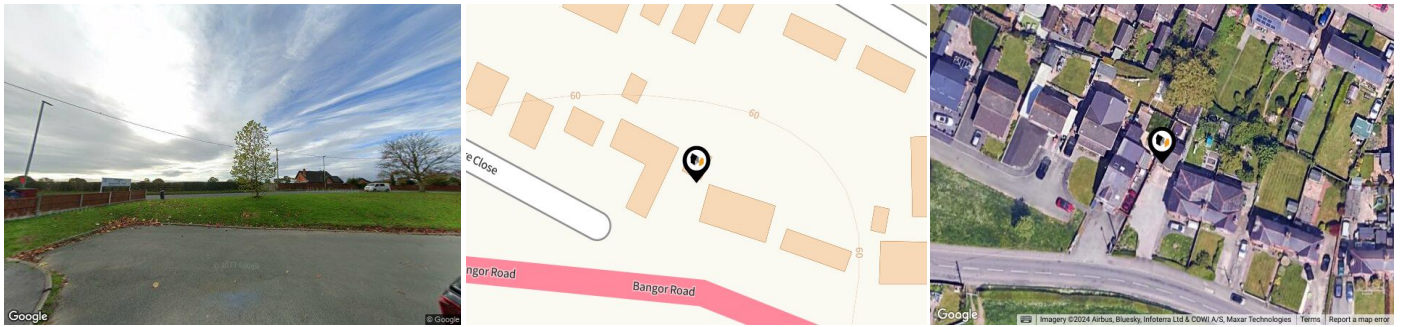
Wingetts | Wrexham

01978 353553

annette@wingetts.co.uk

www.wingetts.co.uk/





Property

Type:	Detached
Bedrooms:	1
Council Tax :	Band A
Annual Estimate:	£1,343

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

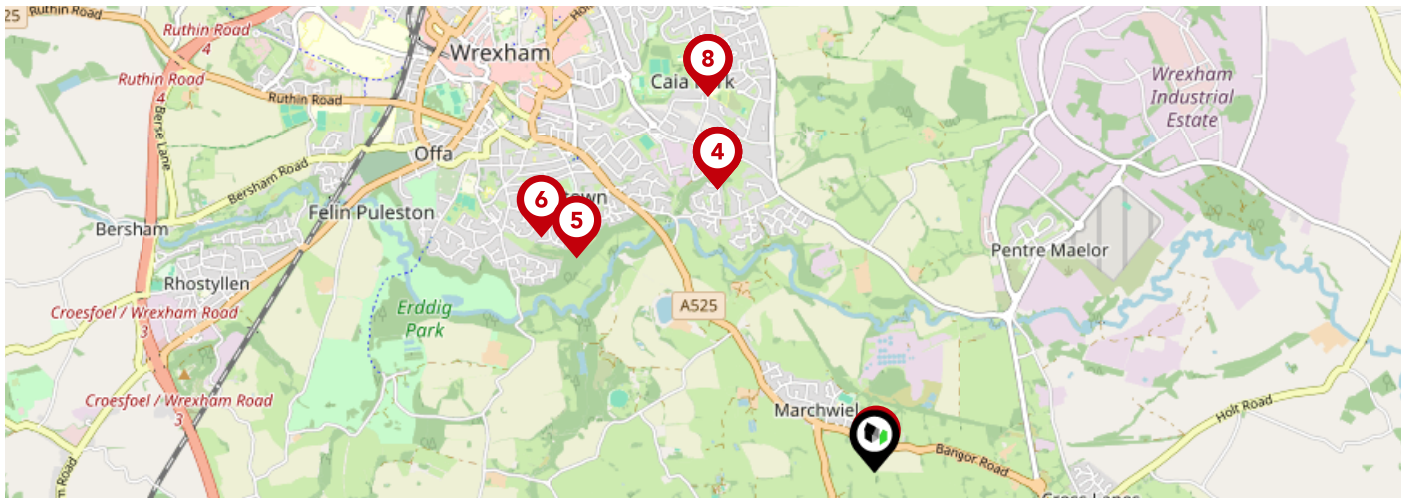
3 mb/s	47 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

