

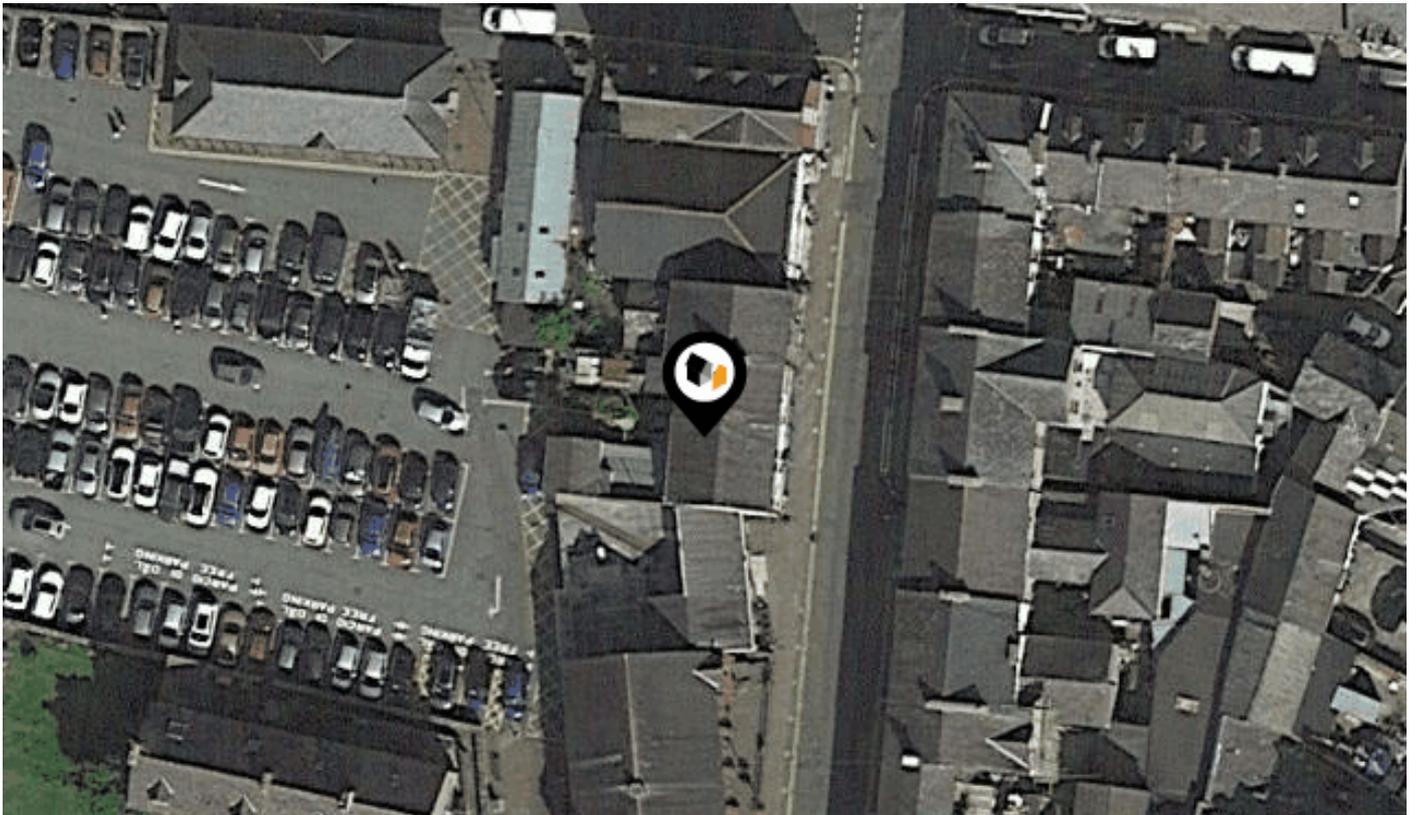


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Friday 16th May 2025



**FLAT B, MEIRION HOUSE, 36, CASTLE STREET,
LLANGOLLEN, LL20 8RT**

Wingetts | Llangollen

01978 861366

sharron@wingetts.co.uk

www.wingetts.co.uk/





Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	462 ft ² / 43 m ²
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,478
UPRN:	100100186181

Local Area

Local Authority:	Denbighshire
Conservation Area:	Llangollen
Flood Risk:	
● Rivers	Very low
● Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Flat B, 36 Castle Street, LL20 8RT

Energy rating

D

Valid until 18.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Floor Level:	2nd
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, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	43 m ²

This map displays nearby coal mine entrances and their classifications.



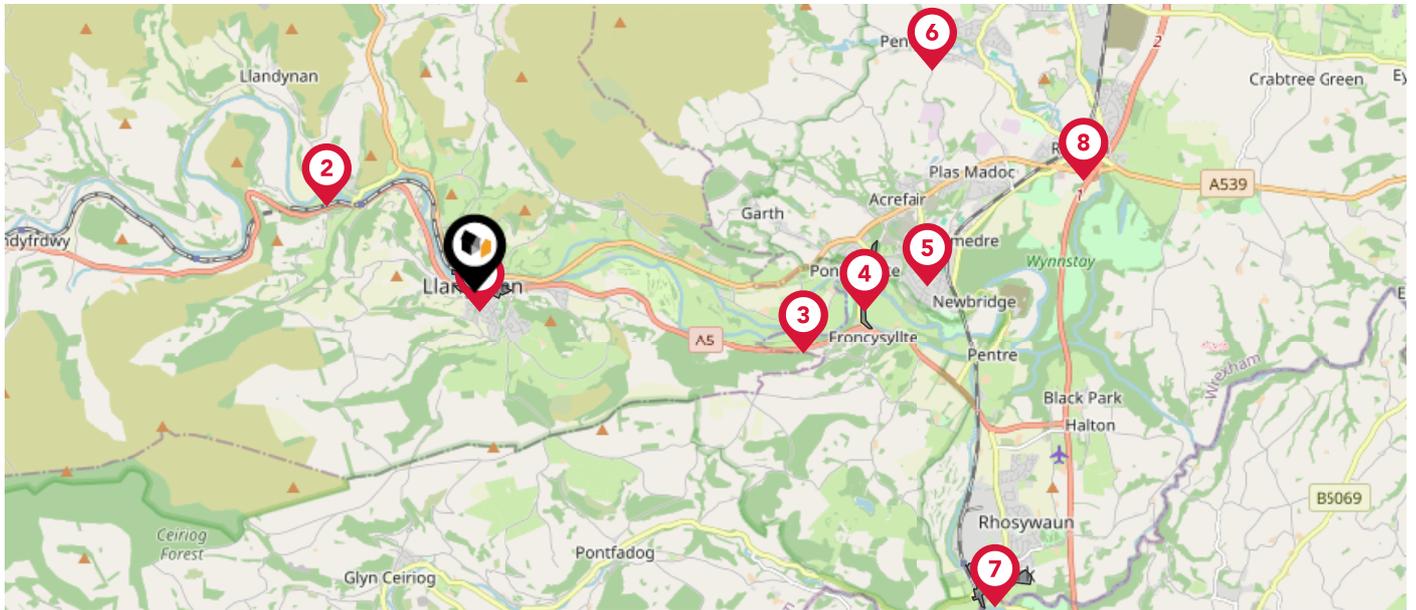
Mine Entry

- ✕ 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.

