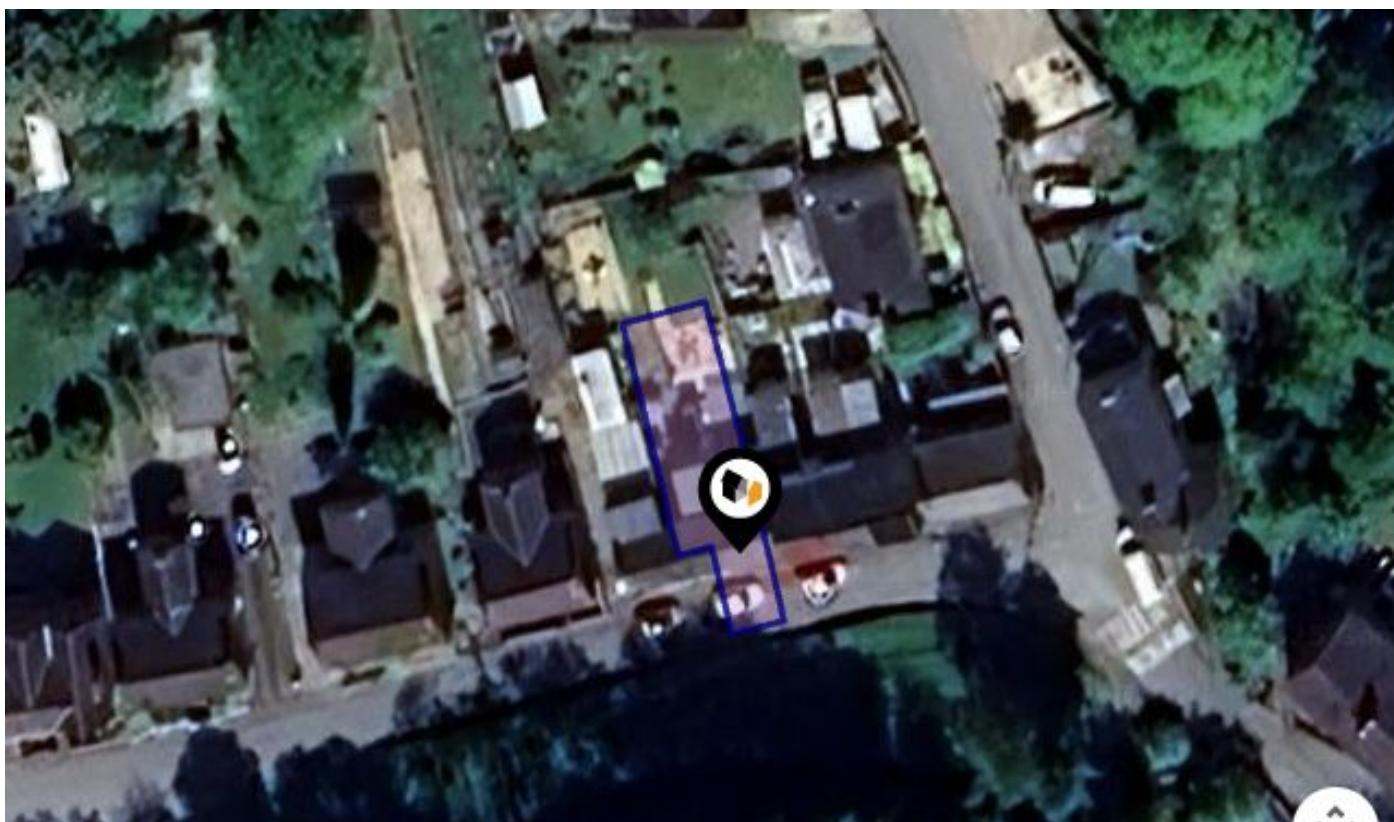


[See More Online](#)

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Wednesday 29<sup>th</sup> October 2025**



**TREVOR ISA, CEFN MAWR, WREXHAM, LL14**

**Wingetts | Llangollen**

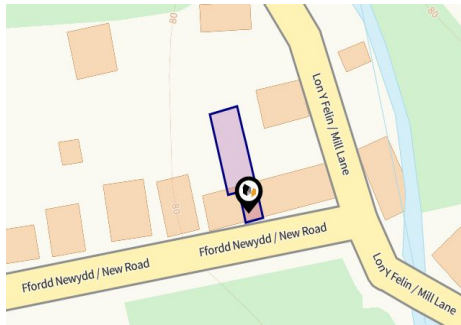
01978 861366

sharron@wingetts.co.uk

www.wingetts.co.uk/



 street-view-image



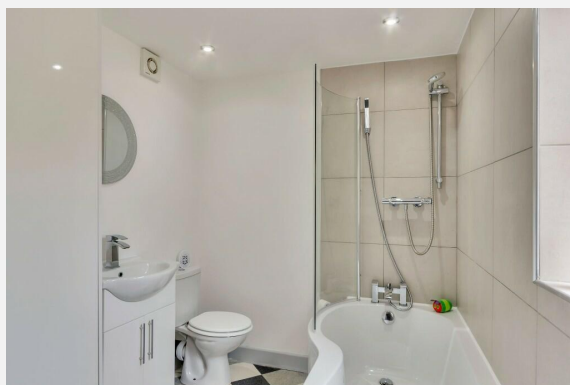
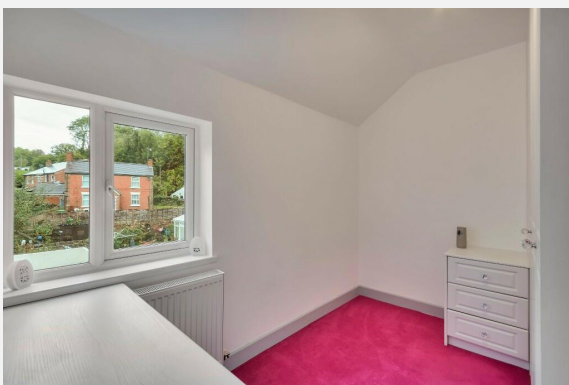
## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Terraced                                | Tenure: | Freehold |
| Bedrooms:        | 2                                       |         |          |
| Floor Area:      | 731 ft <sup>2</sup> / 68 m <sup>2</sup> |         |          |
| Plot Area:       | 0.04 acres                              |         |          |
| Year Built :     | 1900-1929                               |         |          |
| Council Tax :    | Band B                                  |         |          |
| Annual Estimate: | £1,706                                  |         |          |
| Title Number:    | CYM719712                               |         |          |

## Local Area

|                    |          |                                                                                     |                                                                                       |
|--------------------|----------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Wrexham  | Estimated Broadband Speeds                                                          |                                                                                       |
| Conservation Area: | No       | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |
| Flood Risk:        |          | 23                                                                                  | -                                                                                     |
| • Rivers           | Very low | mb/s                                                                                | mb/s                                                                                  |
| • Seas             | Very low |  |  |
| • Surface Water    | High     |                                                                                     |                                                                                       |

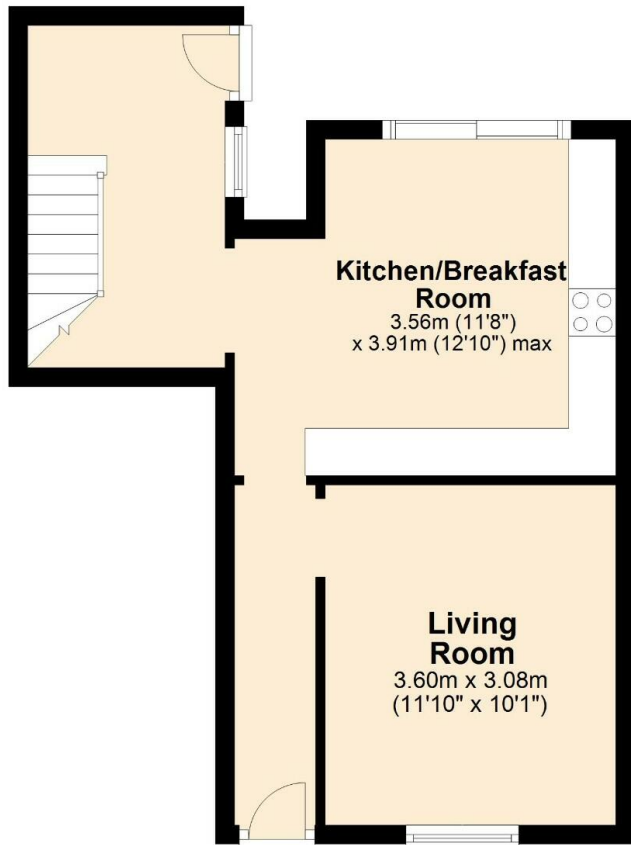
|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Mobile Coverage:                                                                    |                                                                                     |                                                                                     |                                                                                     | Satellite/Fibre TV Availability:                                                    |                                                                                       |                                                                                       |
| (based on calls indoors)                                                            |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|  |  |  |  |  |  |  |
| O <sub>2</sub>                                                                      | EE                                                                                  | 3                                                                                   | O                                                                                   |                                                                                     |                                                                                       |                                                                                       |



