

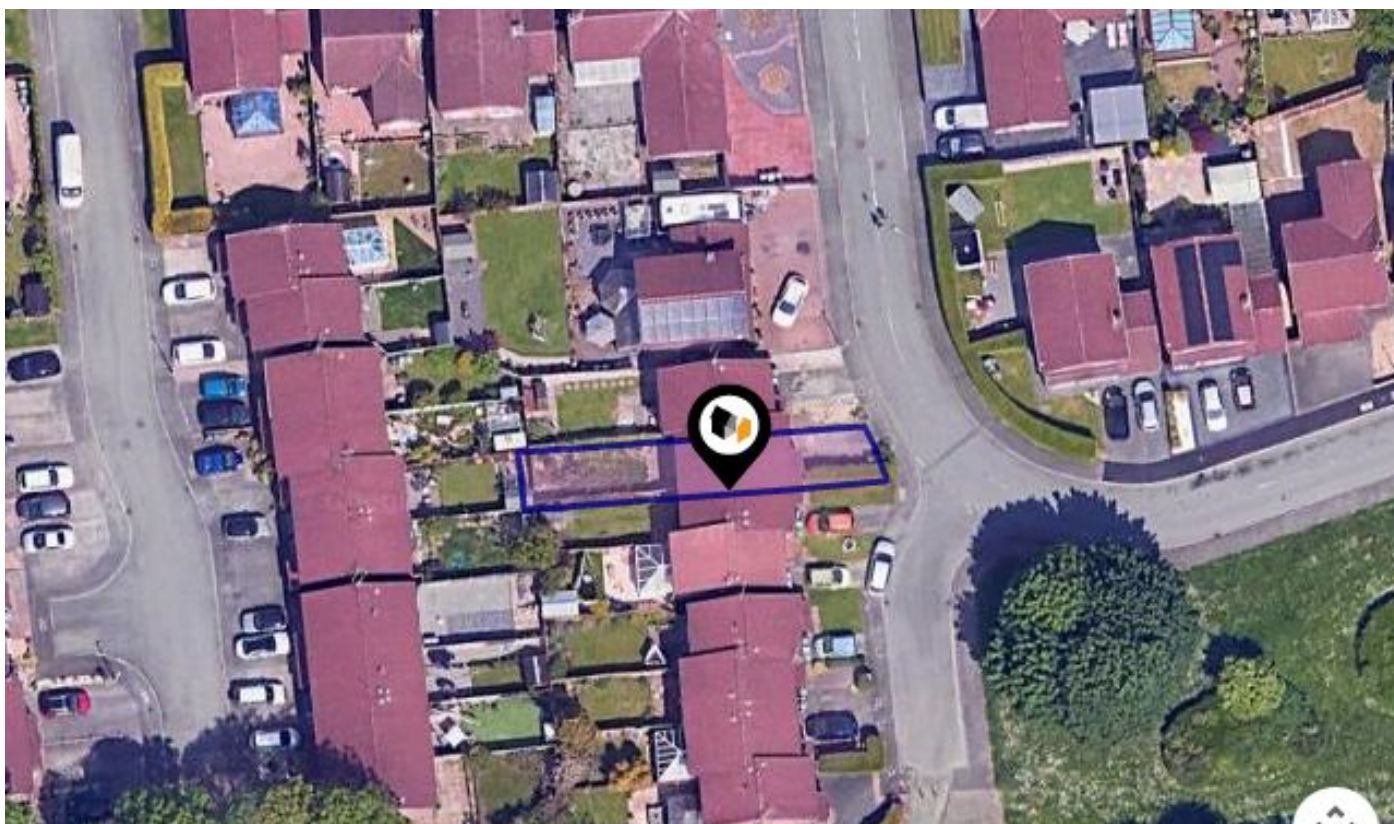


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 04<sup>th</sup> March 2025**



