

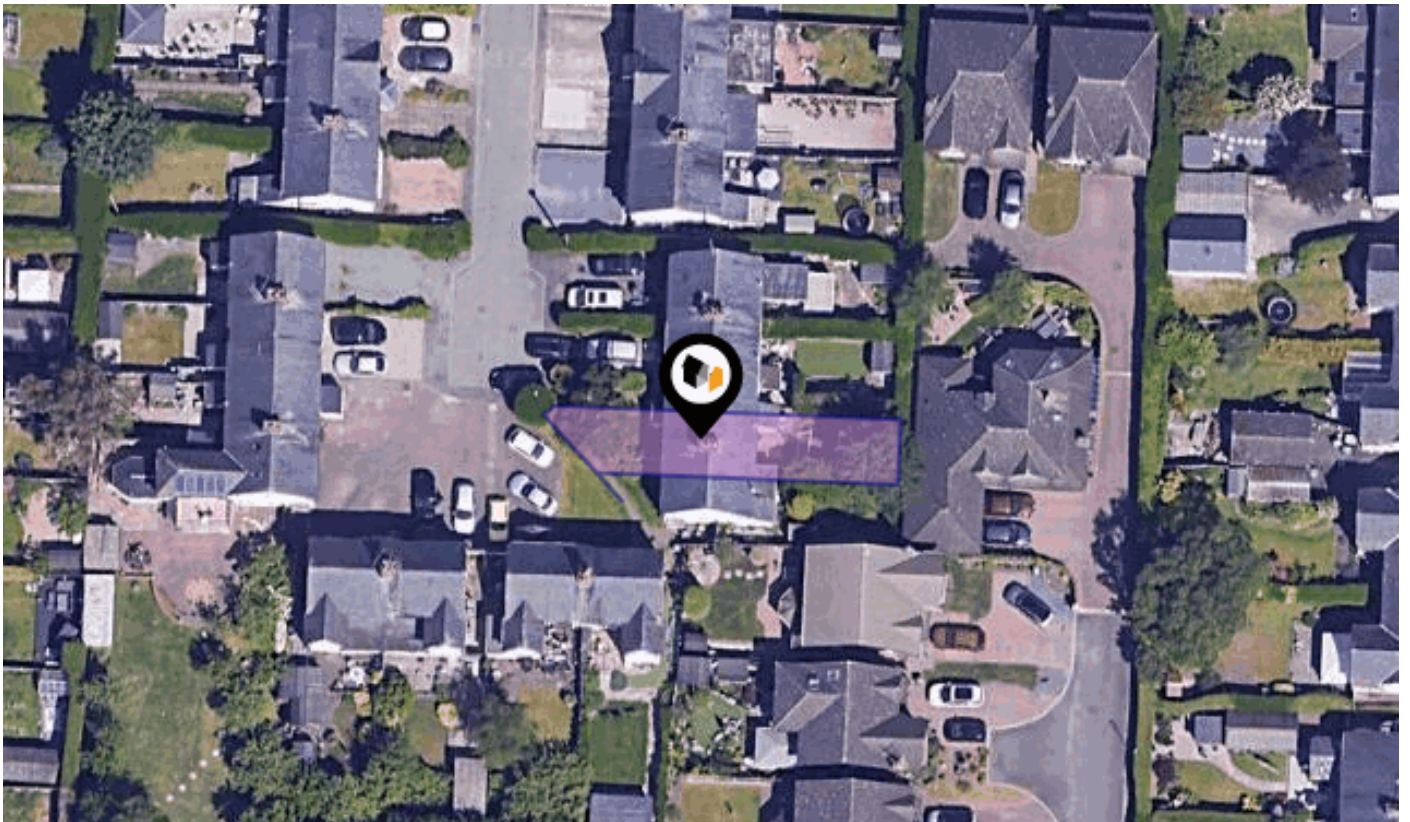


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 19th August 2024



CUNLIFFE WALK, WREXHAM, LL11

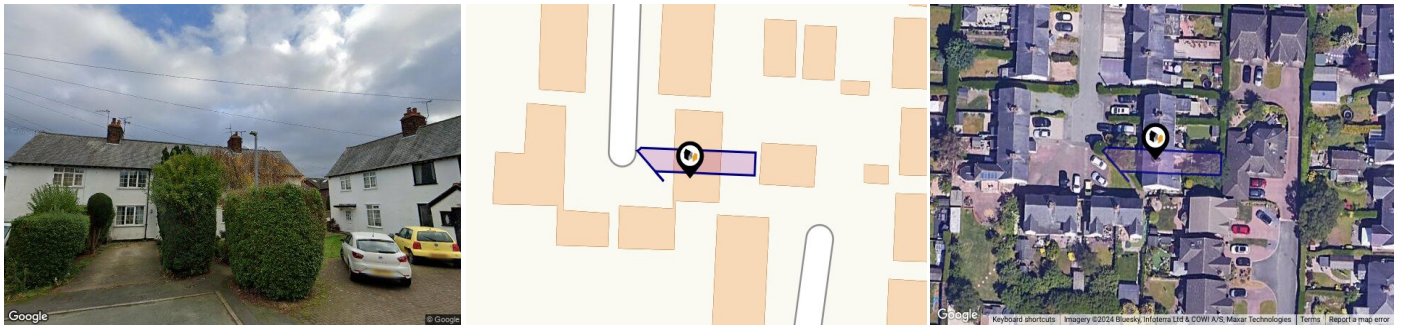
Wingetts | Wrexham

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	WA689016		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