## TREVOR ISA, CEFN MAWR, WREXHAM, LL14

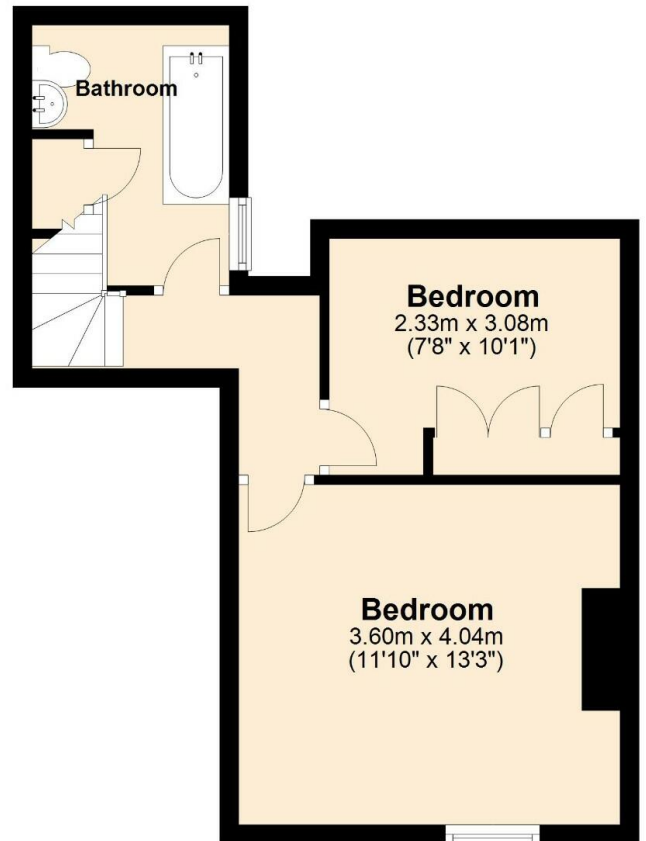
### Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



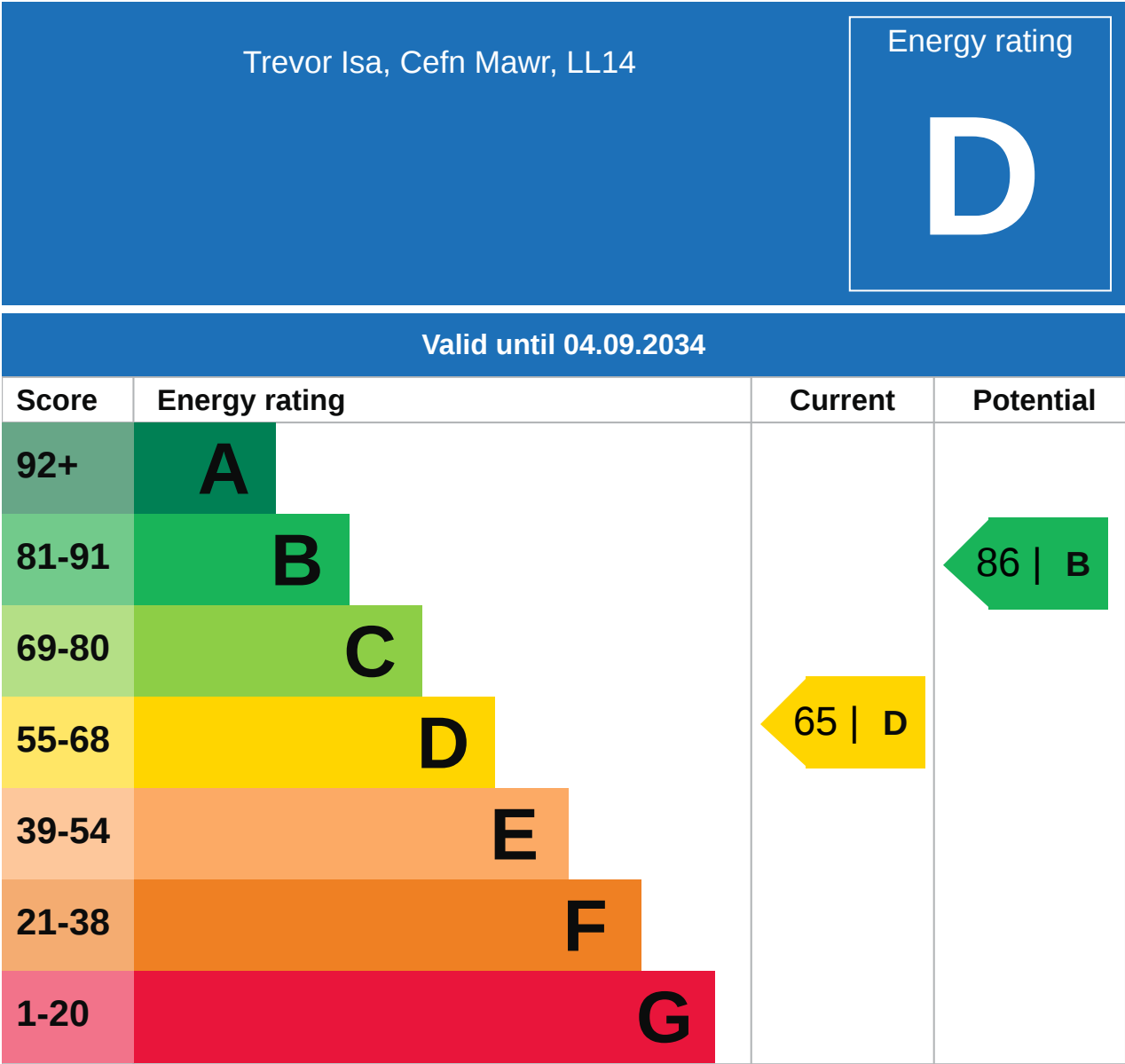
### First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

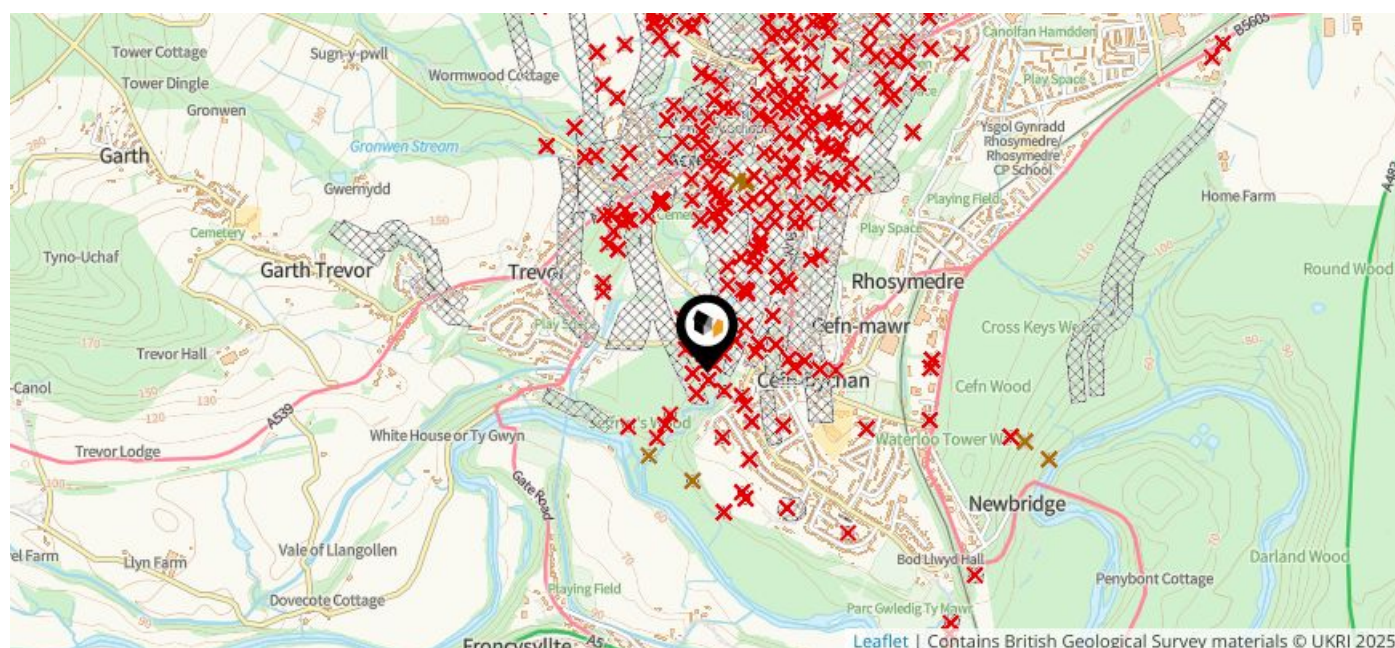


## Additional EPC Data

---

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <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 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, 200 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good                                           |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <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>            | 68 m <sup>2</sup>                              |

This map displays nearby coal mine entrances and their classifications.