**SUMMERFIELDS, RHOSTYLLEN, WREXHAM, LL14**

**Wingetts | Wrexham**

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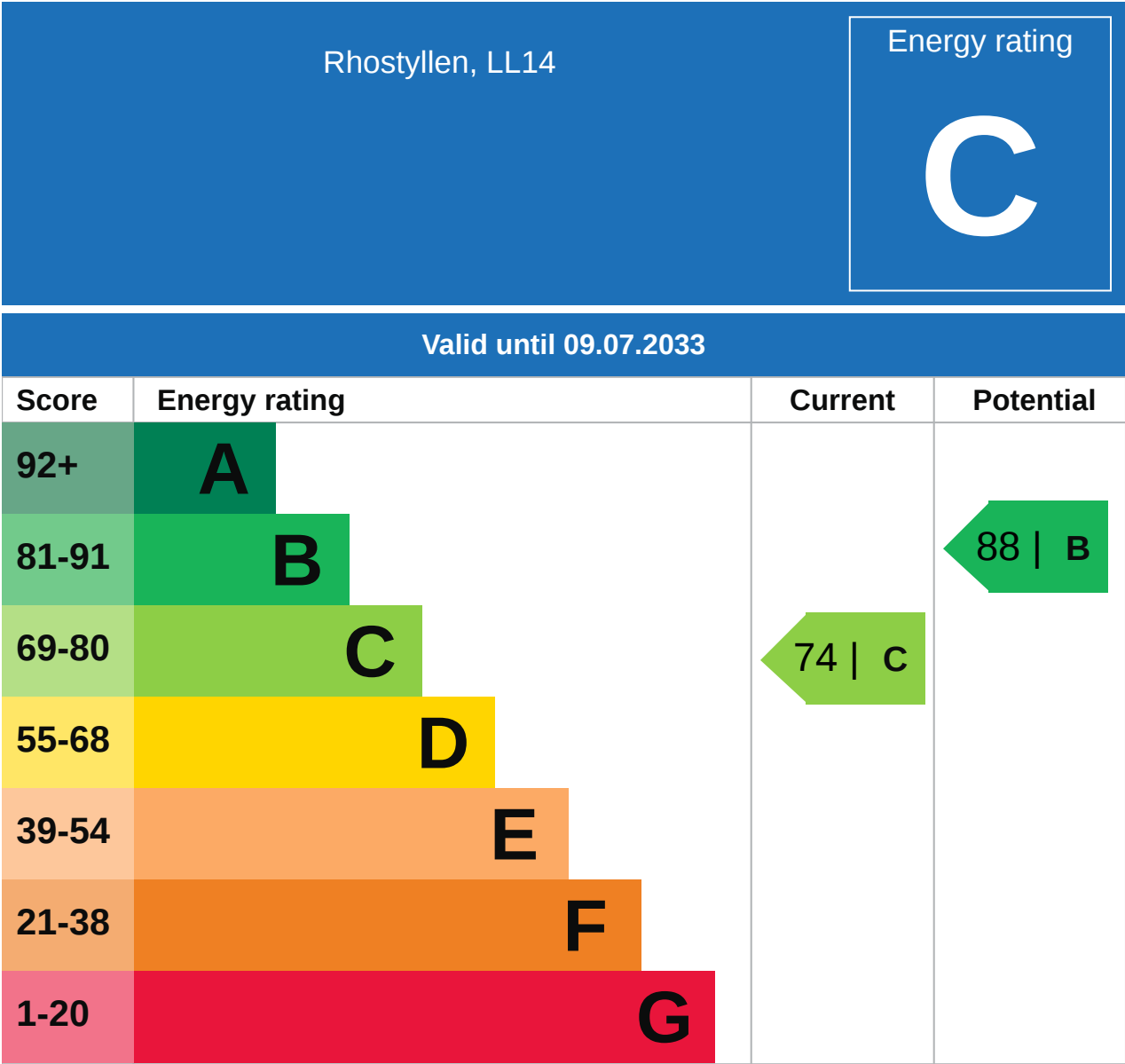
## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	WA550194		

## Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	England Only	3	74	1000
• Surface Water	England Only	mb/s	mb/s	mb/s
				