WREXHAM, LL11

Energy rating

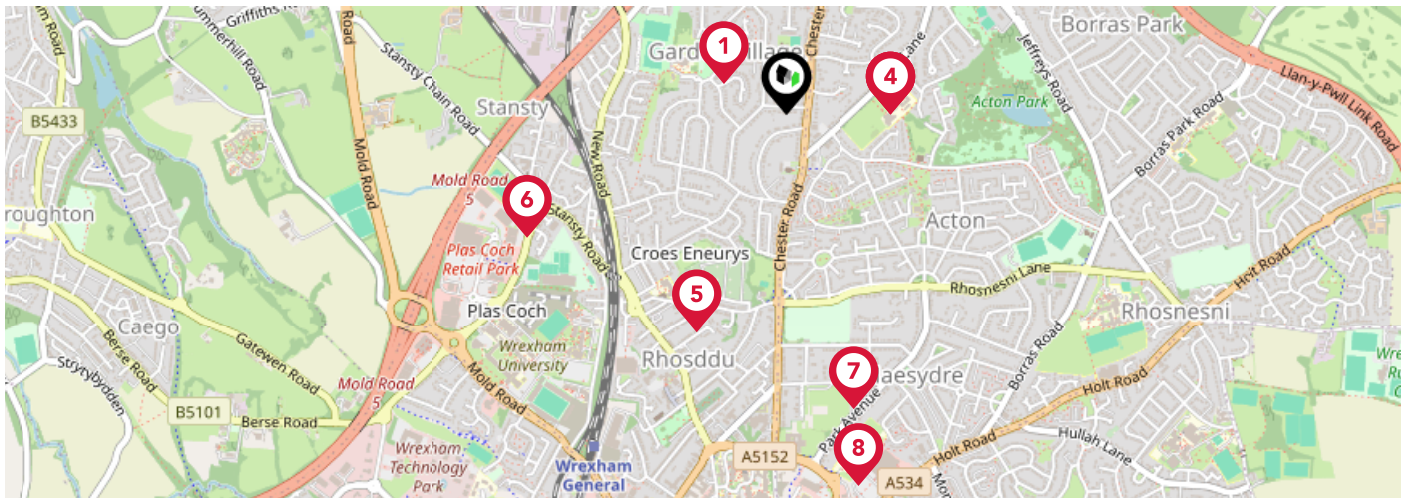
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Valid until 11.06.2031

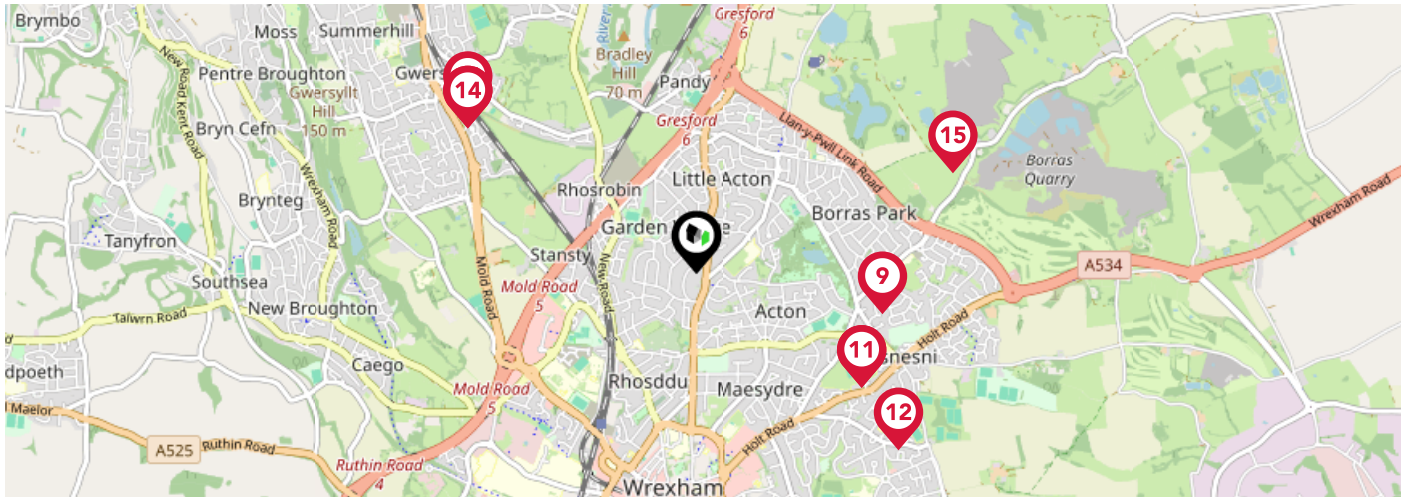
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Additional EPC Data