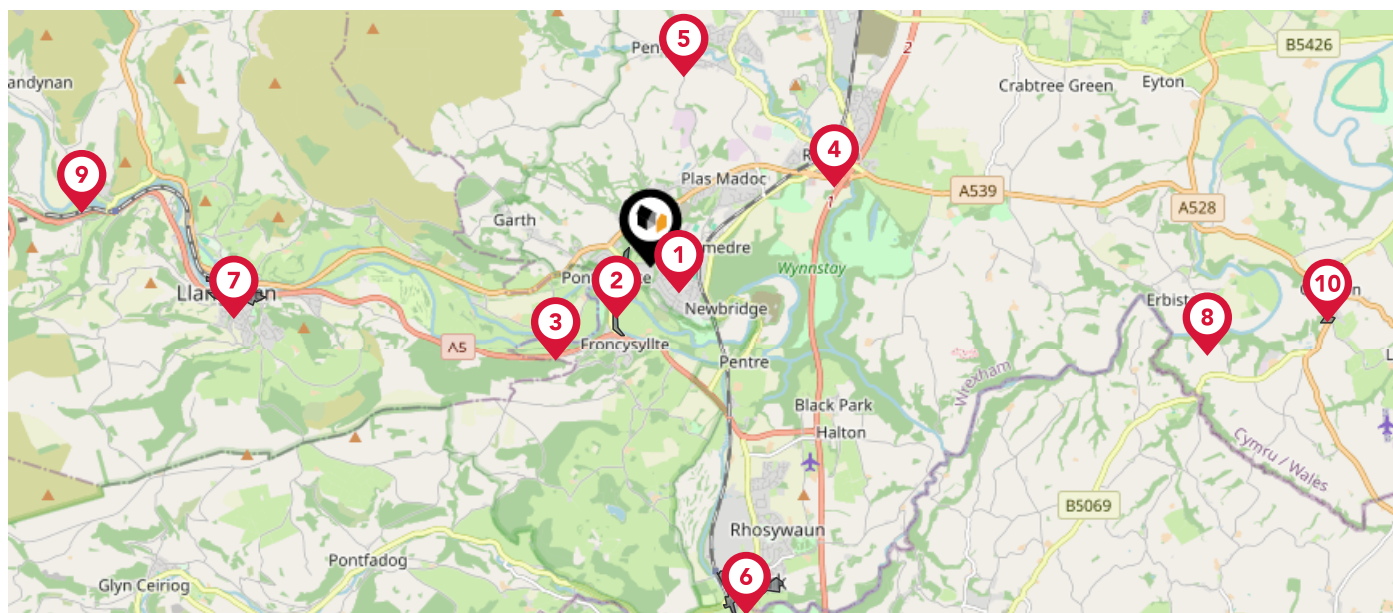
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