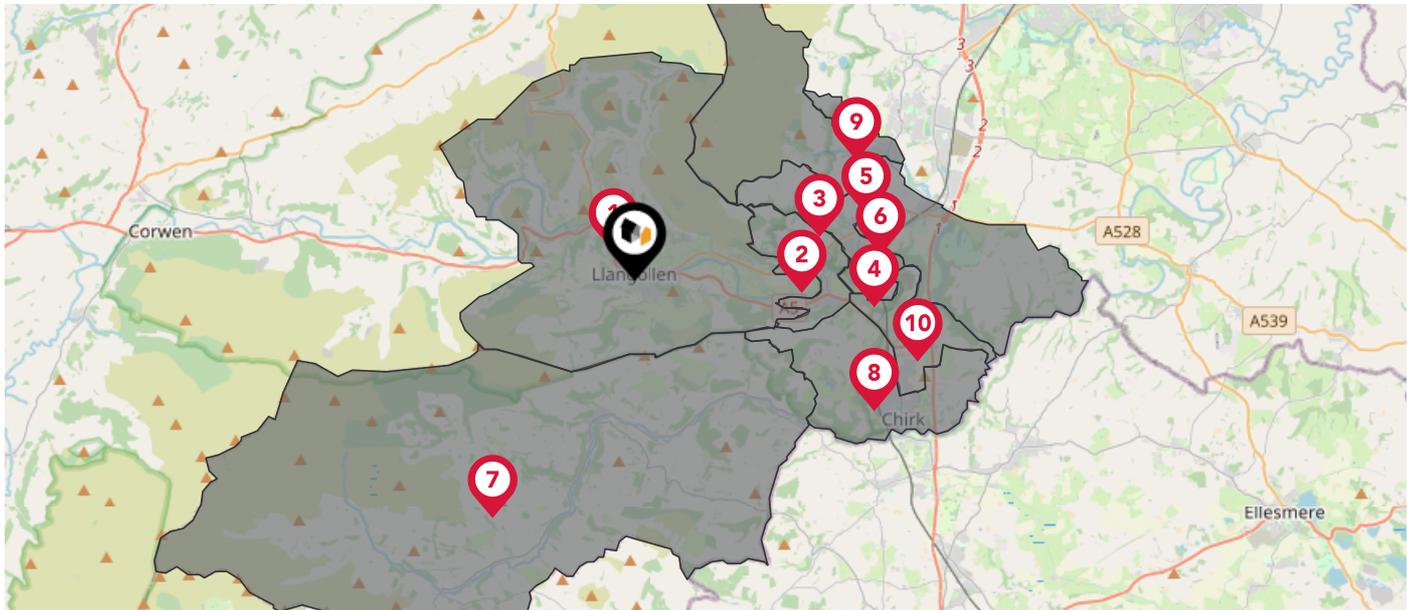
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1
Llangollen
- 2
Llantysilio
- 3
Plas Yn Y Pentre
- 4
Pontcysyllte Aqueduct
- 5
Cefn Mawr
- 6
Penycae
- 7
Chirk
- 8
Ruabon

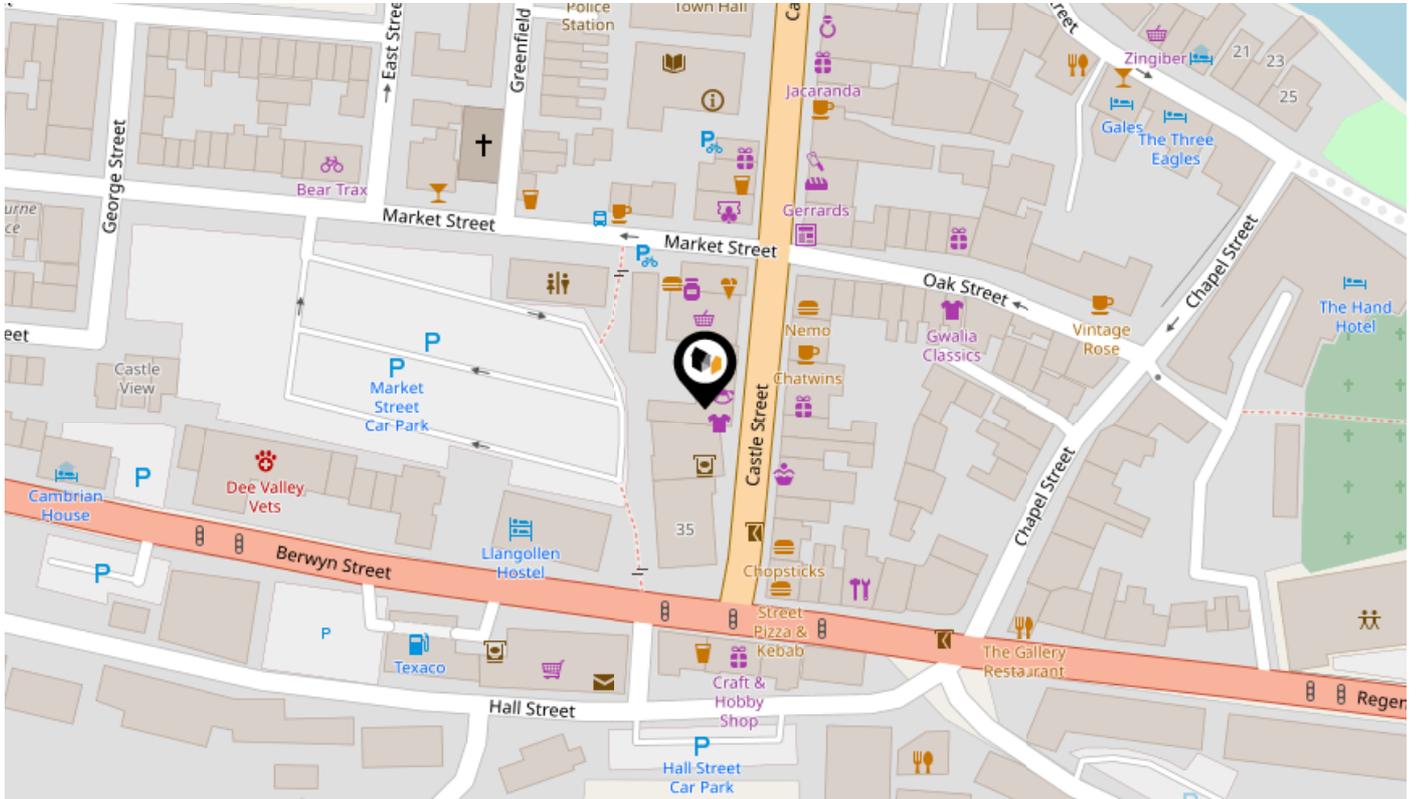
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Llangollen ED
- 2 Llangollen Rural ED
- 3 Cefn West ED
- 4 Cefn East ED
- 5 Penycae and Ruabon South ED
- 6 Acrefair North ED
- 7 Dyffryn Ceiriog ED
- 8 Chirk South ED
- 9 Penycae ED
- 10 Chirk North 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.