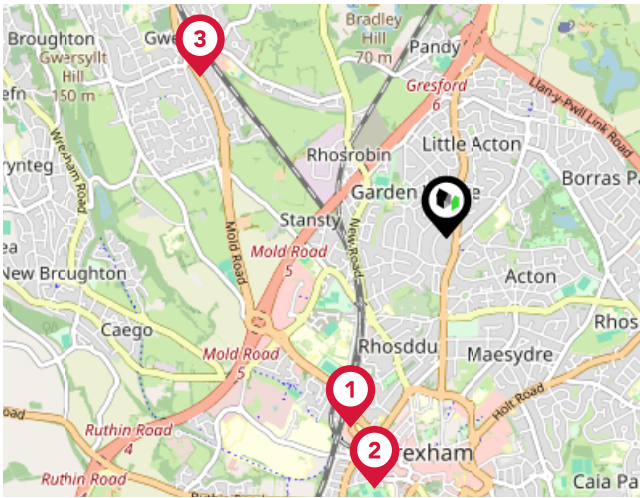
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²



	Nursery	Primary	Secondary	College	Private
<p>1 Wat's Dyke C.P. School Ofsted Rating: Good Pupils:0 Distance:0.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Acton Park Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.23</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Acton Park Junior School Ofsted Rating: Adequate Pupils:0 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Acton Primary Ofsted Rating: Not Rated Pupils:0 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Rhosddu Primary School Ofsted Rating: Good Pupils:0 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Ysgol Plas Coch Ofsted Rating: Good Pupils:0 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Alexandra C.P. School Ofsted Rating: Good Pupils:0 Distance:0.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

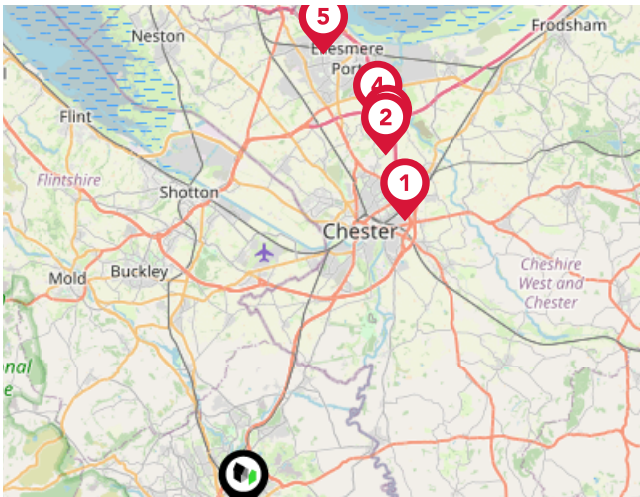


	Nursery	Primary	Secondary	College	Private
Borras Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Rhosnesni Ofsted Rating: Adequate Pupils:0 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Morgan Llwyd Ofsted Rating: Good Pupils:0 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gwersyllt Junior C.P. School 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"/>
Gwersyllt Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barker's Lane C.P. School Ofsted Rating: Good Pupils:0 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Y Gaer Ofsted Rating: Not Rated Pupils:0 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