#### Nearby Conservation Areas

1

Cefn Mawr

2

Pontcysyllte Aqueduct

3

Plas Yn Pentre

4

Ruabon

5

Penycae

6

Chirk

7

Llangollen Town

8

Erbistock

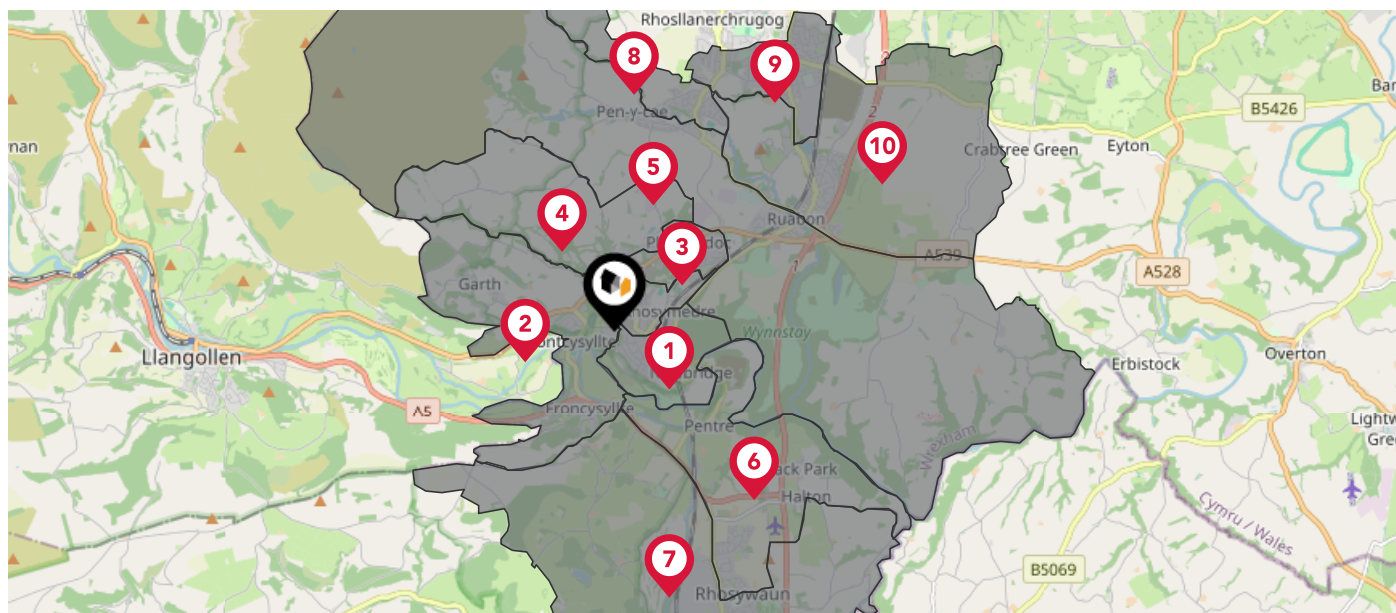
9

Llantysilio

10

Overton

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Cefn East ED



Llangollen Rural ED



Acrefair North ED



Cefn West ED



Penycae and Ruabon South ED



Chirk North ED



Chirk South ED



Penycae ED

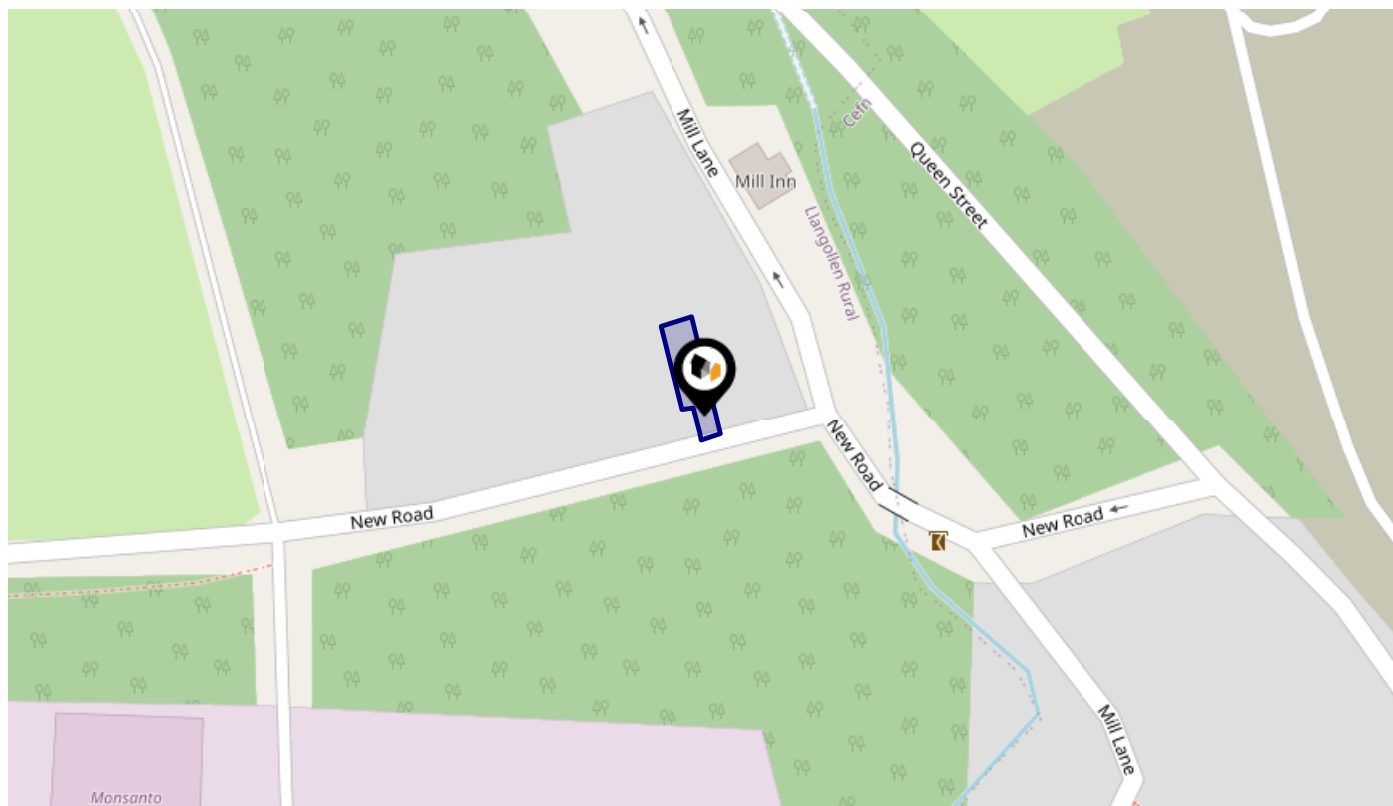


Pant and Johnstown ED



Ruabon ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

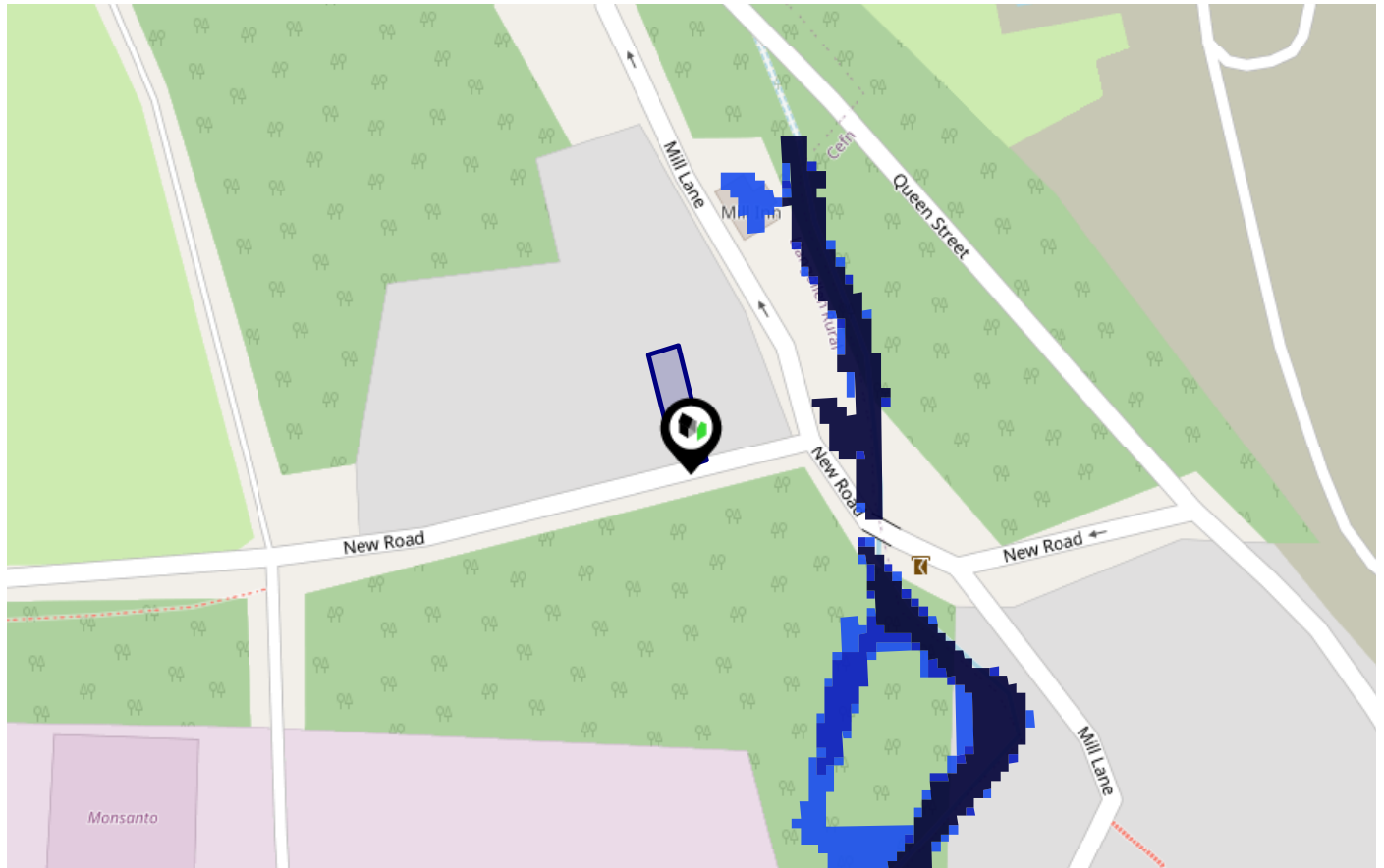
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# Flood Risk

## Rivers Flood Risk

This map shows the chance of flooding from rivers, taking into account flood defences and their condition.



**Risk Rating:** Very low

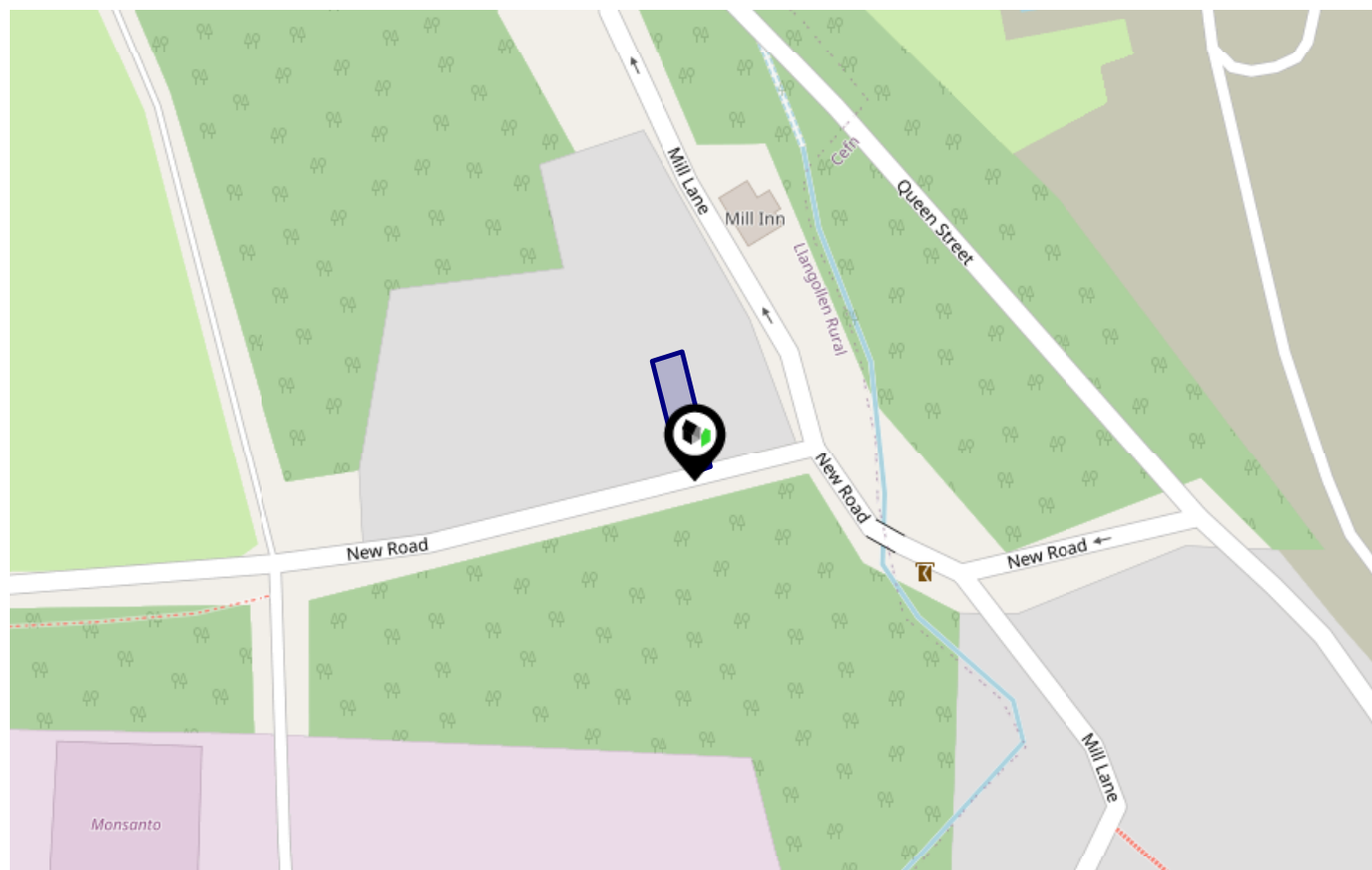
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

# Flood Risk

## Seas Flood Risk

This map shows the chance of flooding from the sea, taking into account flood defences and their condition.



**Risk Rating:** Very low

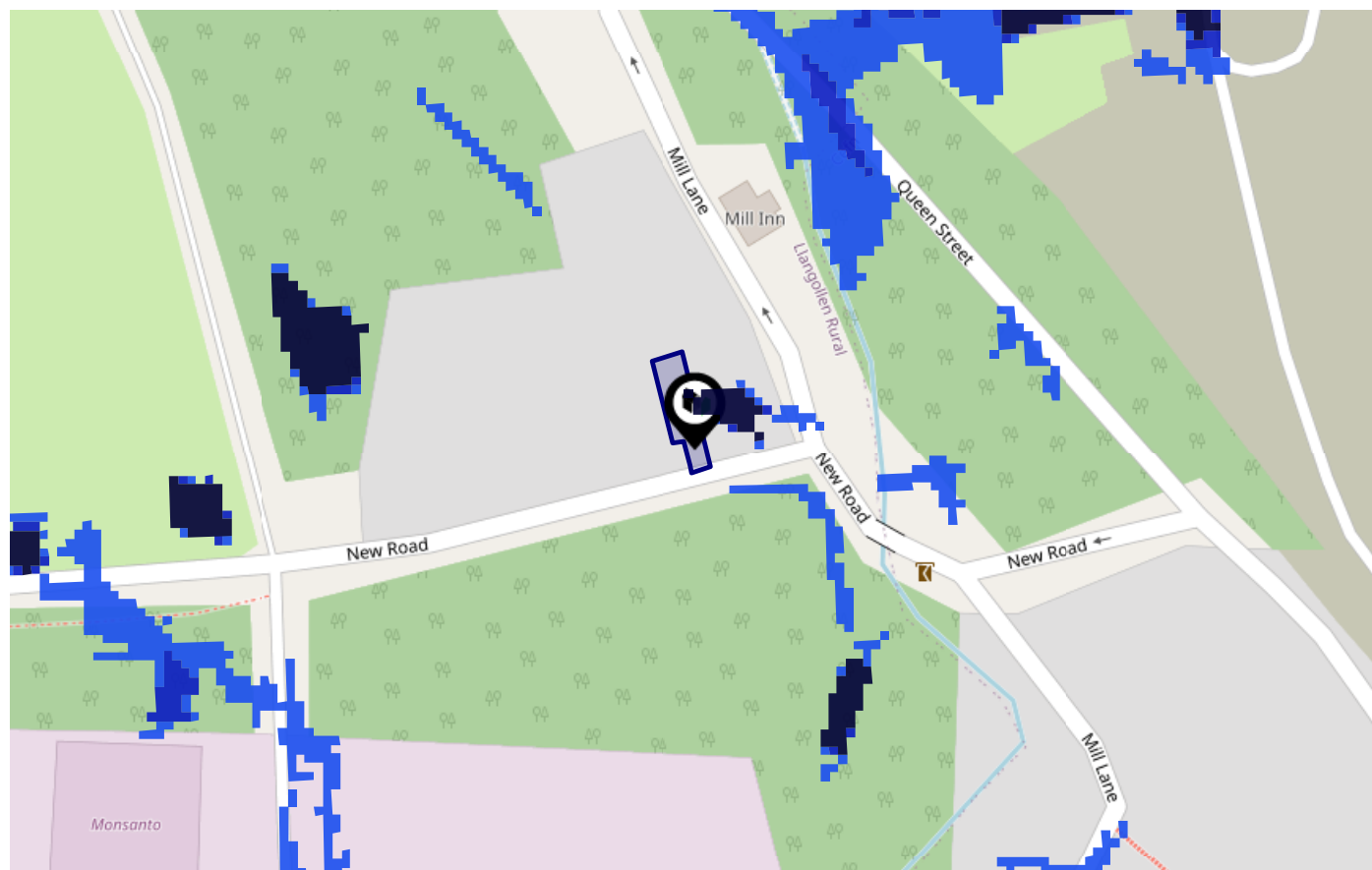
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