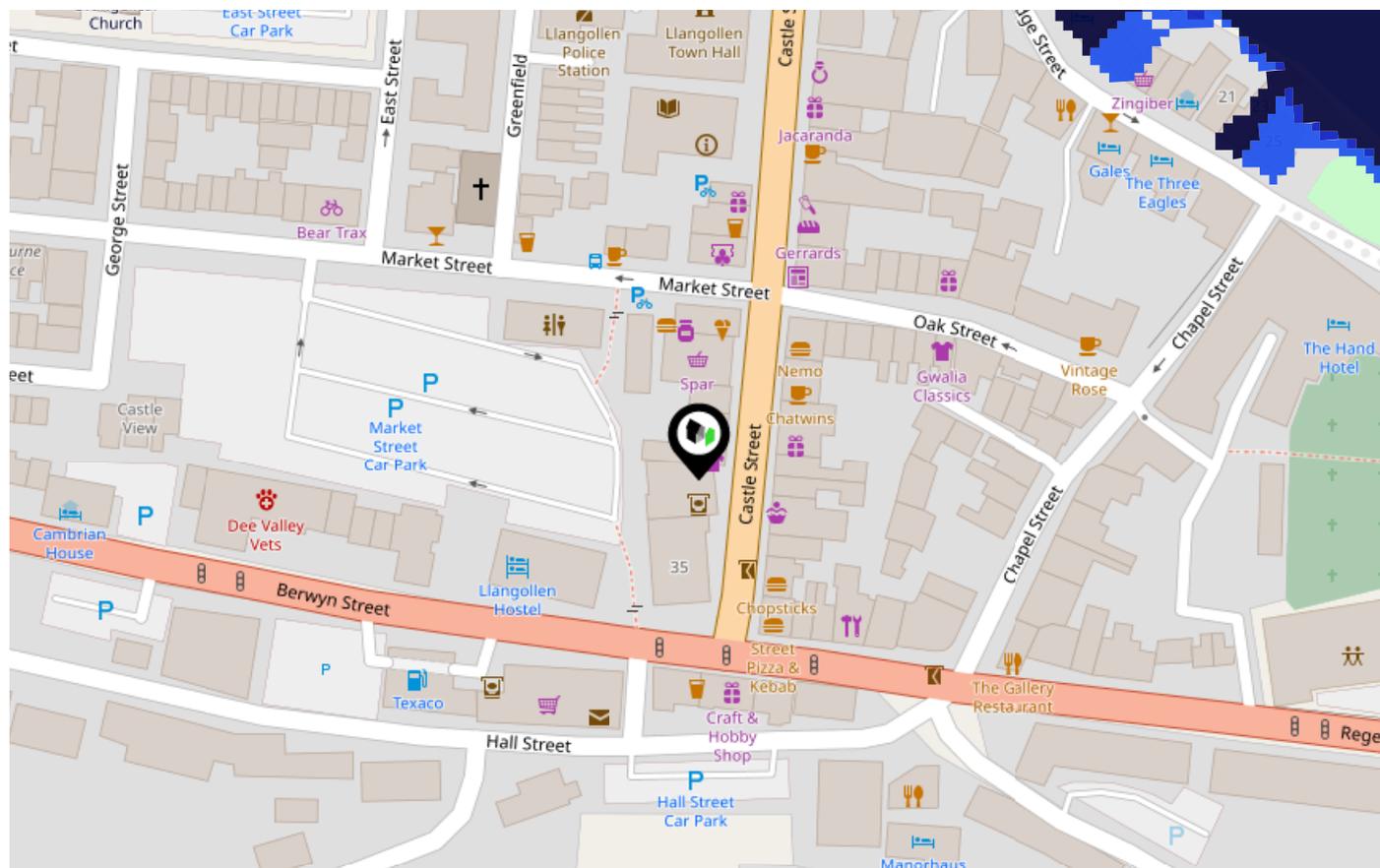
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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**

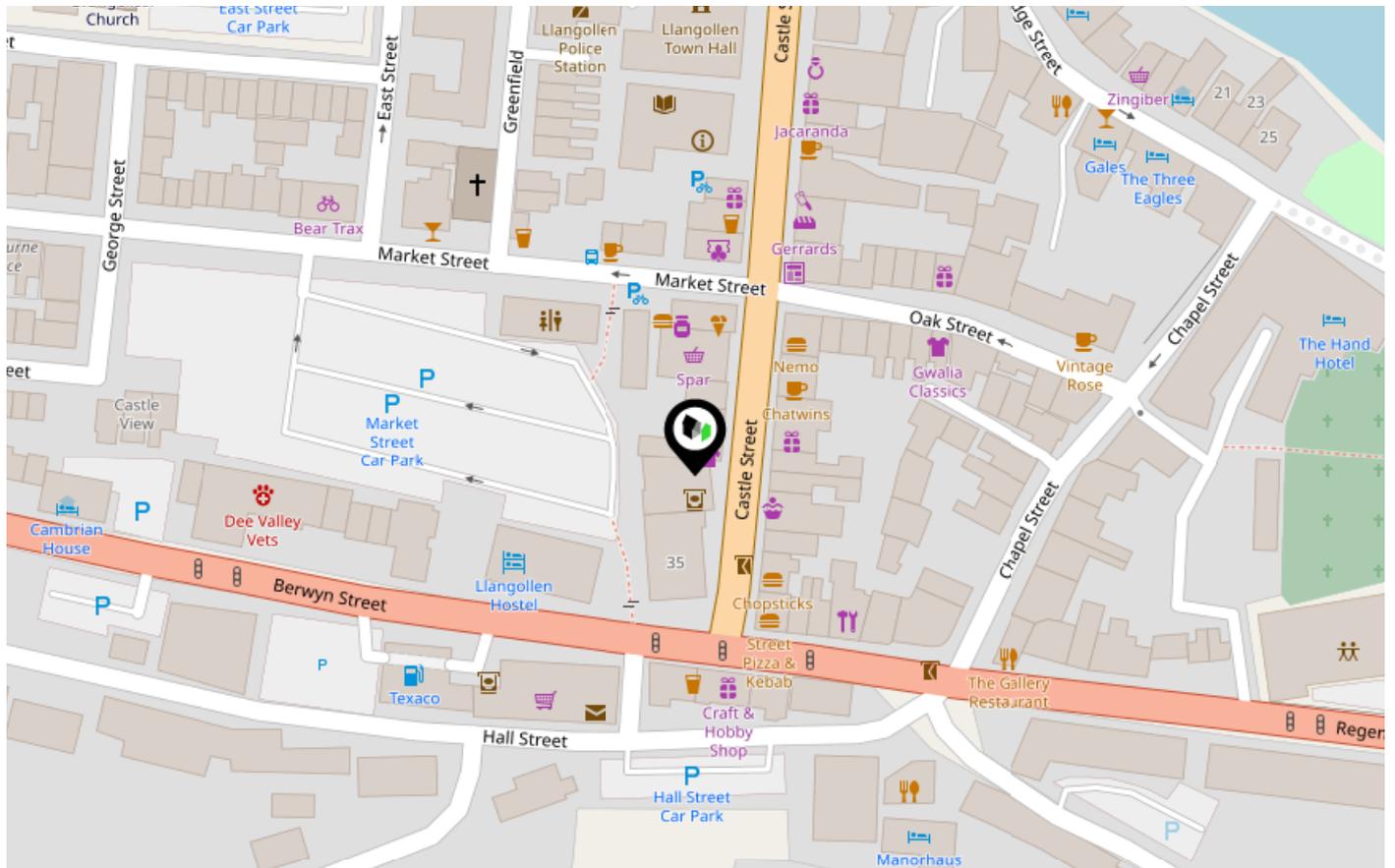
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

