

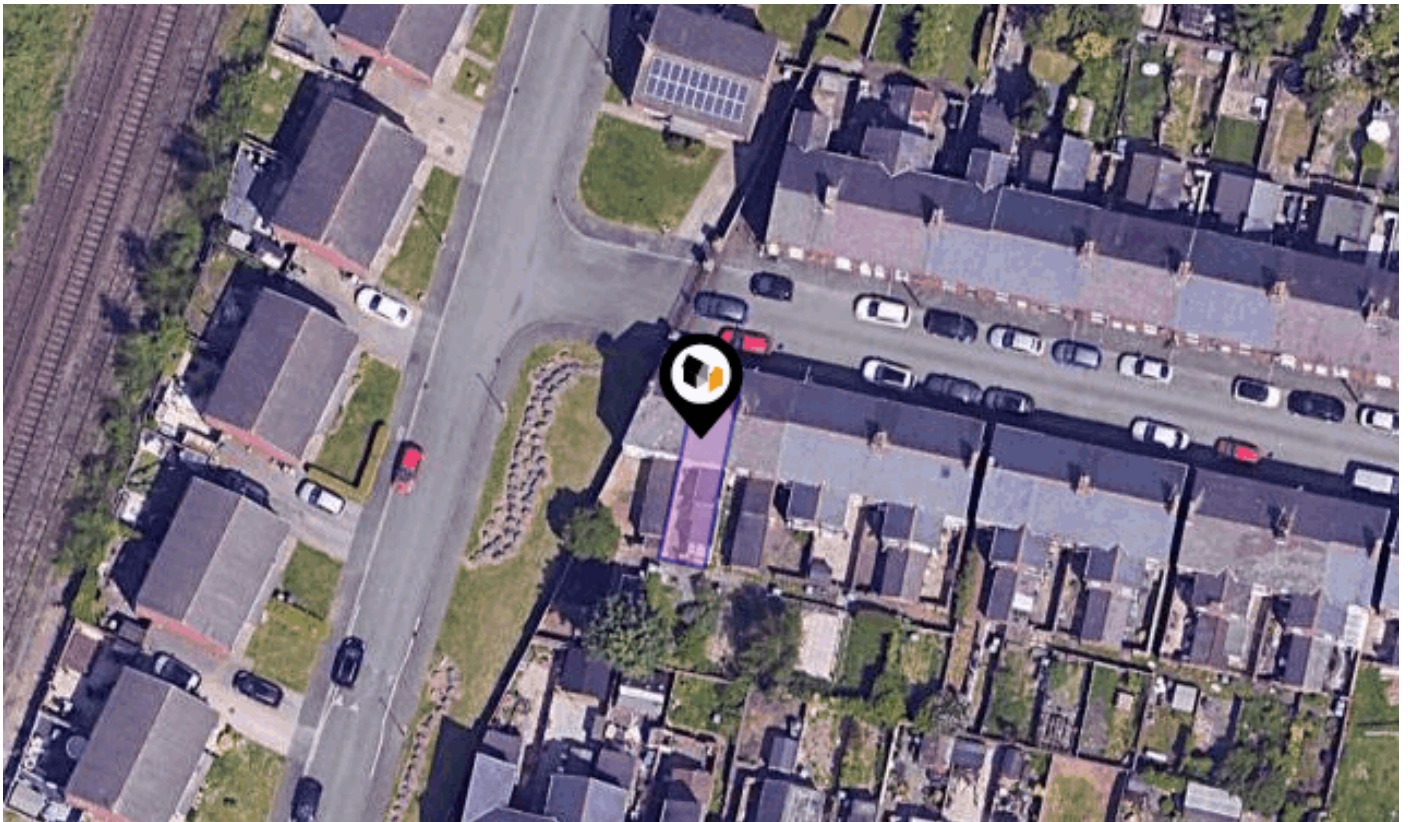


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 21st May 2025



VILLIERS STREET, WREXHAM, LL13

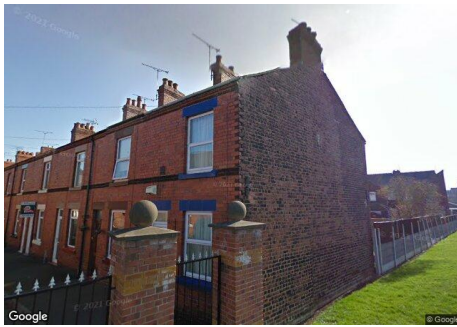
Wingetts | Wrexham

01978 353553

