

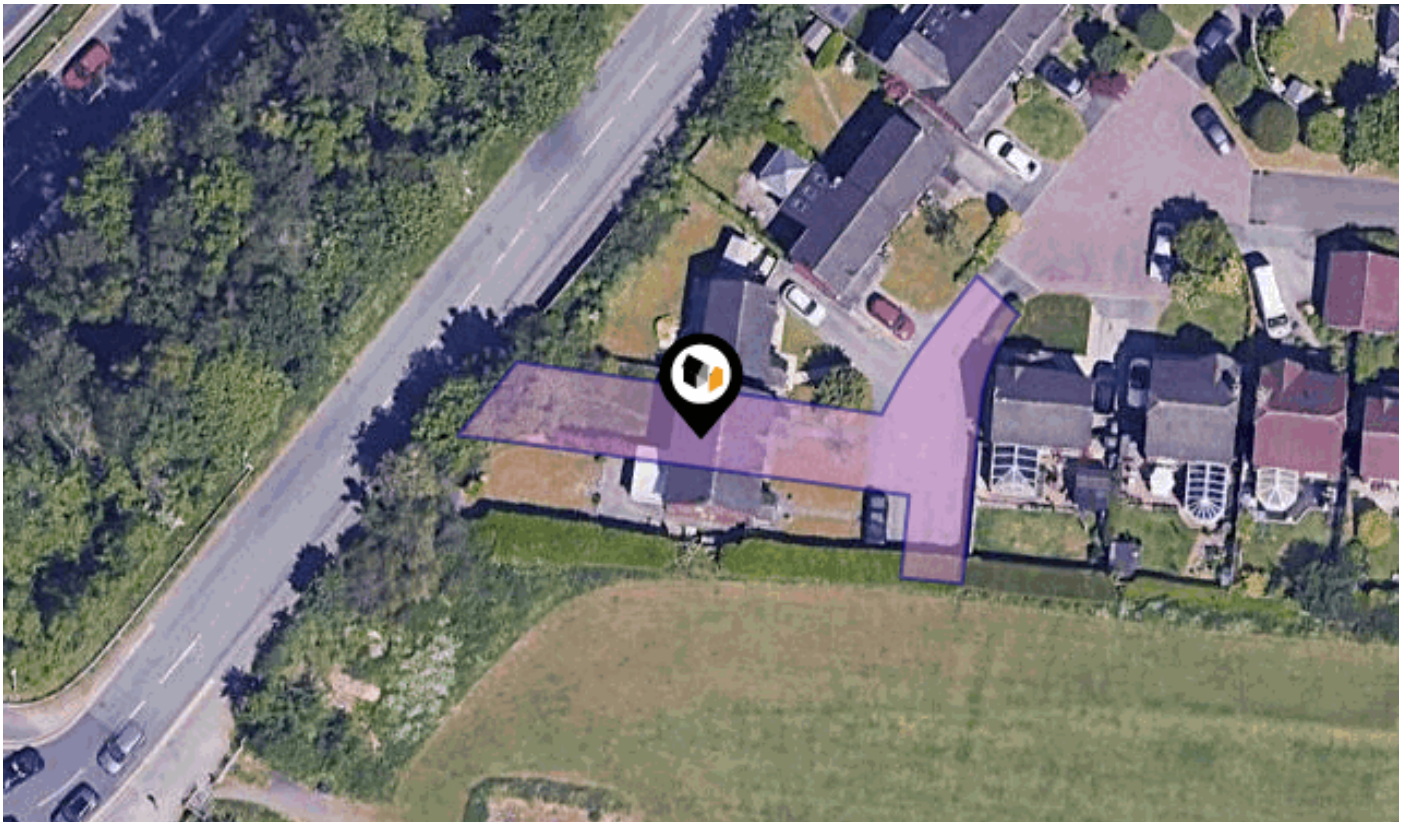


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 07th November 2024



PRINCES CLOSE, WREXHAM, LL11

Wingetts | Wrexham

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.09 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,014		
Title Number:	WA663461		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	43 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Princes Close, LL11