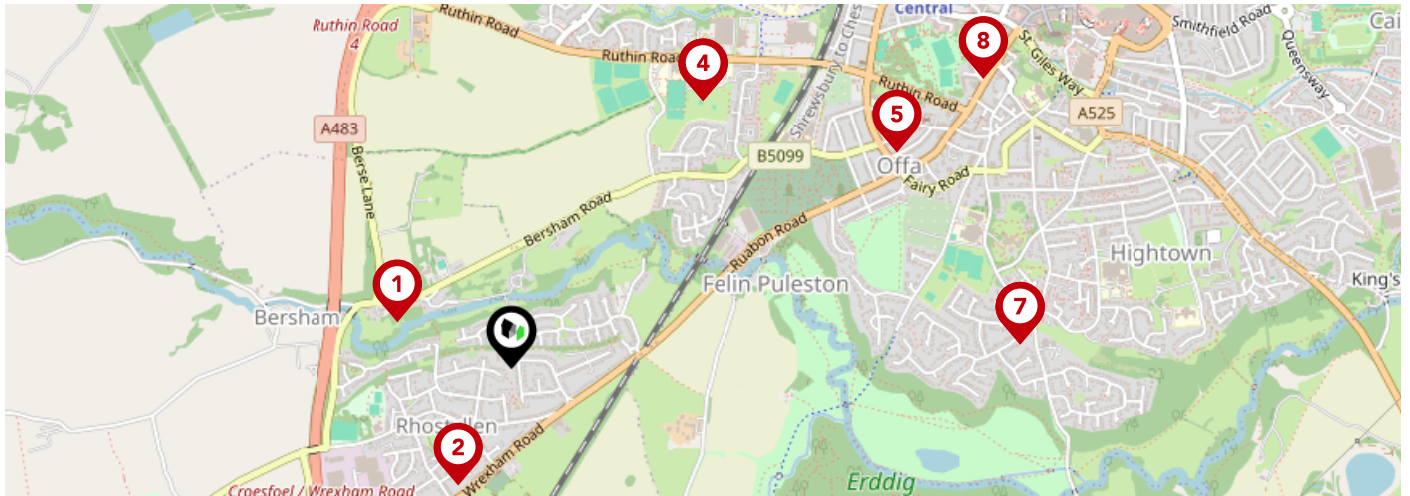
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



## Additional EPC Data

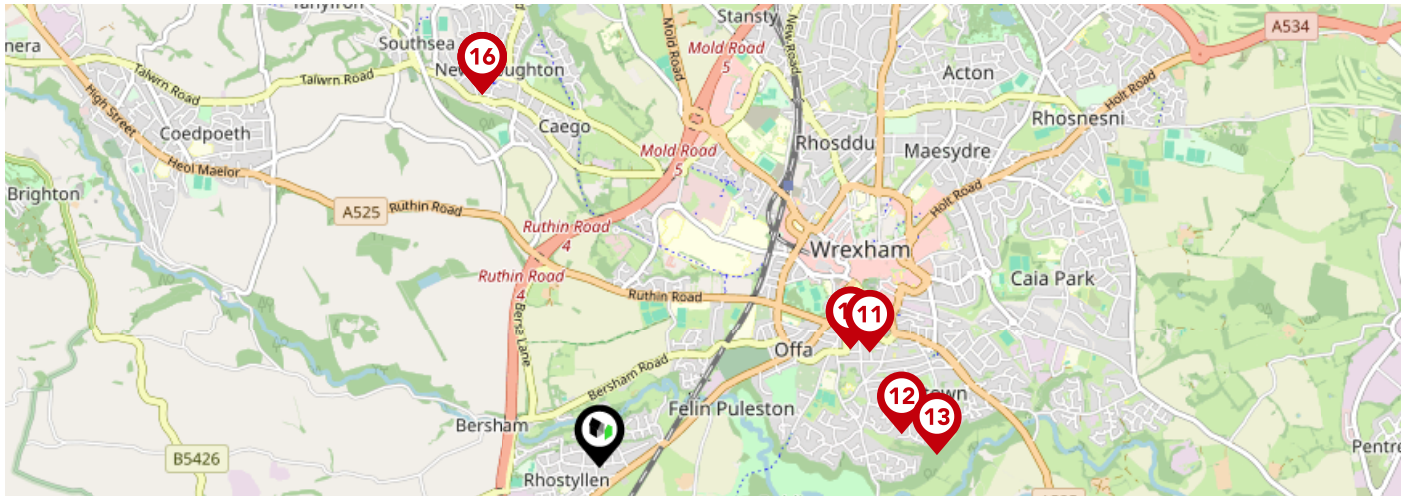
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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<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, insulated (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