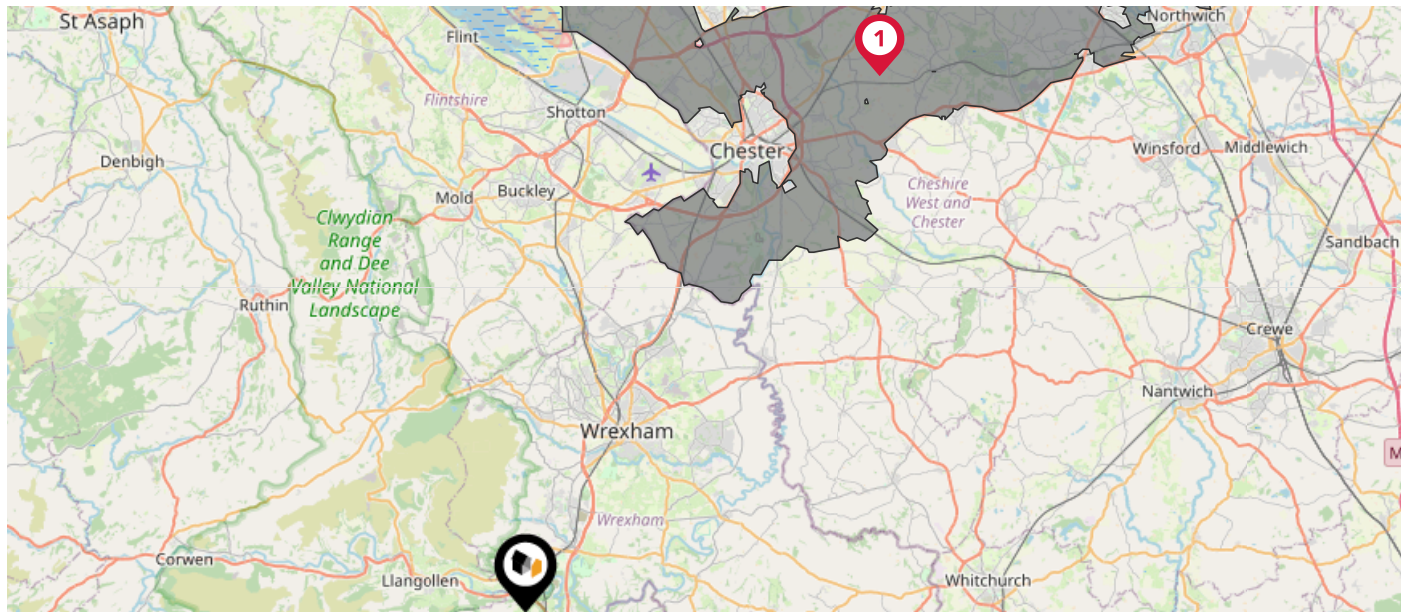


### Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

This map displays nearby areas that have been designated as Green Belt...

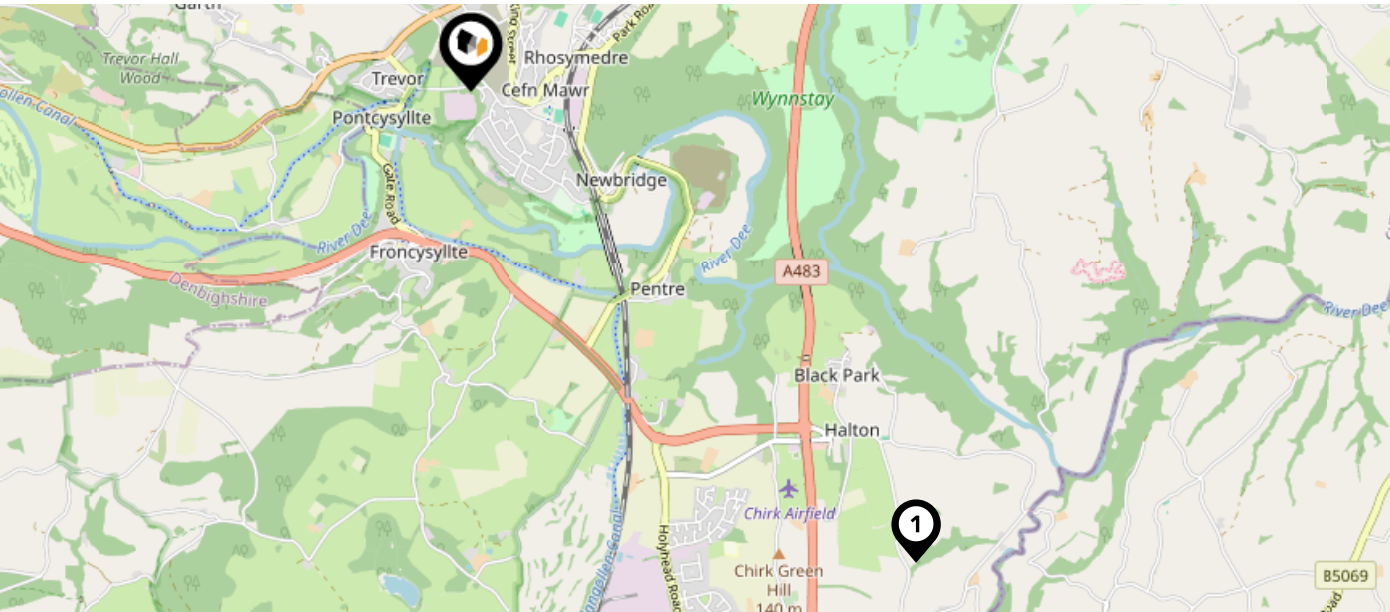


## Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

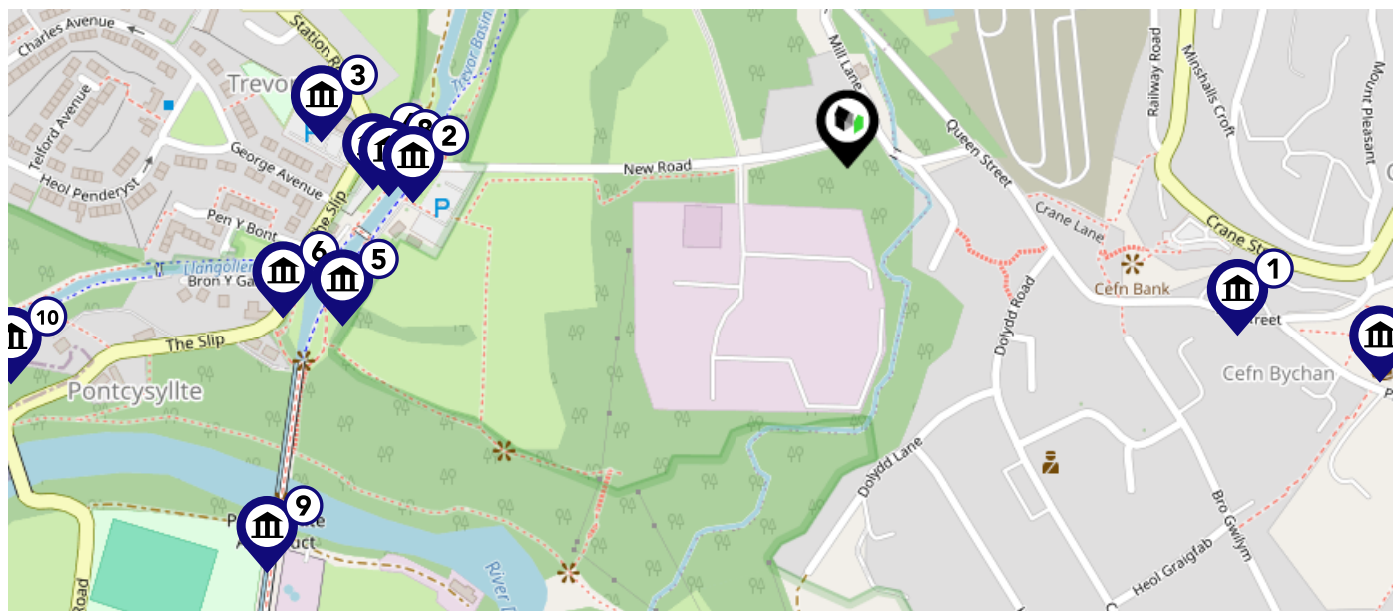
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