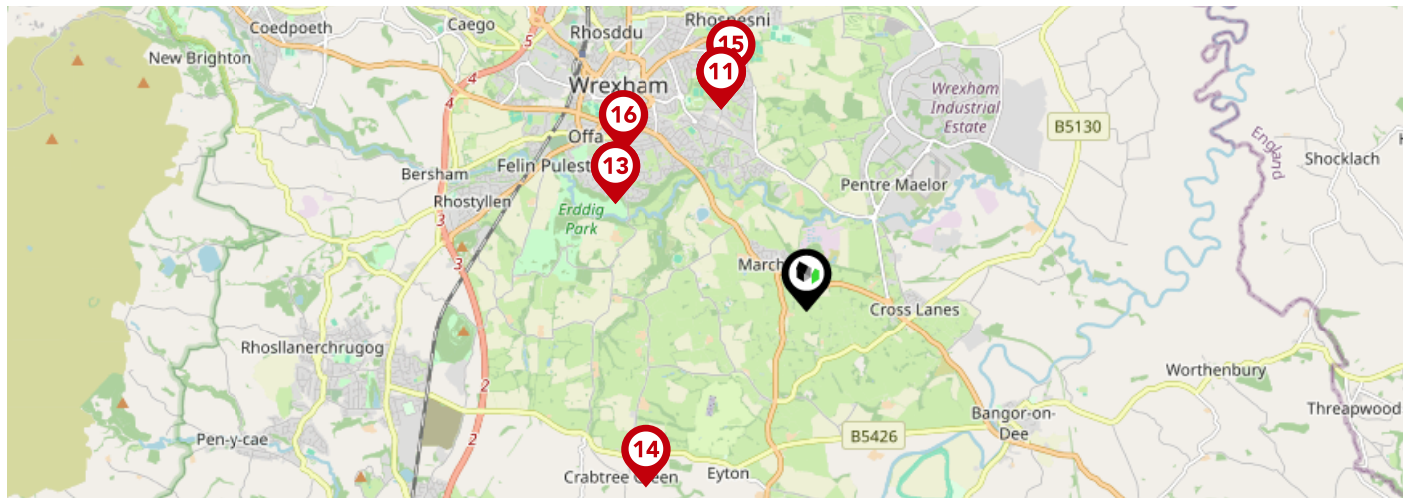


Satellite/Fibre TV Availability:

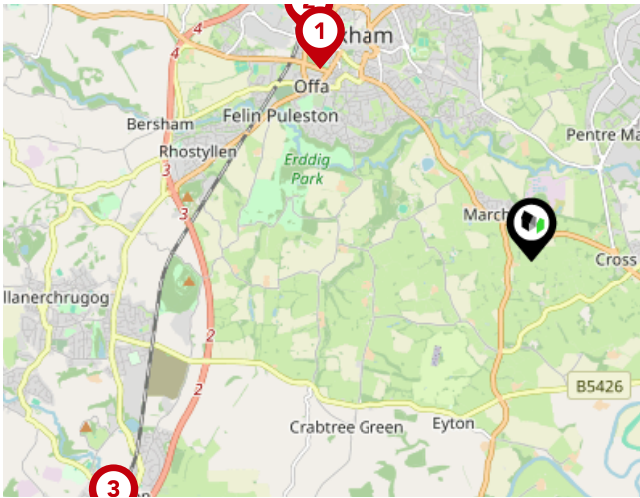




		Nursery	Primary	Secondary	College	Private
1	Deiniol C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gwenfro Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gwenfro Community Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Gwenfro Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Bodhyfryd Ofsted Rating: Good Pupils:0 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Christopher's School Ofsted Rating: Excellent Pupils:0 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wrexham Early Years Centre Ofsted Rating: Excellent Pupils:0 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Anne's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

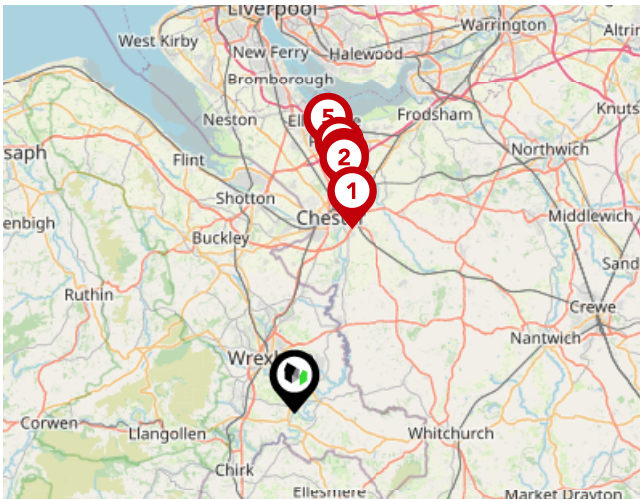


	Nursery	Primary	Secondary	College	Private
Hafod Y Wern Junior School Ofsted Rating: Not Rated Pupils:0 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hafod Y Wern Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hafod - y - Wern Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's Catholic High School Ofsted Rating: Not Rated Pupils:0 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Joseph's Catholic and Anglican Secondary School Ofsted Rating: Good Pupils:0 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eyton CIW Voluntary Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Morgan Llwyd Ofsted Rating: Good Pupils:0 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Giles VC Church in Wales Primary School Ofsted Rating: Good Pupils:0 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