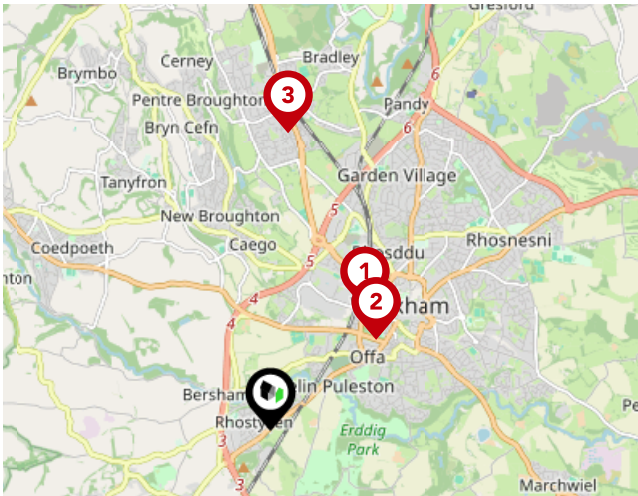


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Riverside School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rhostyllen C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ysgol Bryn Offa</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ysgol Clywedog</b> Ofsted Rating: Unsatisfactory   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Victoria Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Joseph's Catholic High School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Joseph's Catholic and Anglican Secondary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's R.C. Primary School</b> Ofsted Rating: Excellent   Pupils:0   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



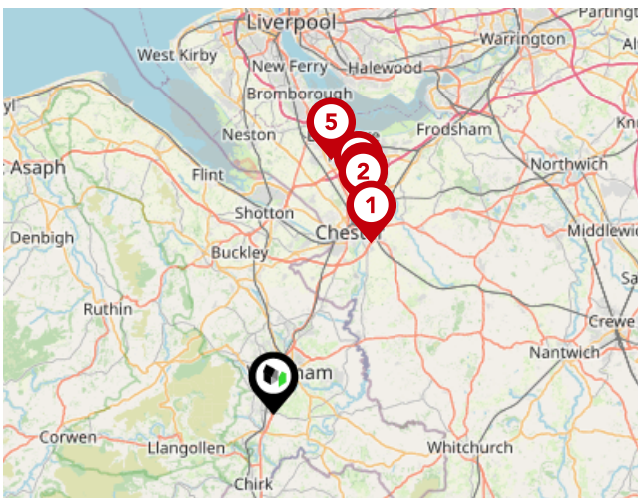


		Nursery	Primary	Secondary	College	Private
	<b>St Gile's Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gile's Junior Controlled School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Giles VC Church in Wales Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher's School</b> Ofsted Rating: Excellent   Pupils:0   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Bodhyfryd</b> Ofsted Rating: Good   Pupils:0   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Penrhyn New Broughton Primary</b> Ofsted Rating: Adequate   Pupils:0   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Penrhyn New Broughton</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ysgol Penrhyn New Broughton Infants</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



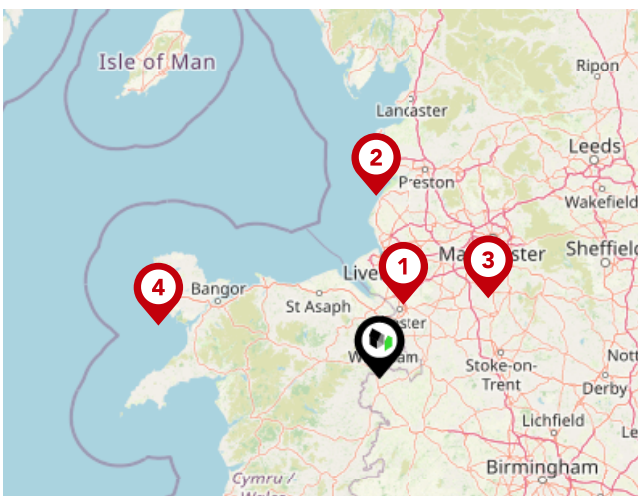
## National Rail Stations

Pin	Name	Distance
1	Wrexham General Rail Station	1.37 miles
2	Wrexham Central Rail Station	1.25 miles
3	Gwersyllt Rail Station	2.65 miles