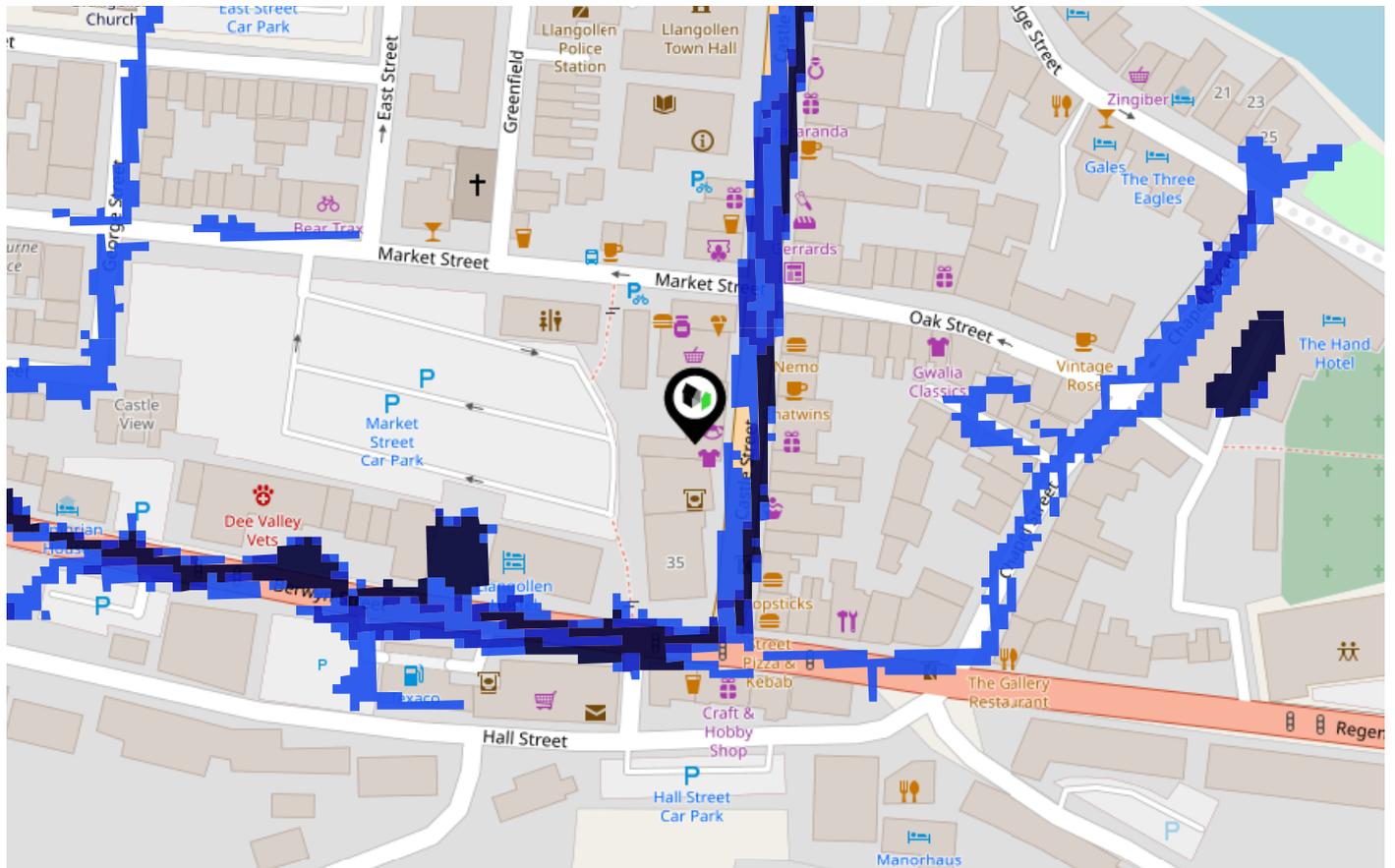
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 200 (0.5%) 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.

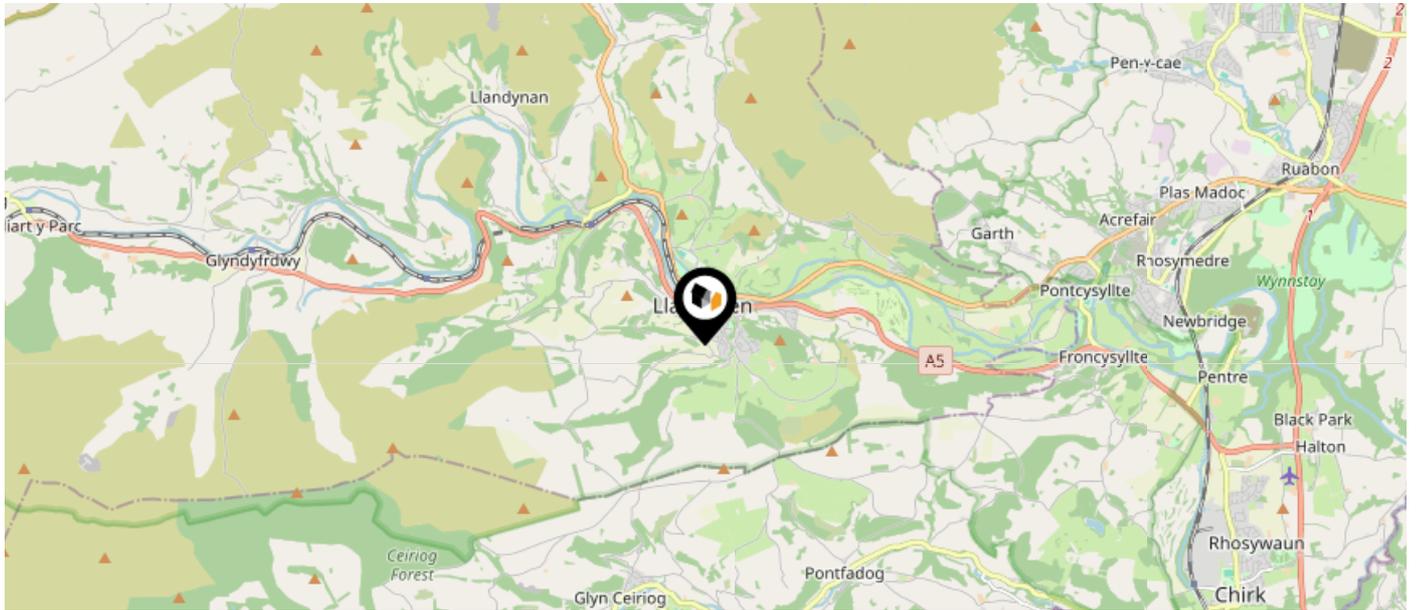


Risk Rating: Low

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 200 (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

No data available.