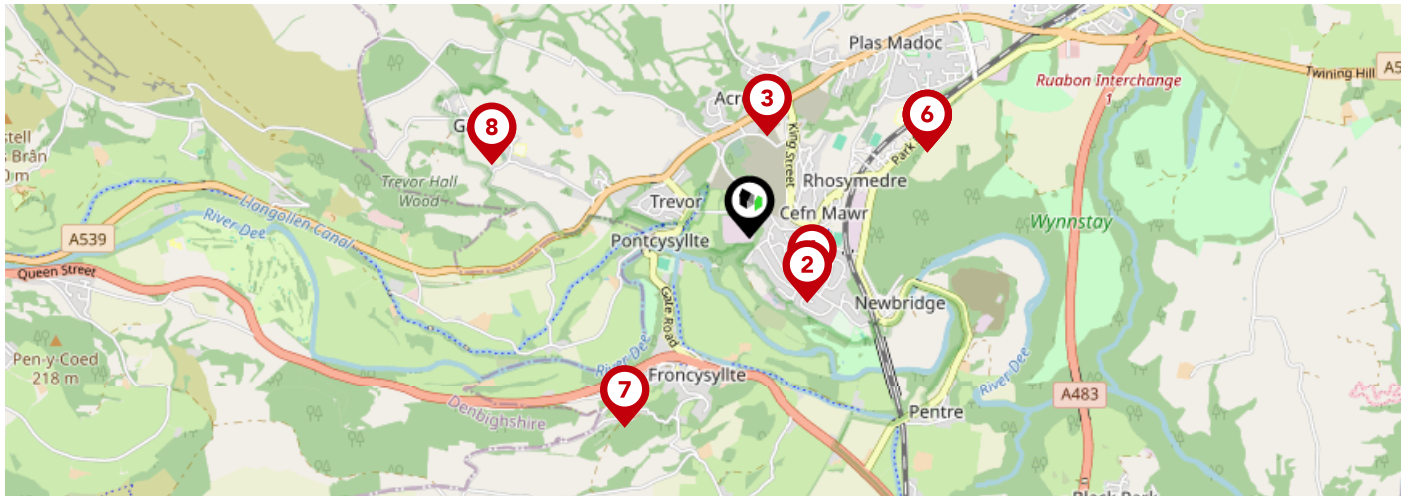
### Nearby Landfill Sites

|                                                                                     |                           |                                                                                                         |
|-------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------|
|  | Lower Halton-Chirk, Clwyd | Historic Landfill  |
|-------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------|

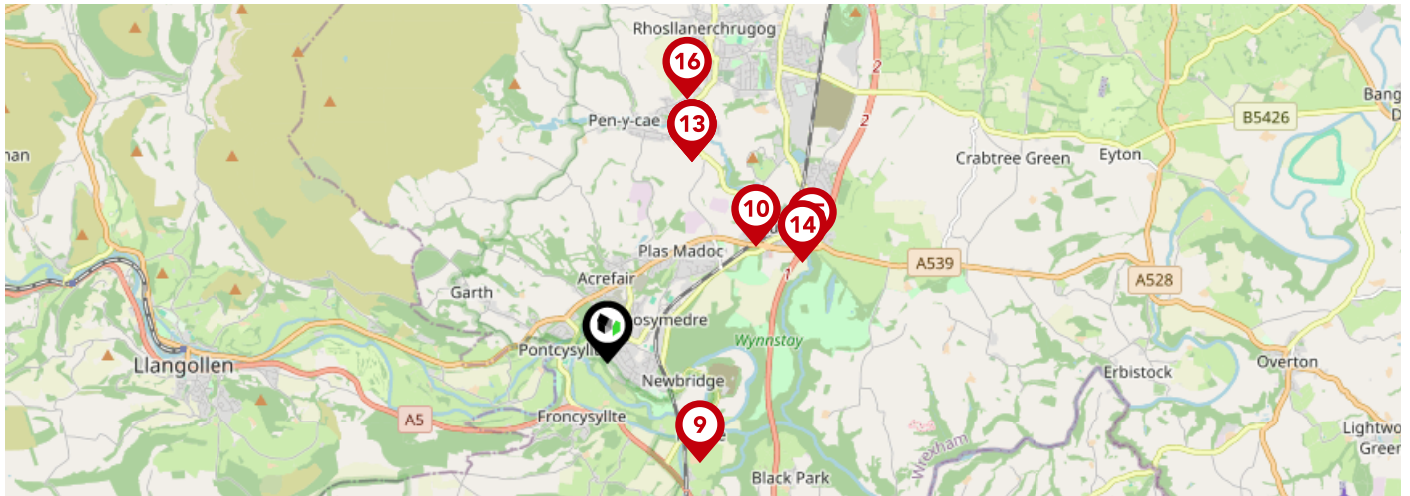
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                              |                                                                                                             | Grade    | Distance  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------|-----------|
|  | 16870 - Cefn Kynaston Including Garden Walls                                                                | Grade II | 0.2 miles |
|  | 19966 - Bridge Next To Telford Inn                                                                          | Grade II | 0.2 miles |
|  | 19968 - Bryn Seion Presbyterian Chapel                                                                      | Grade II | 0.3 miles |
|  | 1306 - Telford Inn                                                                                          | Grade II | 0.3 miles |
|  | 87547 - Pair Of Docks On E Side Of Trevor Basin, Excluding Modern Workshop Superstructure And Swing Bridge. | Grade II | 0.3 miles |
|  | 19969 - Bridge No 31                                                                                        | Grade II | 0.3 miles |
|  | 1576 - Plas Kynaston                                                                                        | Grade II | 0.3 miles |
|  | 19967 - New Road (house Next To Telford Inn)                                                                | Grade II | 0.3 miles |
|  | 1601 - Pontcysyllte Aqueduct                                                                                | Grade I  | 0.4 miles |
|  | 19970 - Wood Bank                                                                                           | Grade II | 0.5 miles |



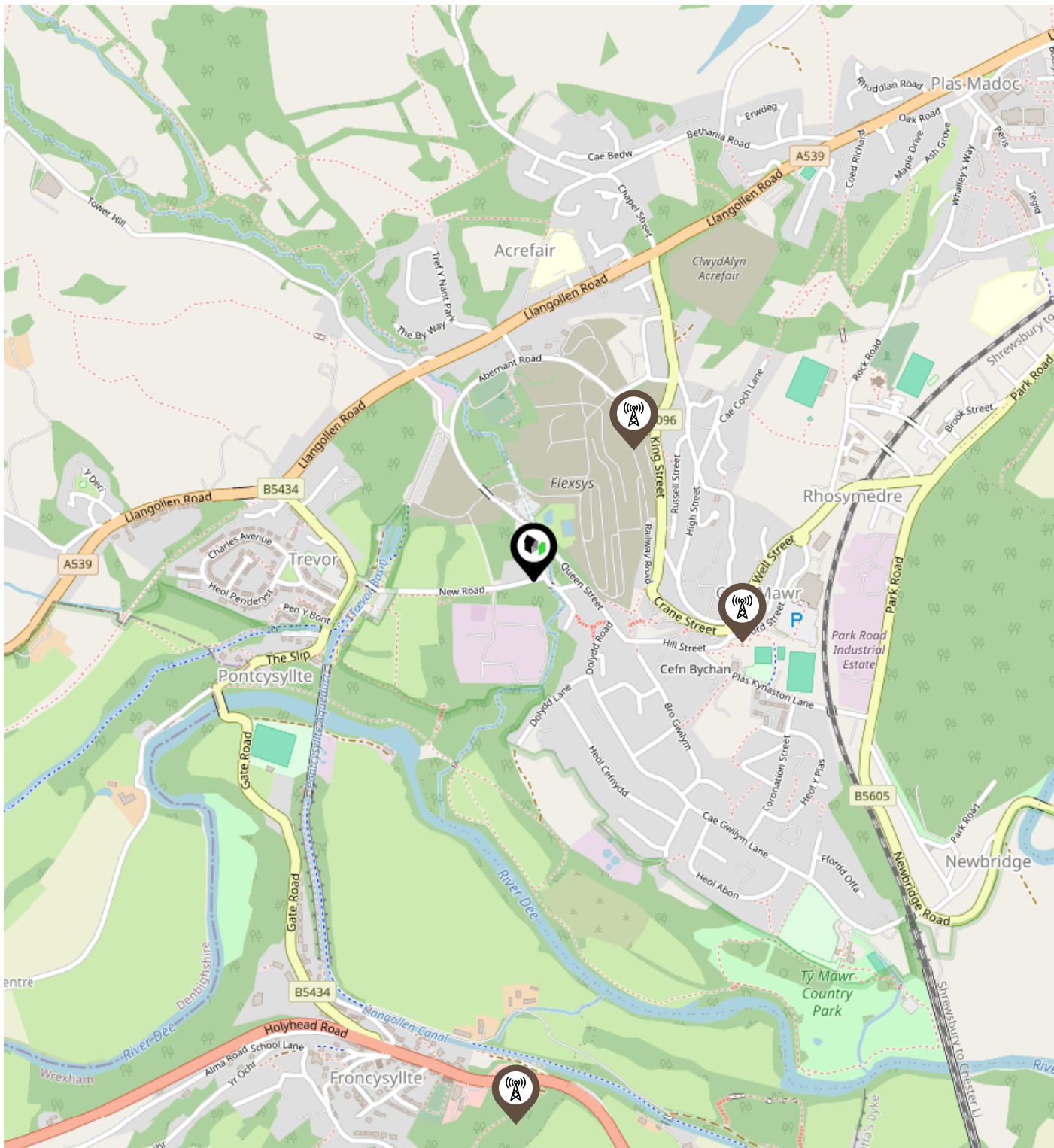
|          |                                                                                              | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Cefn Mawr Primary School</b><br>Ofsted Rating: Adequate   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>Ysgol Min-Y-Ddol</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.39               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ysgol Acrefair</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.46                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Rhosymedre Infants C.P. School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Rhosymedre Community Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Rhosymedre Junior C.P</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.88          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Froncysyllte C.P. School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.01            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Garth C.P. School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.19              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  |                                                                                                           | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|--|-----------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Pentre Church in Wales Controlled Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.22 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Rhiwabon</b><br>Ofsted Rating: Adequate   Pupils:0   Distance:1.69                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penycae Infants School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.95                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penycae Community Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.95                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penycae Junior C.P. School</b><br>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>St Mary's Primary (Ruabon) School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.96                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Maesyllan</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:2.09                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Hooson</b><br>Ofsted Rating: Good   Pupils:0   Distance:2.46                                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