Energy rating

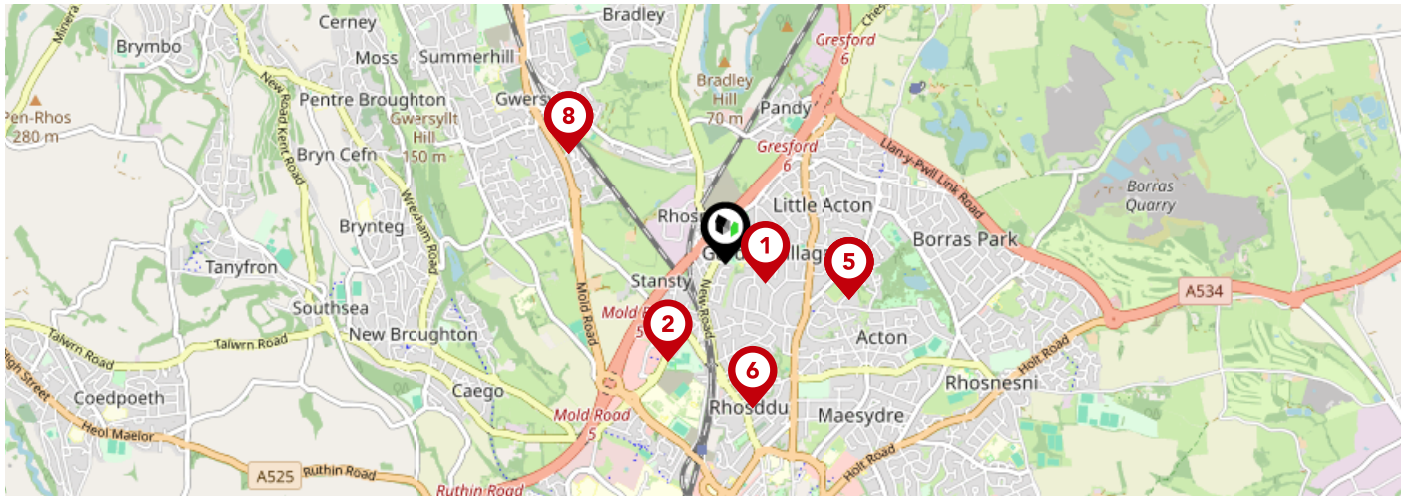
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Valid until 27.11.2029

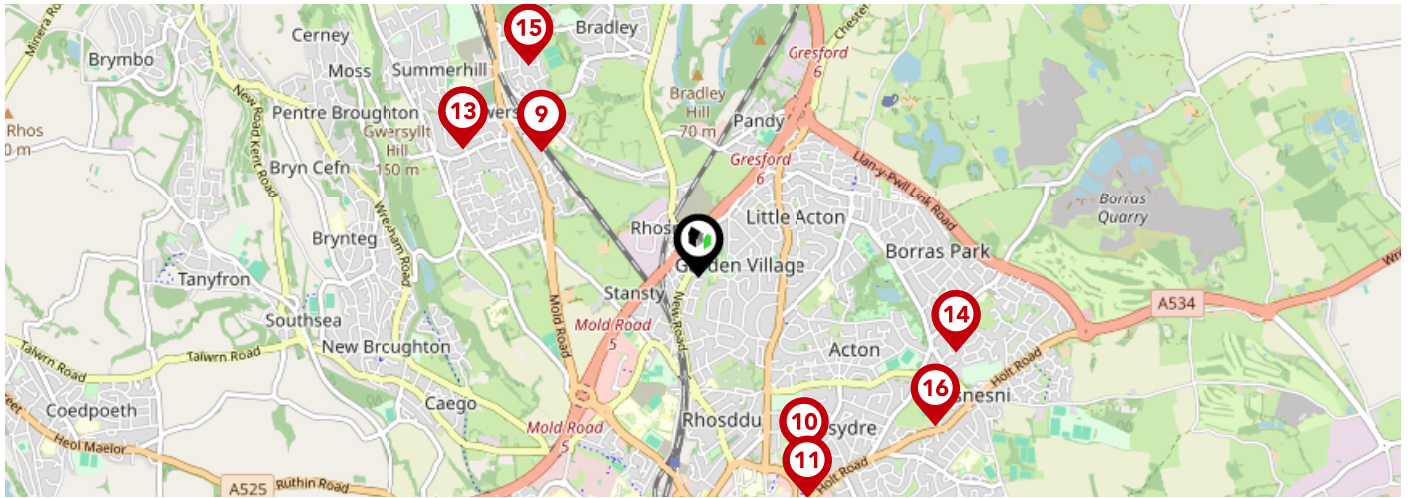
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	59 m ²