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



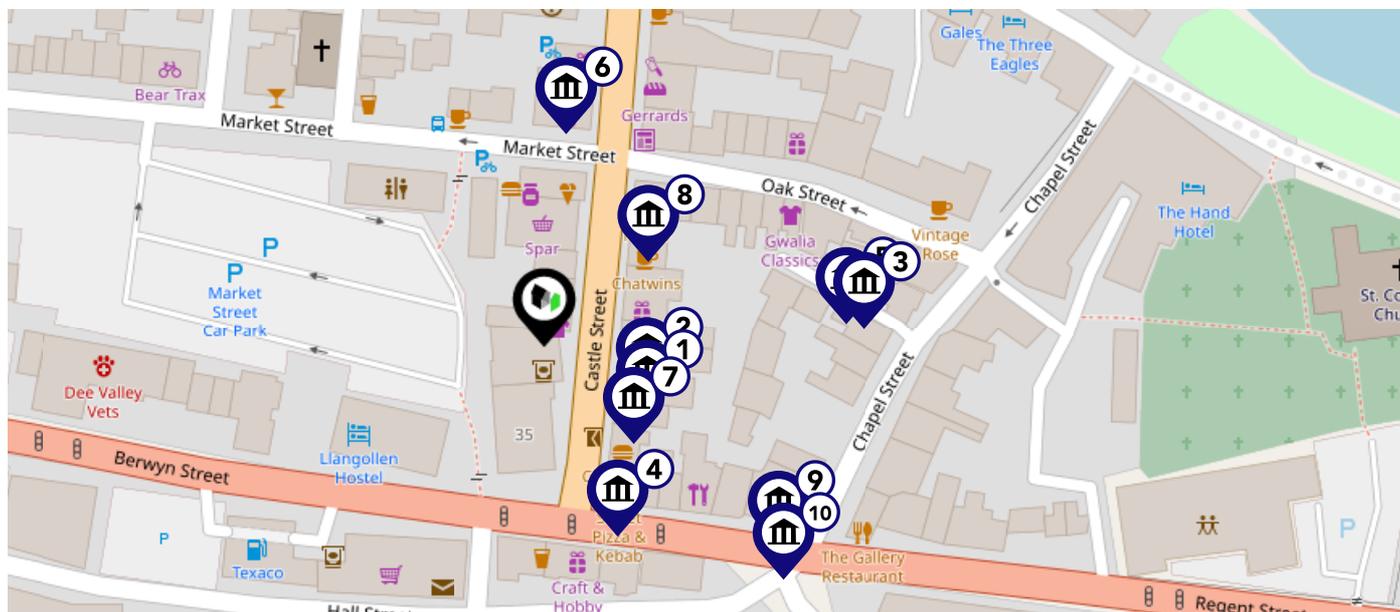
Lower Halton-Chirk, Clwyd

Historic Landfill

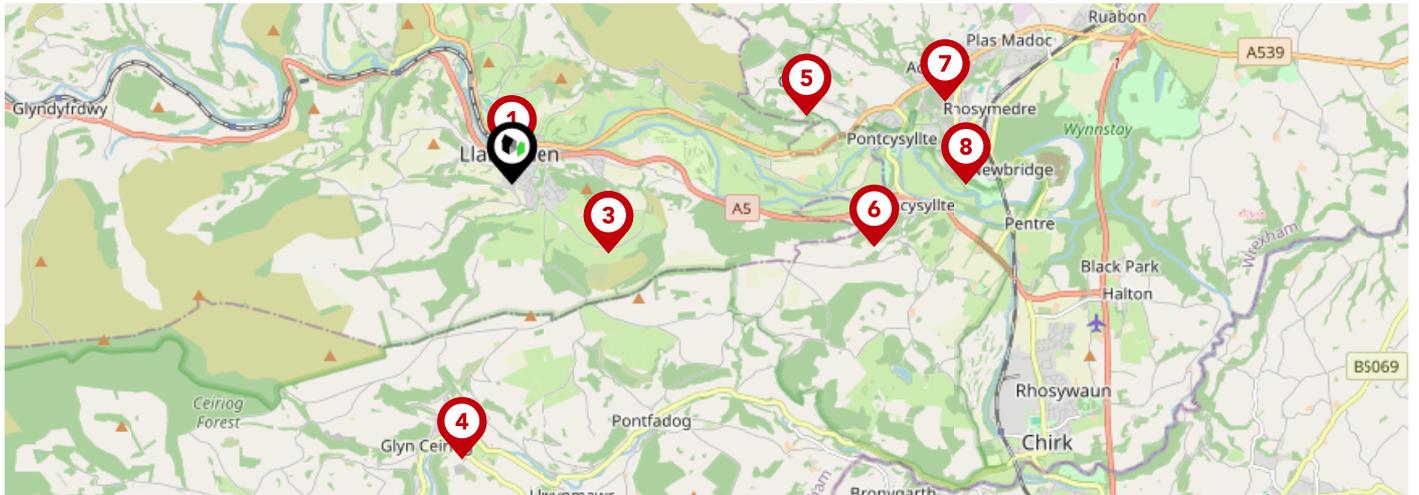
Maps

Listed Buildings

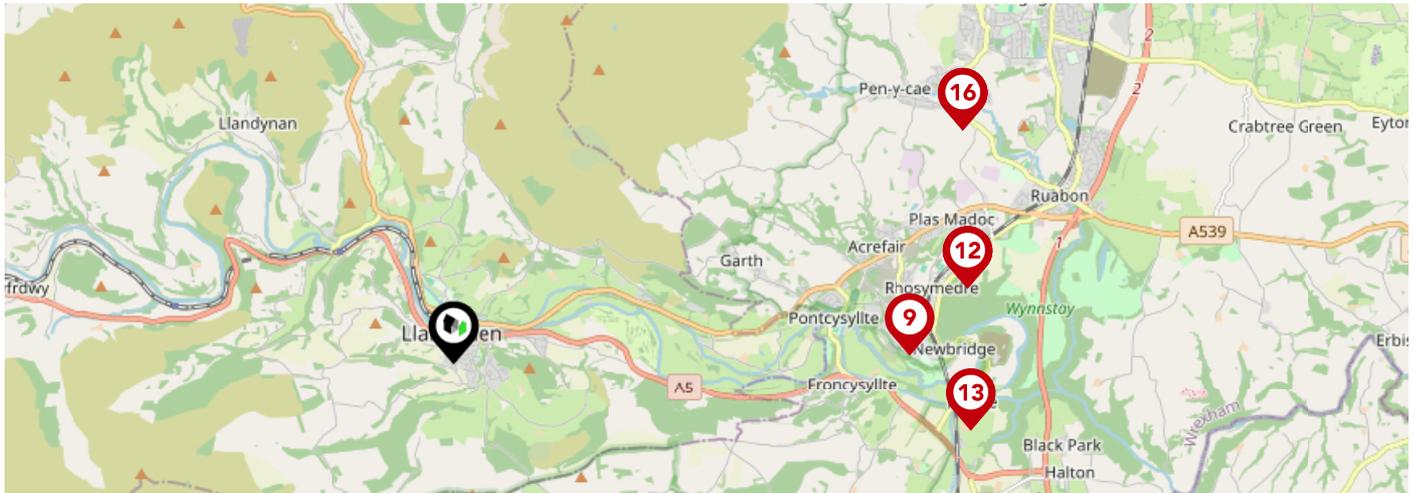
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1138 - Williams & Morgan	Grade II	0.0 miles
 1137 - Welsh Crafts & Gifts	Grade II	0.0 miles
 1151 - 1 Chapel Street Square	Grade II	0.0 miles
 1141 - Silver Palace Takeaway	Grade II	0.0 miles
 1152 - 2 Chapel Street Square	Grade II	0.0 miles
 1145 - Bull Inn Ph (including Caesar Hughes)	Grade II	0.0 miles
 1139 - Avery's	Grade II	0.0 miles
 1136 - J & C Burnetts Spinnaker Restaurant	Grade II	0.0 miles
 1101 - The Old Bank (including The Lower Range Entered From Capel Street	Grade II	0.0 miles
 1102 - Pillar Box On The Corner With Chapel St & Berwyn St	Grade II	0.0 miles