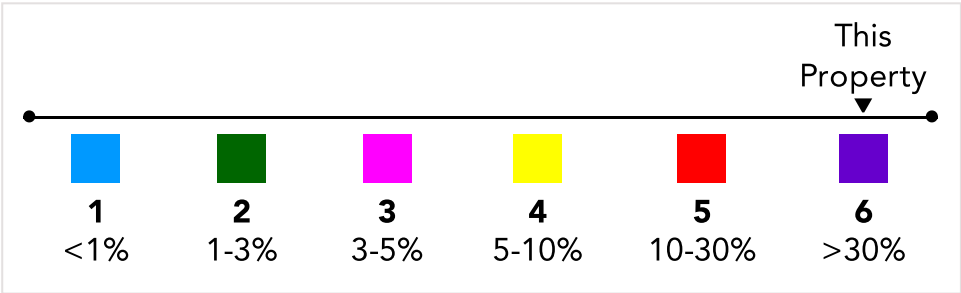
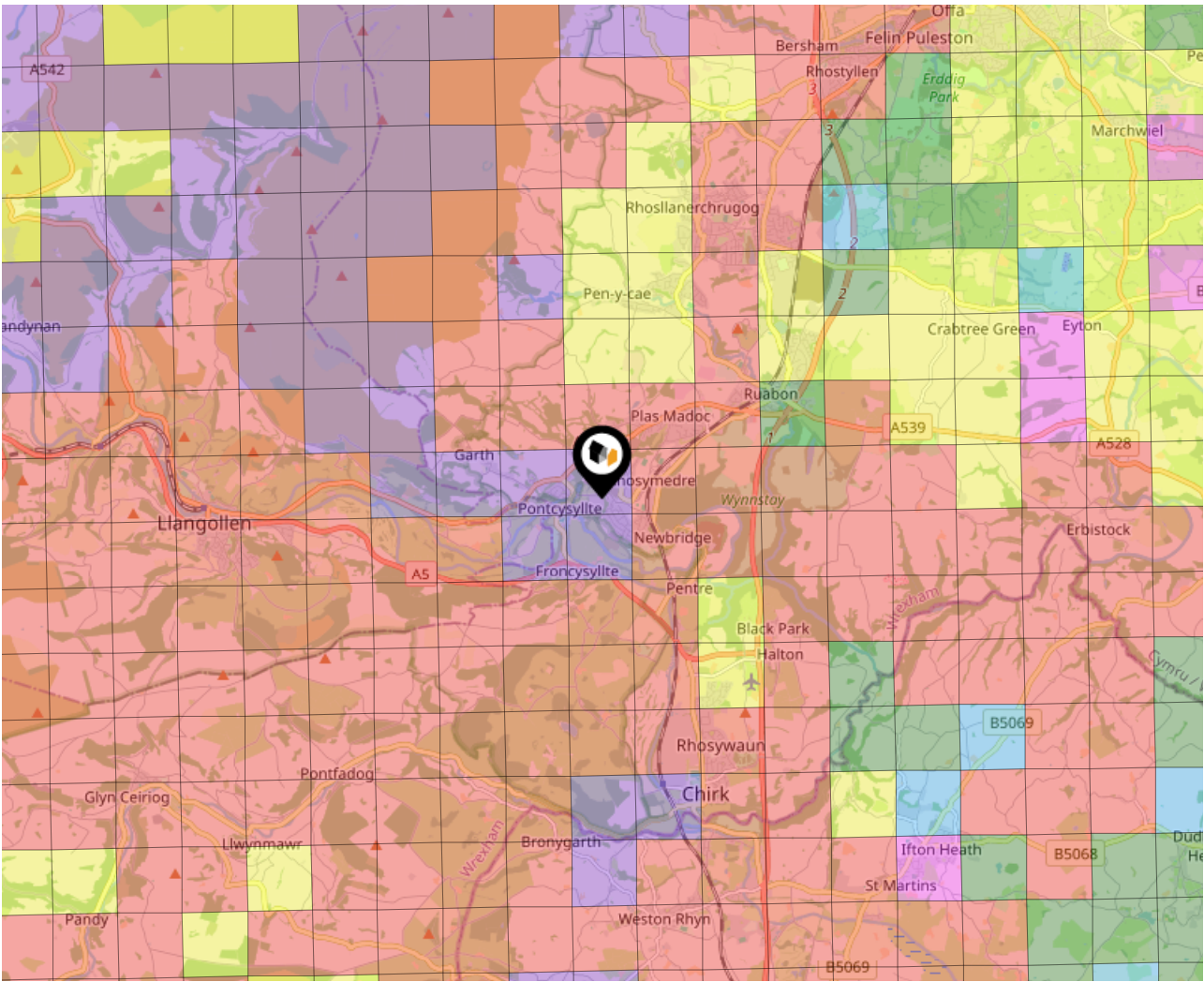


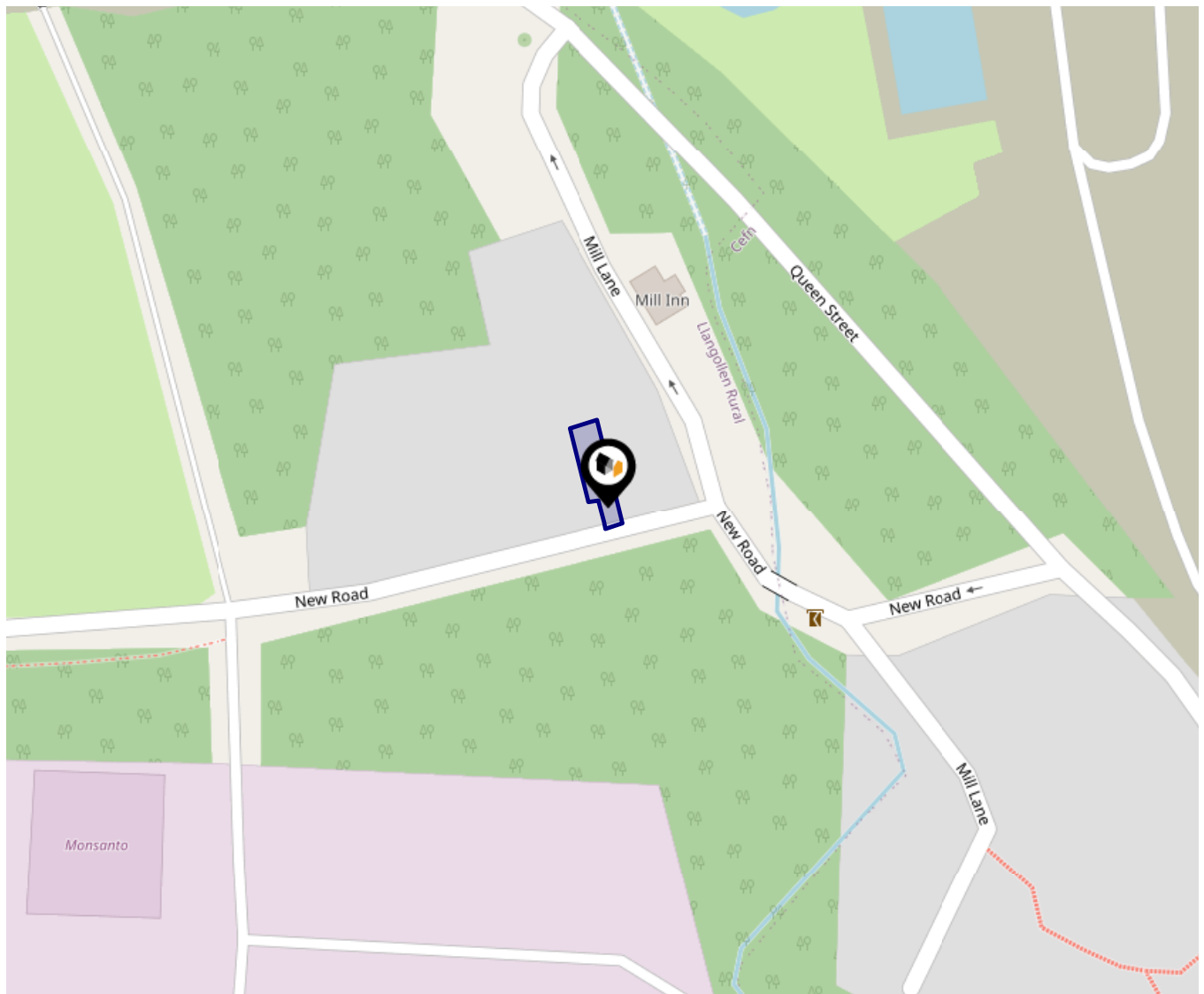
### Key:

-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





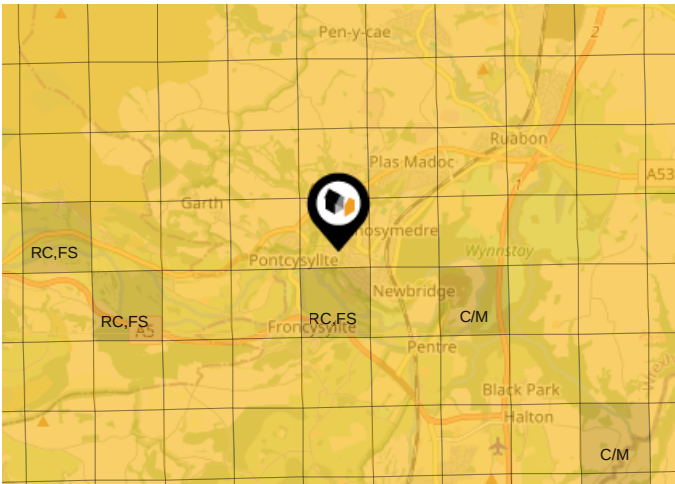
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

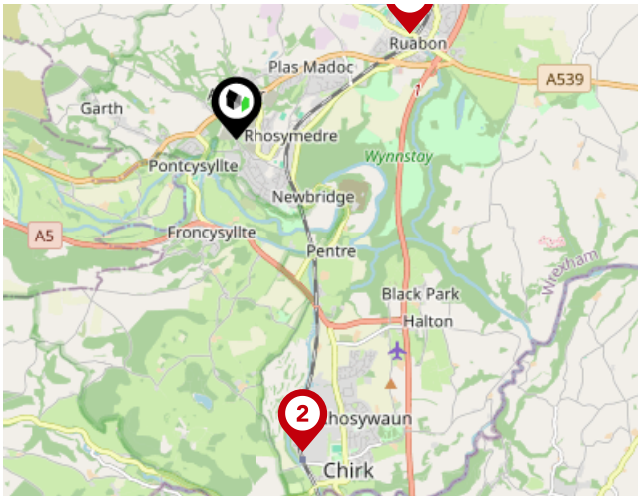
Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                                 |                      |                      |
|-------------------------------|---------------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | LOW                             | <b>Soil Texture:</b> | CLAYEY LOAM TO SANDY |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS)      |                      | LOAM                 |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY) TO HEAVY | <b>Soil Depth:</b>   | DEEP                 |



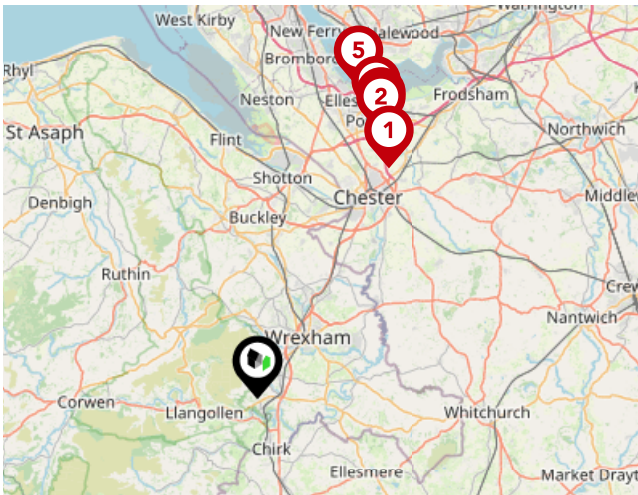
Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |



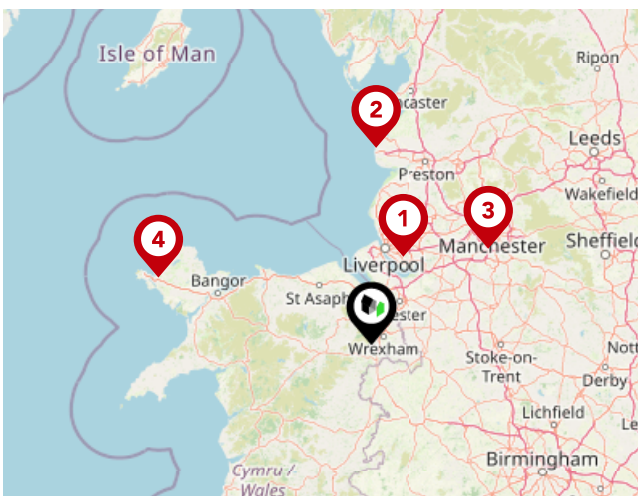
### National Rail Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Ruabon Rail Station  | 1.81 miles |
| 2   | Chirk Rail Station   | 2.85 miles |
| 3   | Gobowen Rail Station | 5.79 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M53 J12 | 19 miles    |
| 2   | M53 J11 | 20.79 miles |
| 3   | M56 J15 | 21.07 miles |
| 4   | M53 J10 | 21.69 miles |
| 5   | M53 J8  | 23.25 miles |

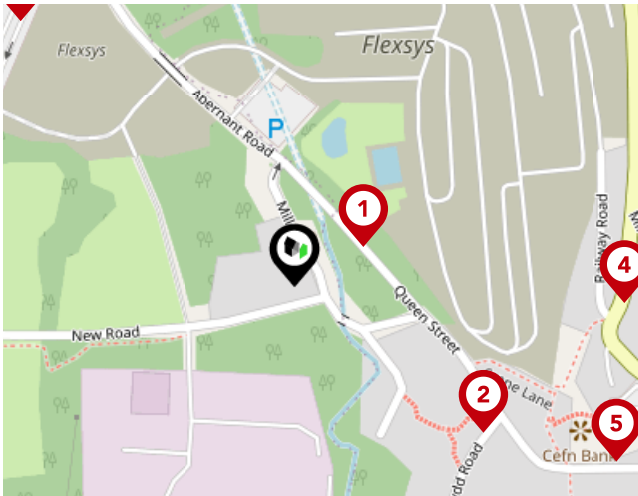


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Speke              | 26.87 miles |
| 2   | Highfield          | 55.67 miles |
| 3   | Manchester Airport | 42.96 miles |
| 4   | Penrhyn            | 63.41 miles |

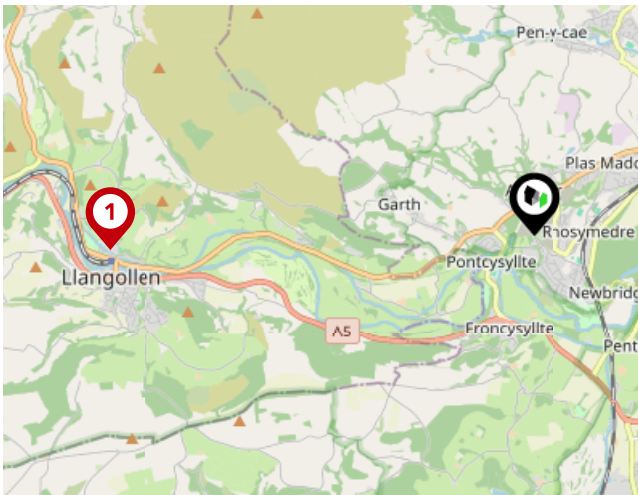
# Area

## Transport (Local)



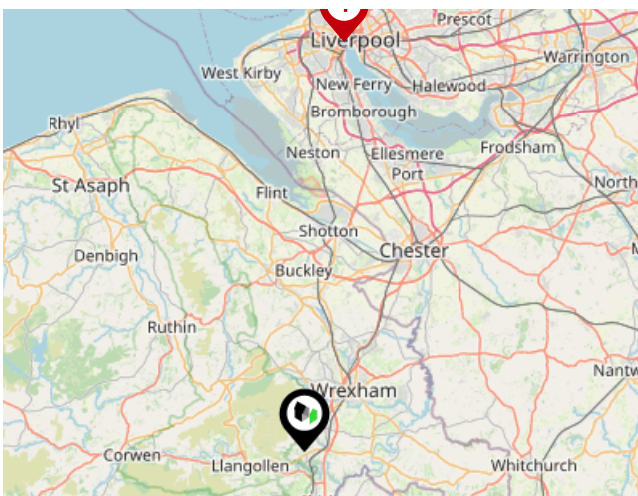
### Bus Stops/Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Queen Street          | 0.04 miles |
| 2   | Dolydd Road           | 0.13 miles |
| 3   | Pontcysyllte Aqueduct | 0.21 miles |
| 4   | Railway Inn           | 0.18 miles |
| 5   | Hill Street           | 0.2 miles  |



### Local Connections

| Pin | Name                            | Distance  |
|-----|---------------------------------|-----------|
| 1   | Llangollen (Llangollen Railway) | 3.8 miles |



### Ferry Terminals

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Woodside Birkenhead Ferry Terminal | 29.3 miles |



### Wingetts | Llangollen

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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.

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 | Llangollen

## 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.



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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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