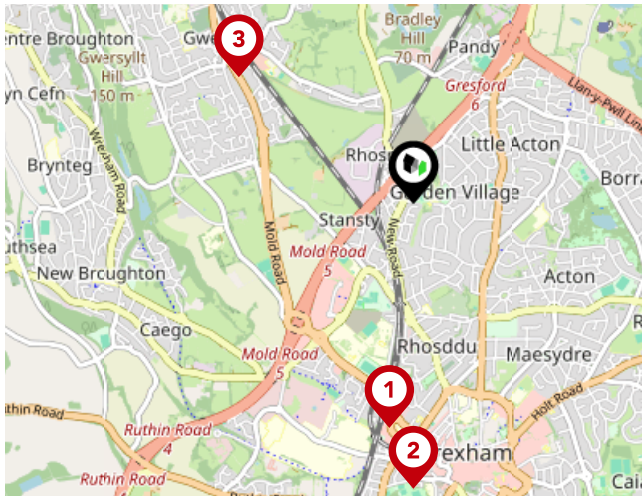
		Nursery	Primary	Secondary	College	Private
	Wat's Dyke C.P. School Ofsted Rating: Good Pupils:0 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Plas Coch Ofsted Rating: Good Pupils:0 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Park Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Park Junior School Ofsted Rating: Adequate Pupils:0 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rhosddu Primary School Ofsted Rating: Good Pupils:0 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gwersyllt Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gwersyllt Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Ysgol Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alexandra C.P. School Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bryn Golau Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Heulfan Ofsted Rating: Excellent Pupils:0 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Borras Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Bro Alun Ofsted Rating: Not Rated Pupils:0 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

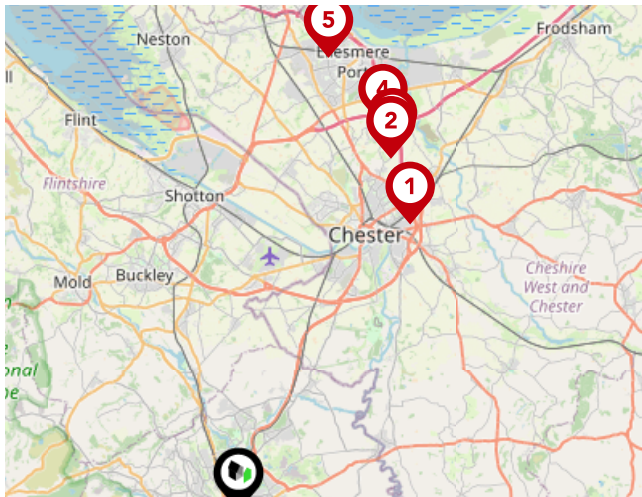
Area

Transport (National)



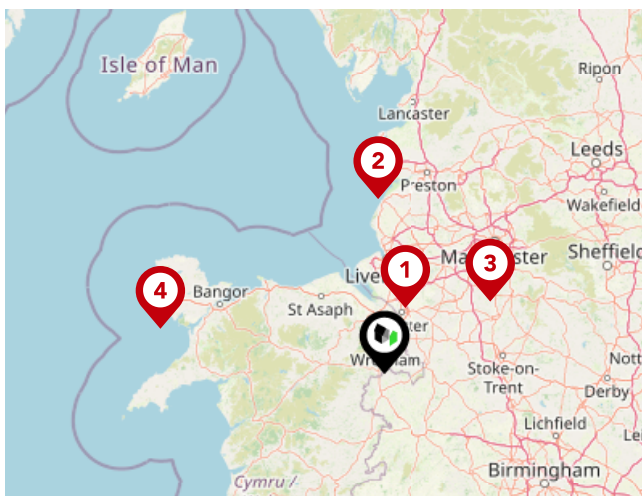
National Rail Stations

Pin	Name	Distance
1	Wrexham General Rail Station	1.01 miles
2	Wrexham Central Rail Station	1.27 miles
3	Gwersyllt Rail Station	0.96 miles