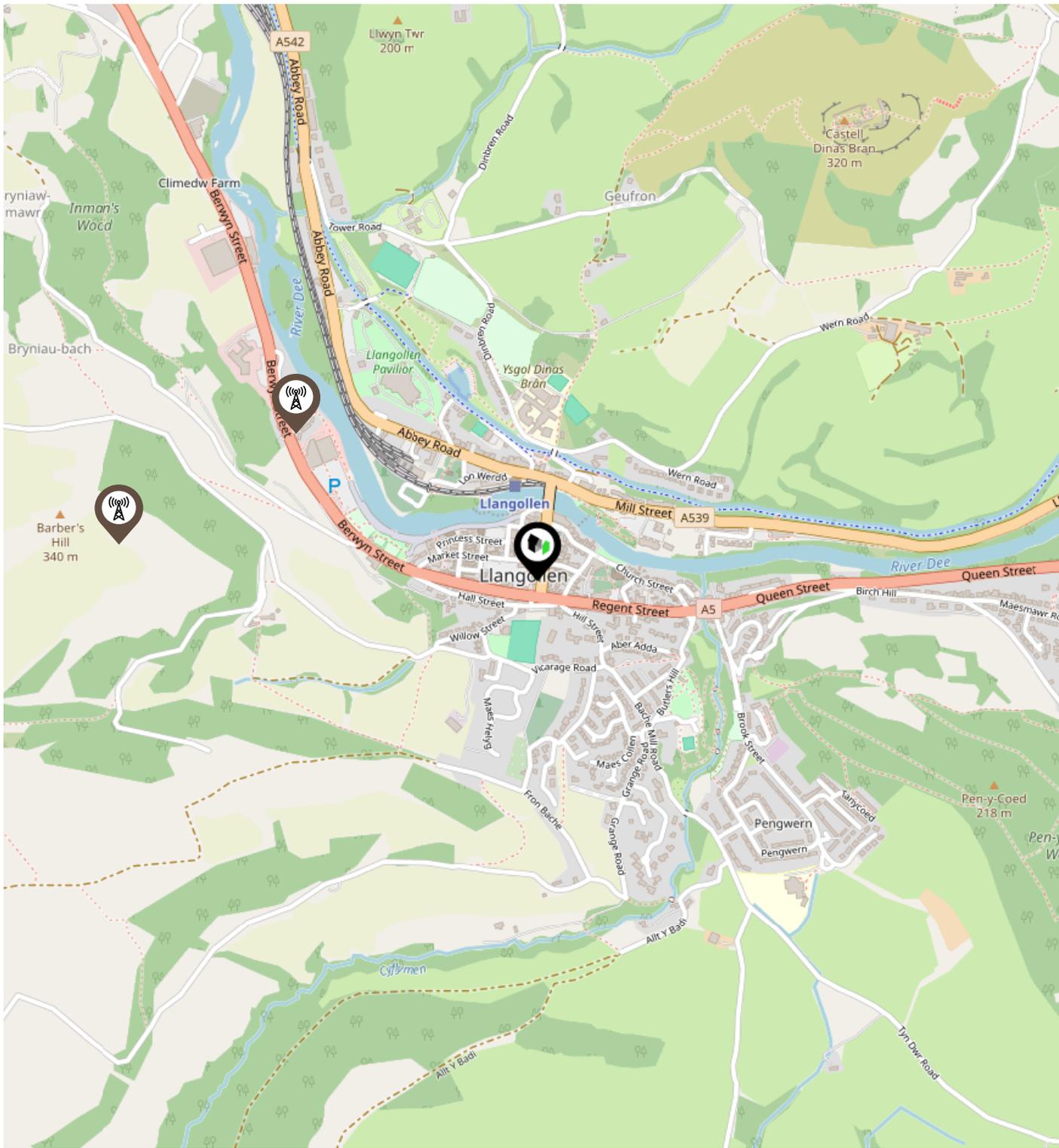
	Nursery	Primary	Secondary	College	Private
<p>1 Ysgol Dinas Bran Ofsted Rating: Adequate Pupils:0 Distance:0.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Ysgol Bryn Collen Llangollen Ofsted Rating: Not Rated Pupils:0 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Ysgol Gymraeg y Gwernant Ofsted Rating: Excellent Pupils:0 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Ysgol Cynddelw Ofsted Rating: Adequate Pupils:0 Distance:2.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Garth C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:2.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Froncysyllte C.P. School Ofsted Rating: Good Pupils:0 Distance:3.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Ysgol Acrefair Ofsted Rating: Good Pupils:0 Distance:3.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Ysgol Min-Y-Ddol Ofsted Rating: Not Rated Pupils:0 Distance:4.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Cefn Mawr Primary School Ofsted Rating: Adequate Pupils:0 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rhosymedre Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rhosymedre Community Primary School Ofsted Rating: Good Pupils:0 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rhosymedre Junior C.P Ofsted Rating: Not Rated Pupils:0 Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pentre Church in Wales Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penycae Infants School Ofsted Rating: Not Rated Pupils:0 Distance:4.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penycae Community Primary School Ofsted Rating: Good Pupils:0 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penycae Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