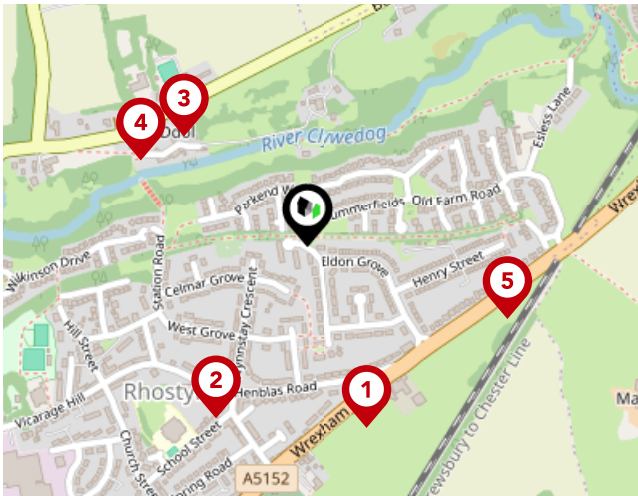
## Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	14.13 miles
2	M53 J11	15.95 miles
3	M56 J15	16.23 miles
4	M53 J10	16.87 miles
5	M53 J7	18.63 miles



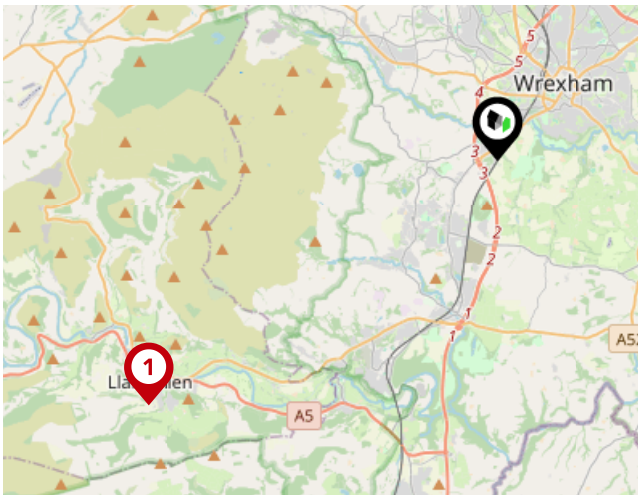
## Airports/Helipads

Pin	Name	Distance
1	Speke	22.08 miles
2	Highfield	51.44 miles
3	Manchester Airport	38.43 miles
4	Penrhyn	64.56 miles



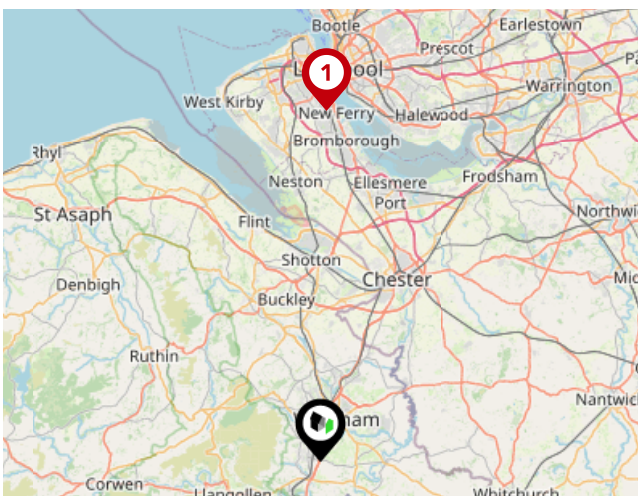
### Bus Stops/Stations

Pin	Name	Distance
1	Black Lion Inn	0.21 miles
2	Butchers	0.22 miles
3	Bersham Sports and Social Club	0.18 miles
4	Black Lion Inn	0.21 miles
5	Esless	0.24 miles



### Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	7.6 miles



### Ferry Terminals

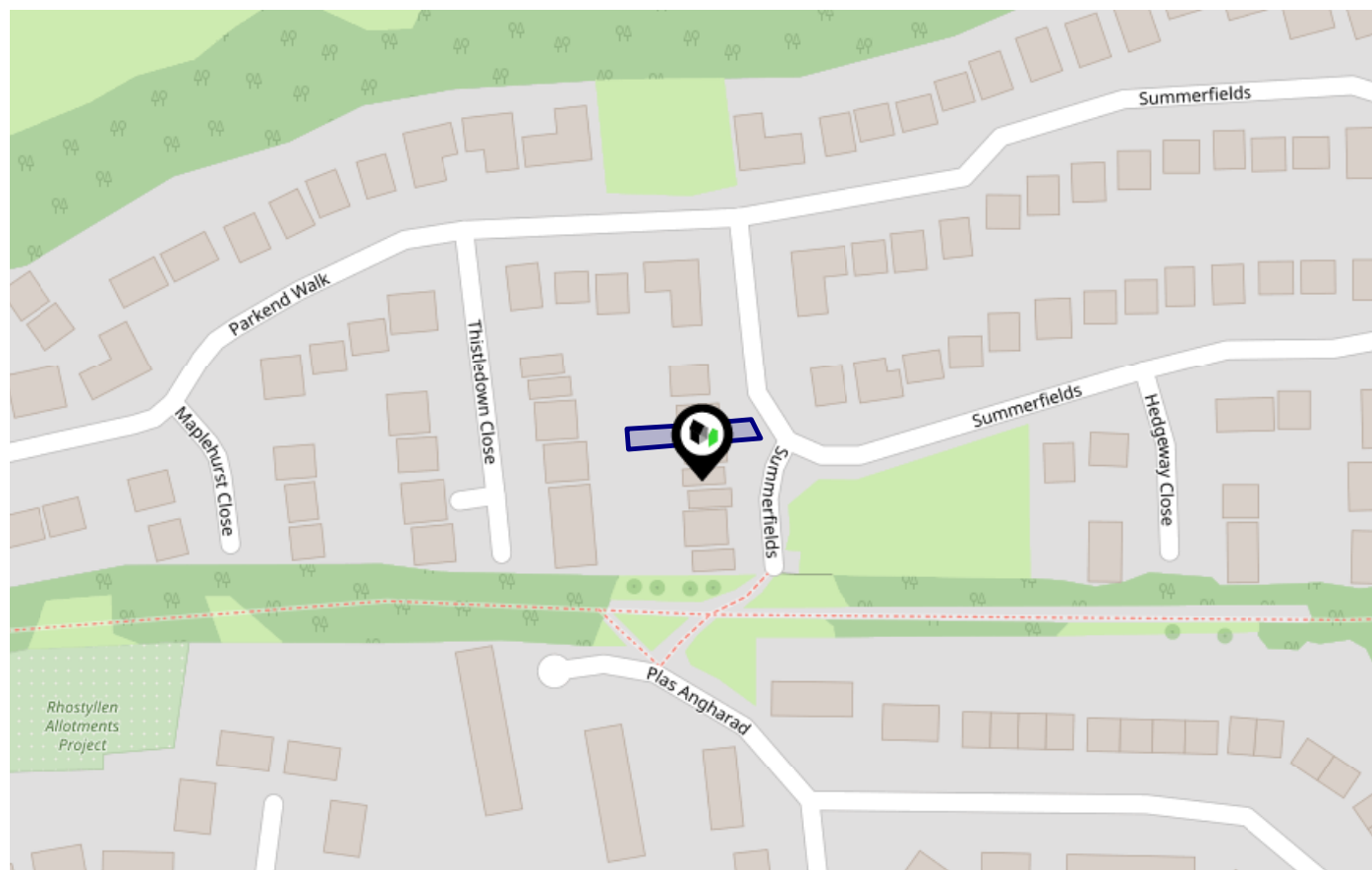
Pin	Name	Distance
1	Woodside Ferry Terminal	24.93 miles