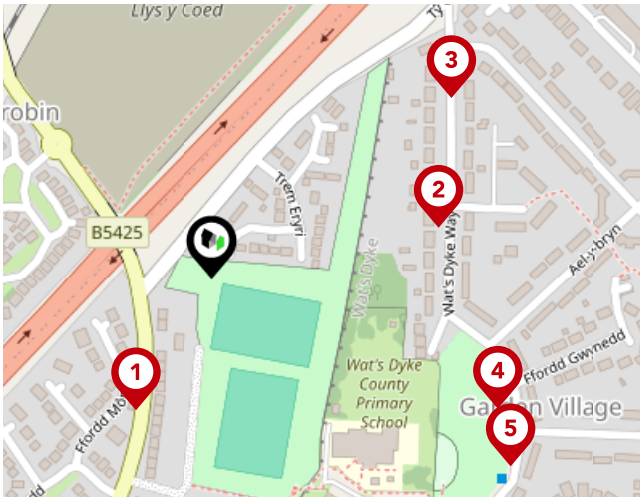
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	11.85 miles
2	M53 J11	13.66 miles
3	M56 J15	13.94 miles
4	M53 J10	14.58 miles
5	M53 J7	16.39 miles



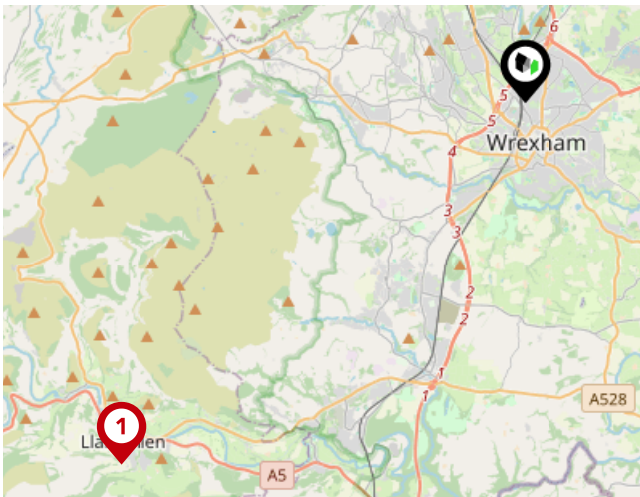
Airports/Helipads

Pin	Name	Distance
1	Speke	19.81 miles
2	Highfield	49.38 miles
3	Manchester Airport	36.45 miles
4	Penrhyn	65.01 miles



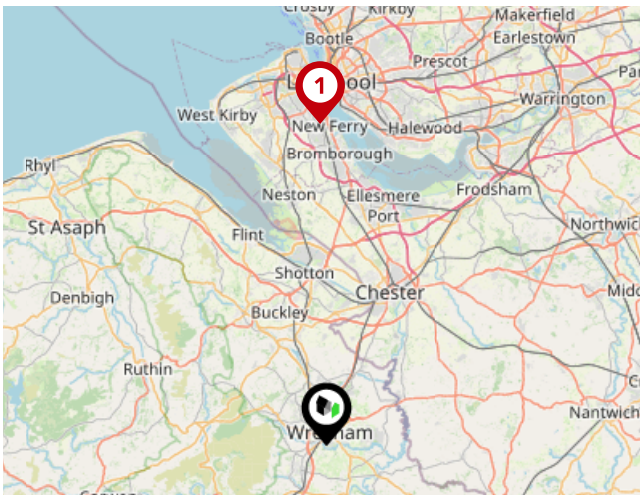
Bus Stops/Stations

Pin	Name	Distance
1	Moriah Chapel	0.08 miles
2	Stabler Crescent	0.13 miles
3	Bottom of Wat's Dyke Way	0.17 miles
4	Ffordd Gwynedd	0.18 miles
5	Kenyon Avenue	0.2 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.64 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	22.85 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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