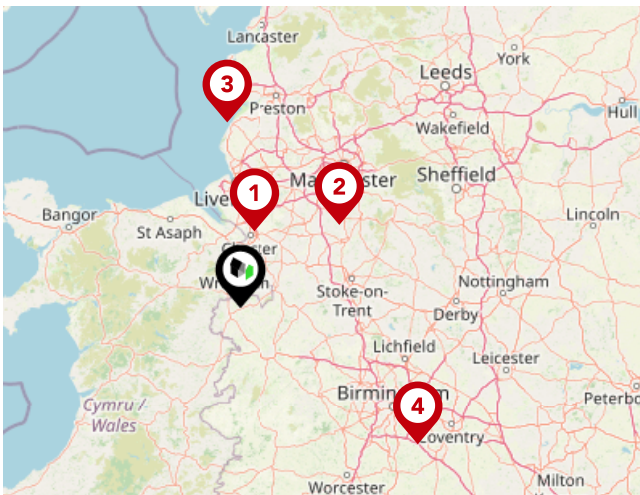
National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	2.55 miles
2	Wrexham General Rail Station	2.81 miles
3	Ruabon Rail Station	4.42 miles



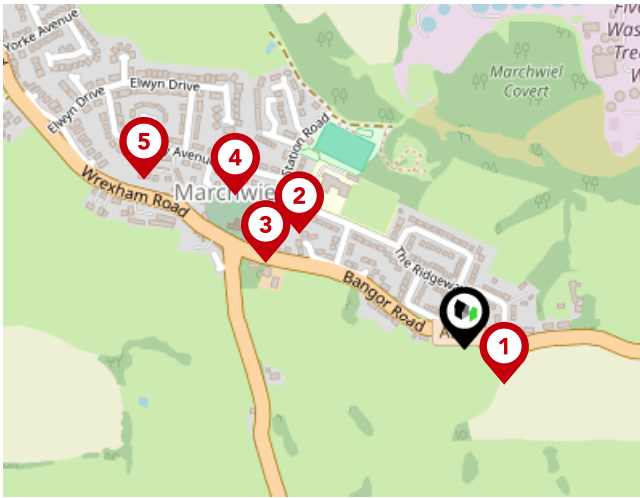
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	13.81 miles
2	M53 J11	15.92 miles
3	M56 J15	16.21 miles
4	M53 J10	16.95 miles
5	M53 J9	18.52 miles



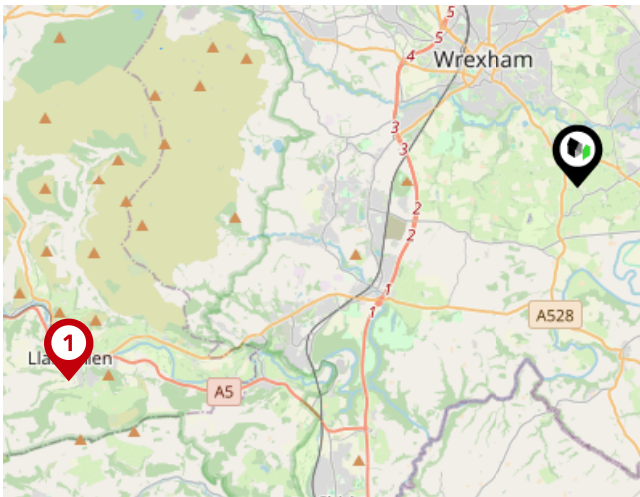
Airports/HELIPADS

Pin	Name	Distance
1	Speke	22.25 miles
2	Manchester Airport	36.77 miles
3	Highfield	52.46 miles
4	Birmingham Airport	64.54 miles



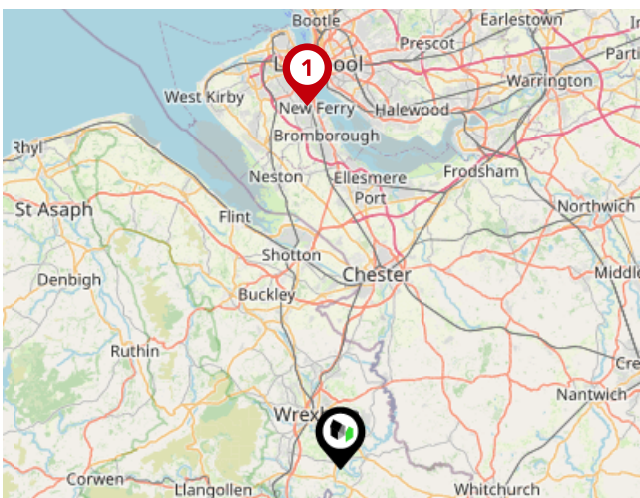
Bus Stops/Stations

Pin	Name	Distance
1	Gibraltar Letter Box	0.06 miles
2	Deiniol Primary School	0.22 miles
3	St Marcellus' Church	0.24 miles
4	Piercy Road Green	0.31 miles
5	The Glen	0.41 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.7 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	25.94 miles



Wingetts | Wrexham

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.

Our diverse range of services include Sales of Residential and Commercial property, Letting and Management of Residential and Commercial property, Land disposals and Acquisitions together with our Antiques, Interiors and Collectables Auction Department.

Wingetts | Wrexham

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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

www.wingetts.co.uk/