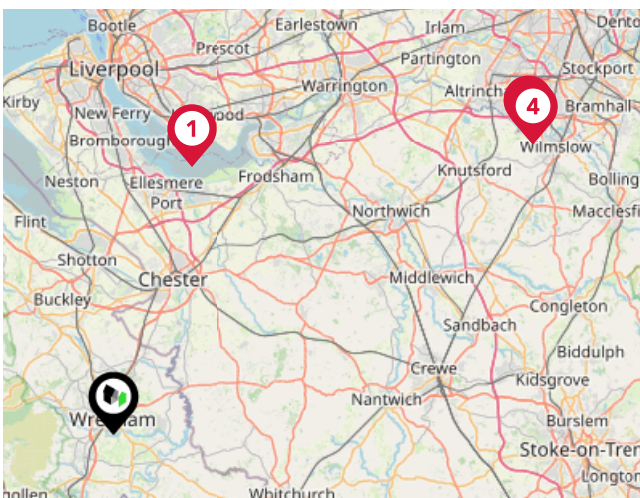
National Rail Stations

Pin	Name	Distance
1	Wrexham General Rail Station	0.95 miles
2	Wrexham Central Rail Station	1.16 miles
3	Gwersyllt Rail Station	1.32 miles



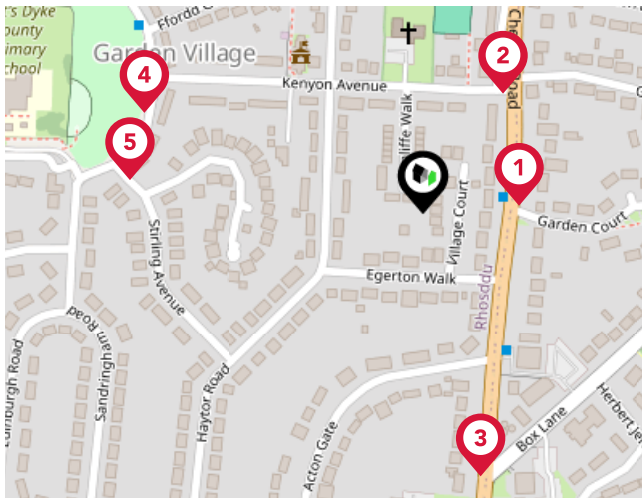
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	11.83 miles
2	M53 J11	13.68 miles
3	M56 J15	13.97 miles
4	M53 J10	14.62 miles
5	M53 J7	16.49 miles



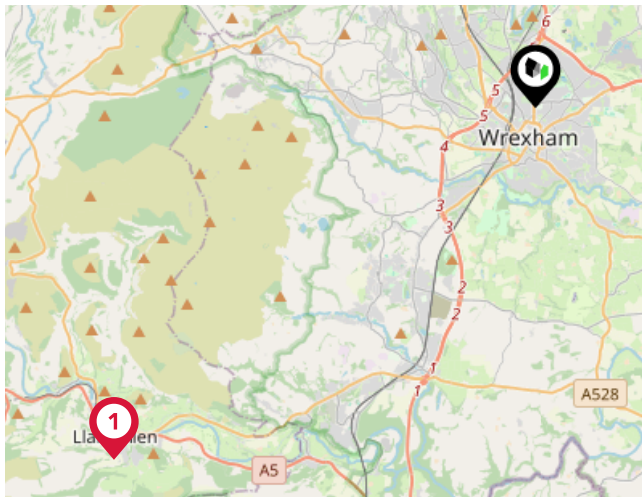
Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	19.87 miles
2	Manchester Airport Terminal 2	36.24 miles
3	Manchester Airport Terminal 1	36.27 miles
4	Manchester Airport	36.24 miles



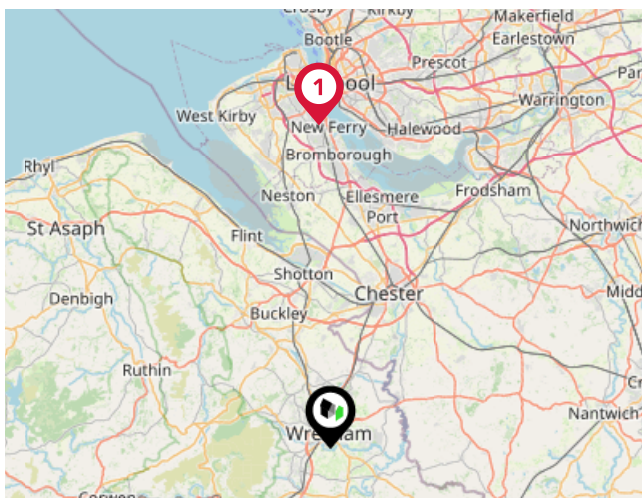
Bus Stops/Stations

Pin	Name	Distance
1	Garden Court	0.05 miles
2	Bethel	0.08 miles
3	Acton Park Hotel	0.15 miles
4	Kenyon Avenue	0.17 miles
5	Watts Dyke Way	0.16 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	9.78 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	23.02 miles



Wingetts | Wrexham

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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:



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