# 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: England Only

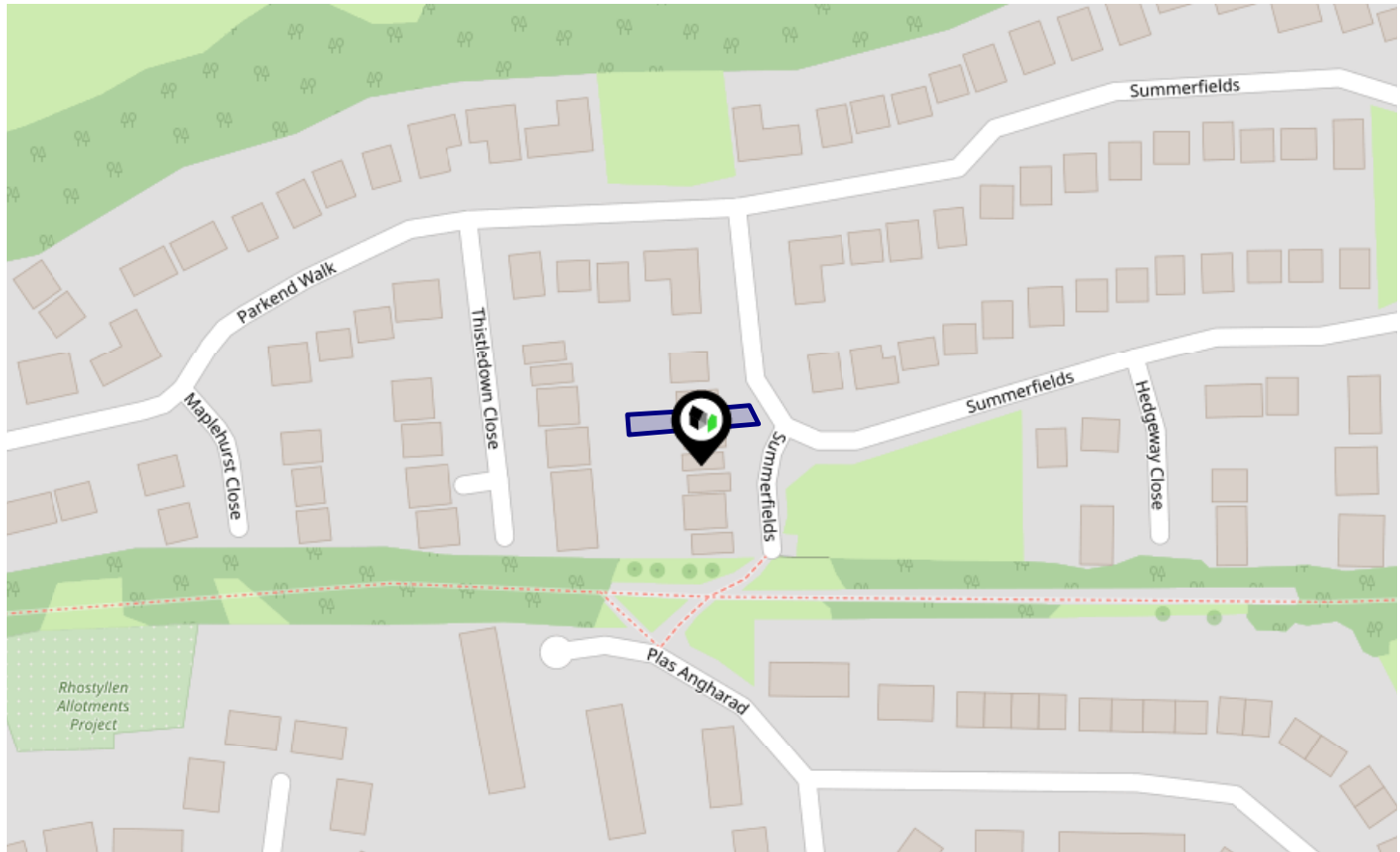
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

# Flood Risk

## Rivers & Seas - Flood Risk

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



### Risk Rating: England Only

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 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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### Wingetts | Wrexham

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## 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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