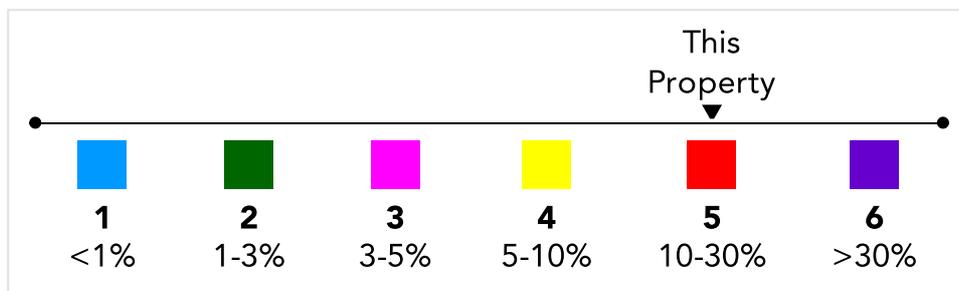
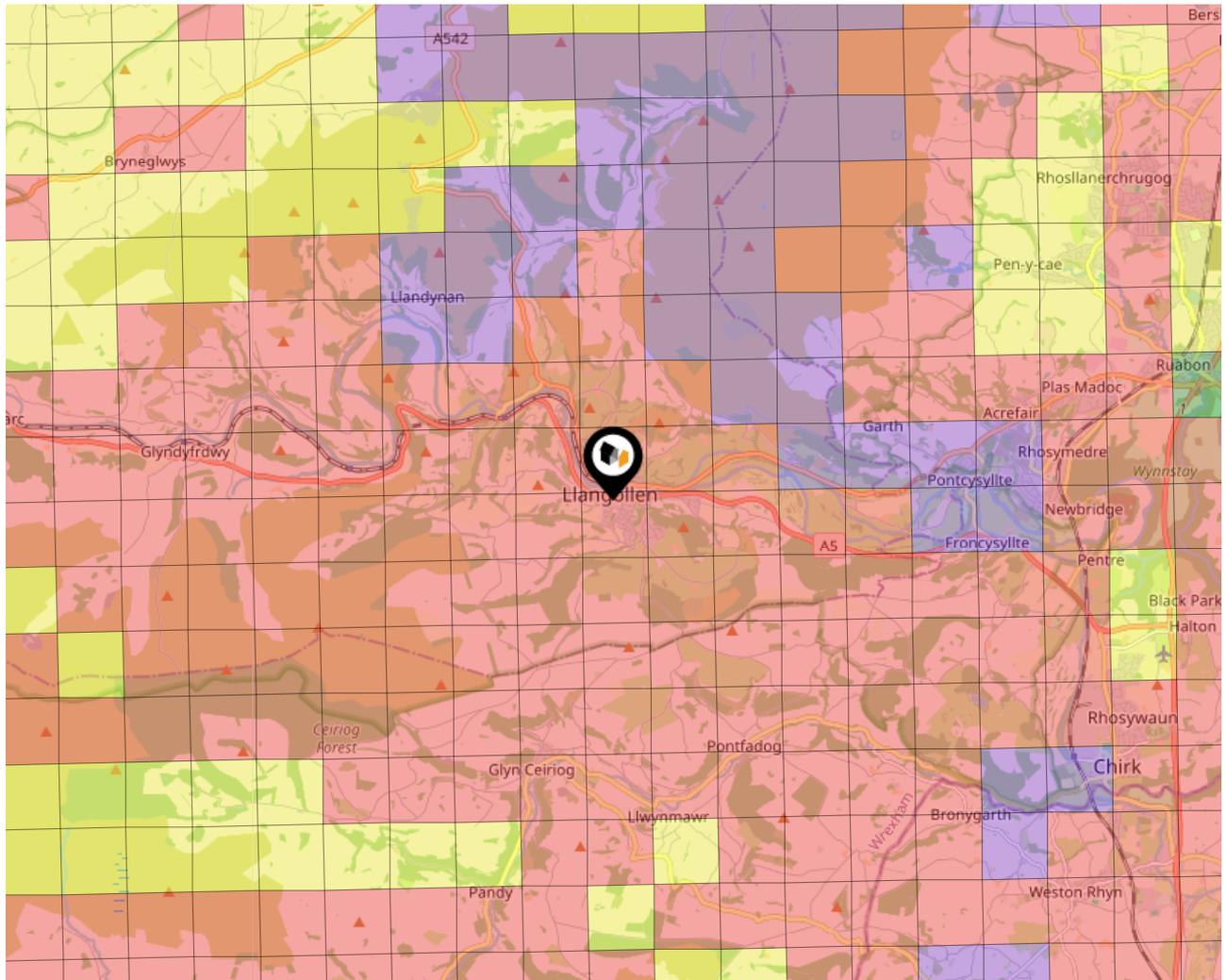


Key:

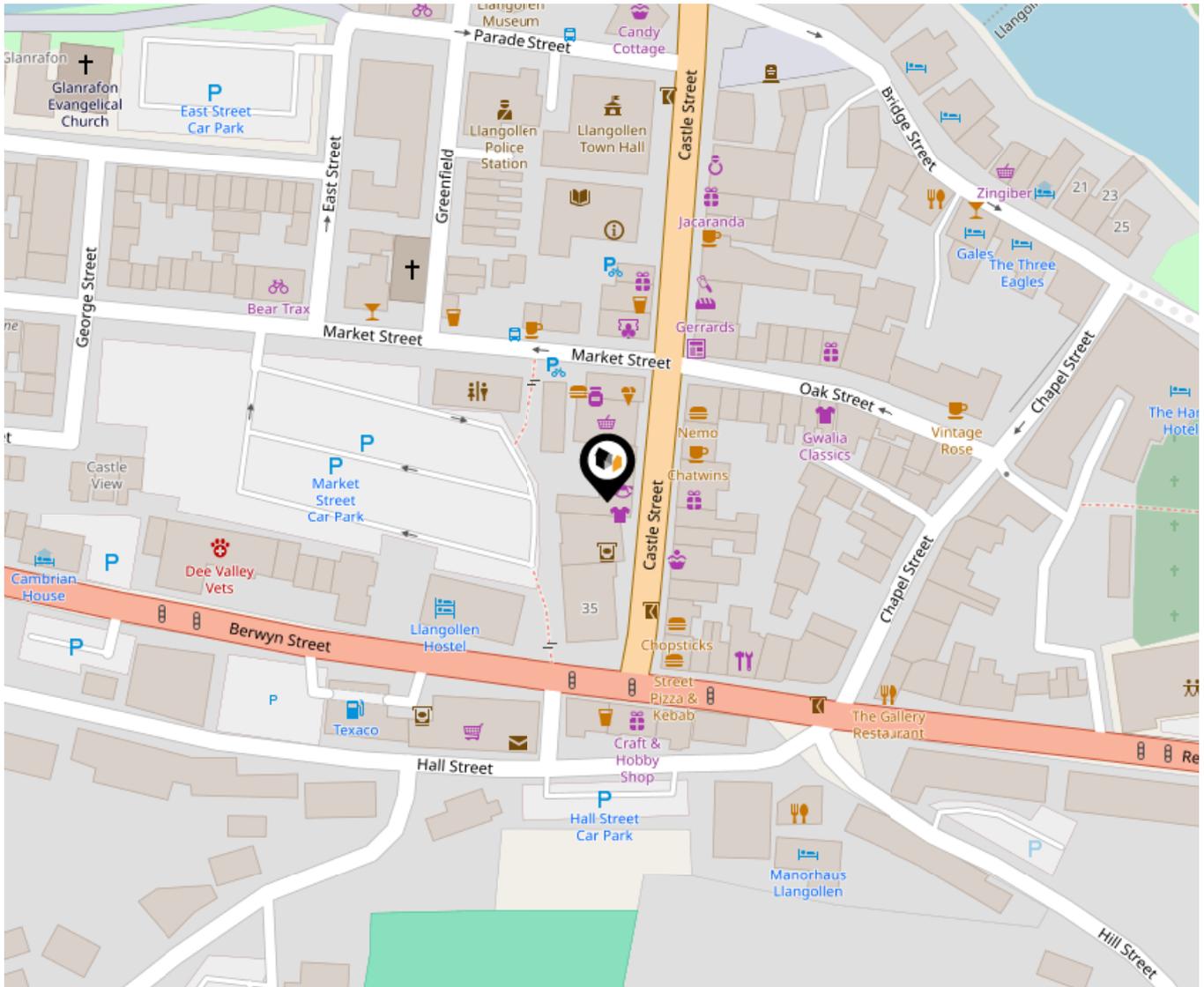
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise



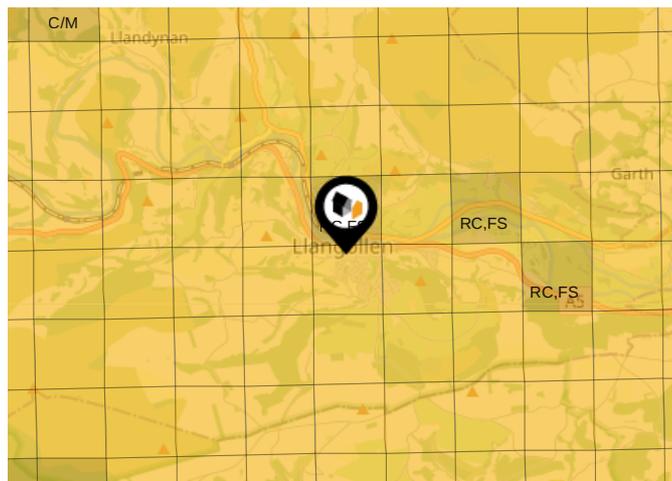
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

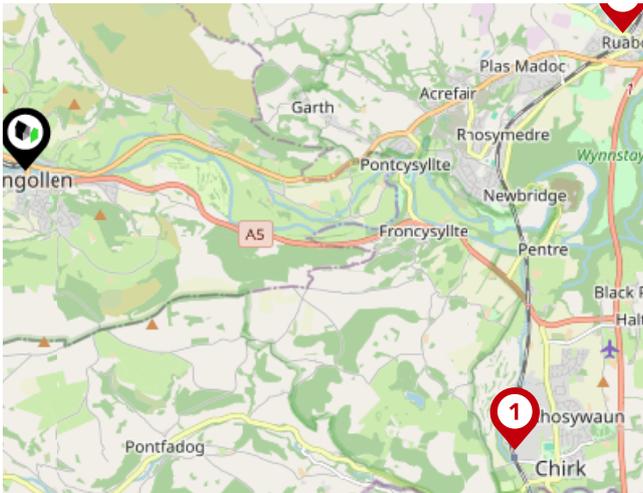
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

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



National Rail Stations

Pin	Name	Distance
1	Chirk Rail Station	5.02 miles
2	Ruabon Rail Station	5.45 miles
3	Gobowen Rail Station	7.63 miles



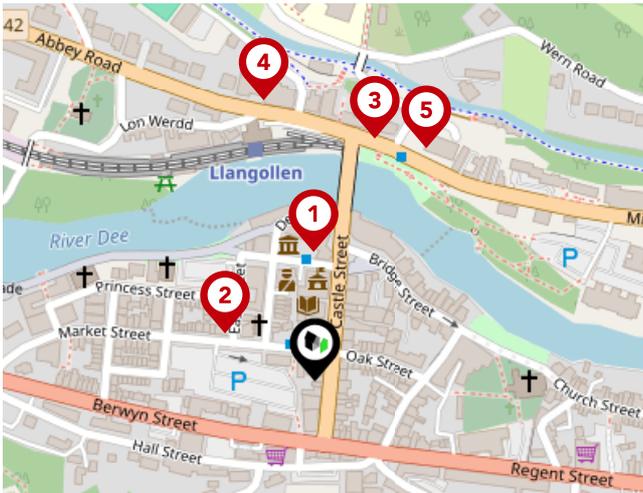
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J5	24.71 miles
2	M53 J12	21.34 miles
3	M53 J11	22.88 miles
4	M56 J15	23.14 miles
5	M53 J10	23.65 miles



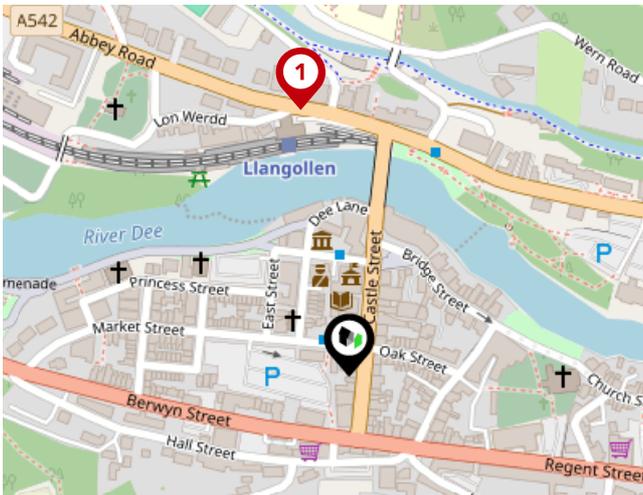
Airports/Helipads

Pin	Name	Distance
1	Speke	28.64 miles
2	Highfield	56.19 miles
3	Manchester Airport	46.09 miles
4	Penrhyn	59.95 miles



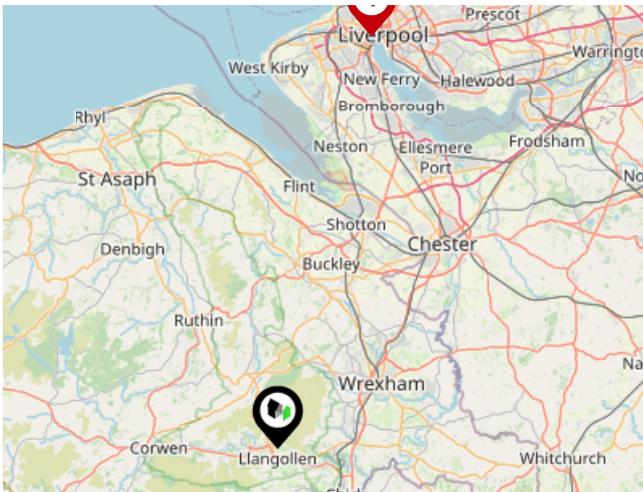
Bus Stops/Stations

Pin	Name	Distance
1	Parade Street 1	0.07 miles
2	Market Street Car Park	0.06 miles
3	Bridge End Hotel	0.14 miles
4	Llangollen Railway Station	0.16 miles
5	Bridge End Hotel	0.14 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	30.18 miles



Wingetts | Llangollen

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.

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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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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 | Llangollen

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