annette@wingetts.co.uk

www.wingetts.co.uk/
















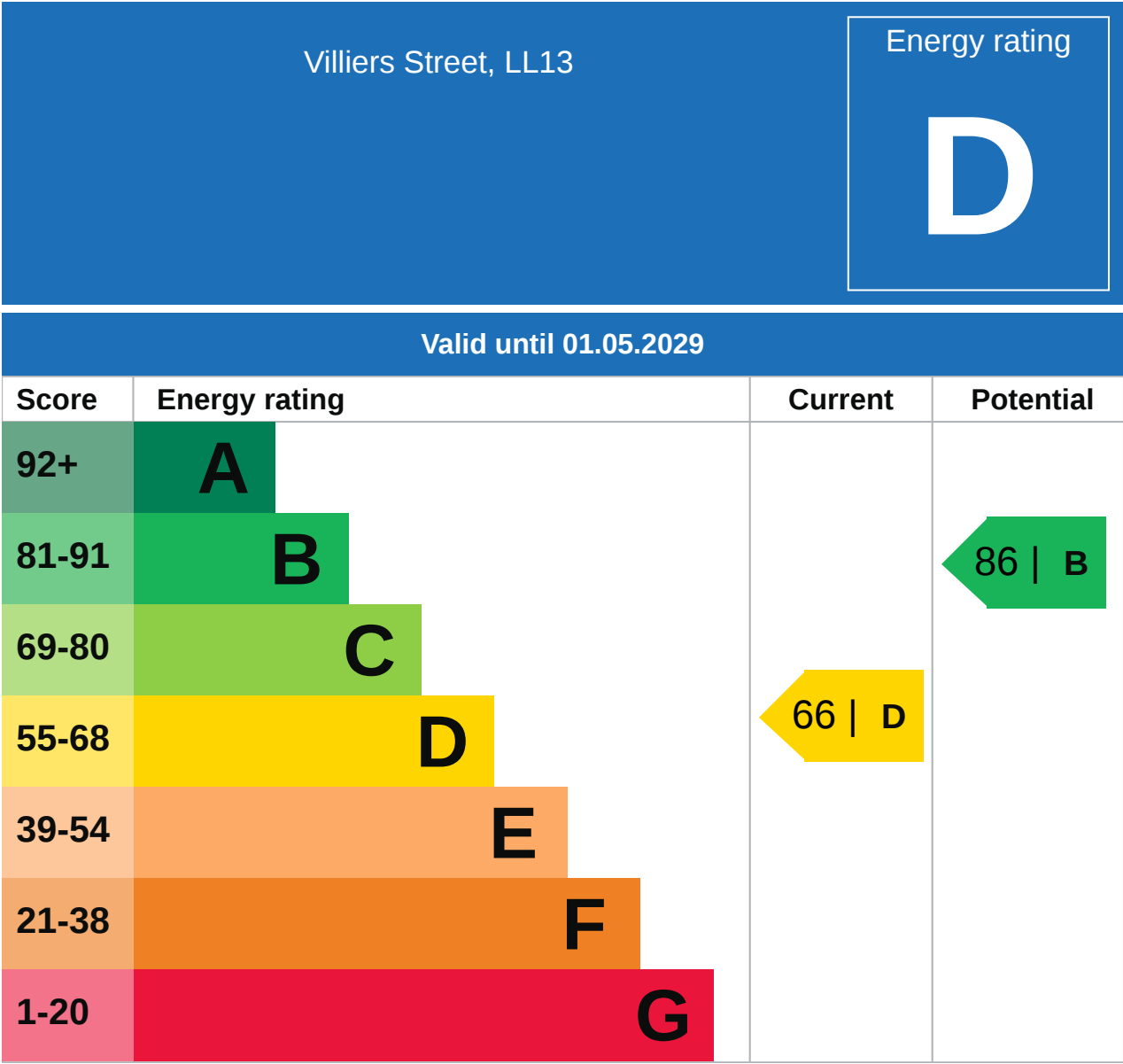
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.01 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,949		
Title Number:	CYM217746		

Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers	Very low	16 mb/s	75 mb/s	10000 mb/s
• Seas	Very low			
• Surface Water	Very low			

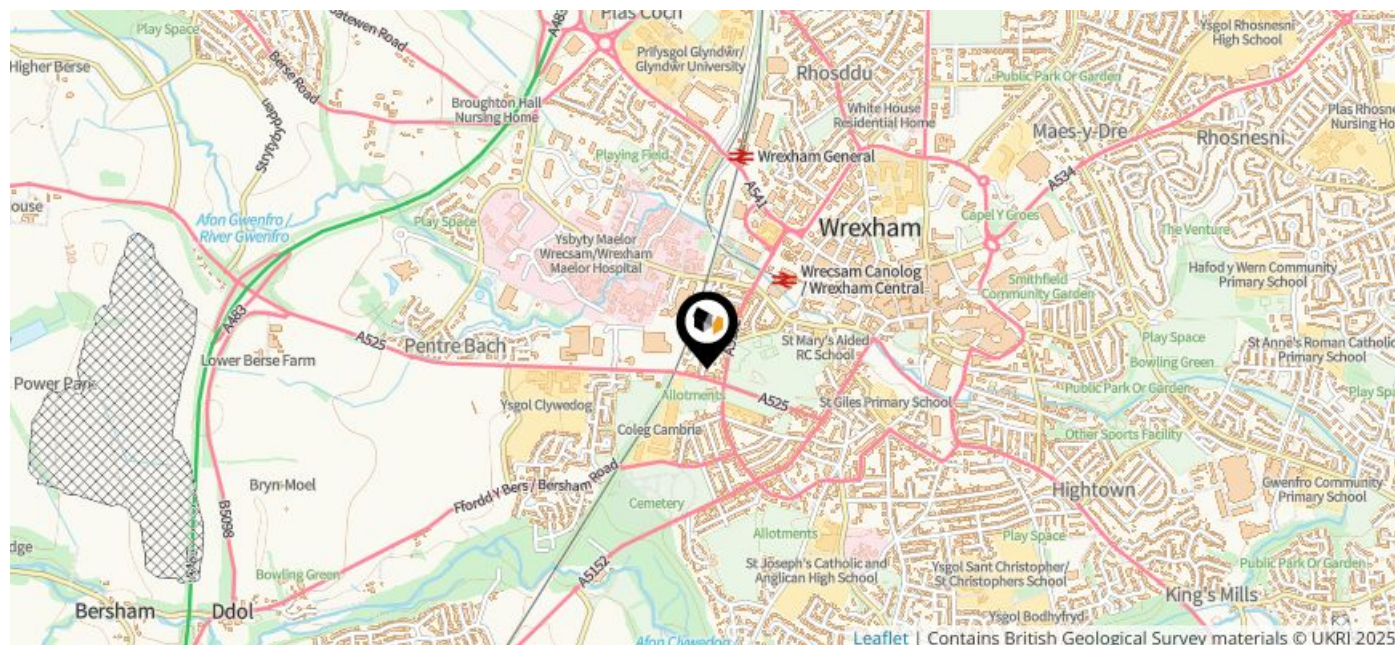
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
	</		



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²

This map displays nearby coal mine entrances and their classifications.



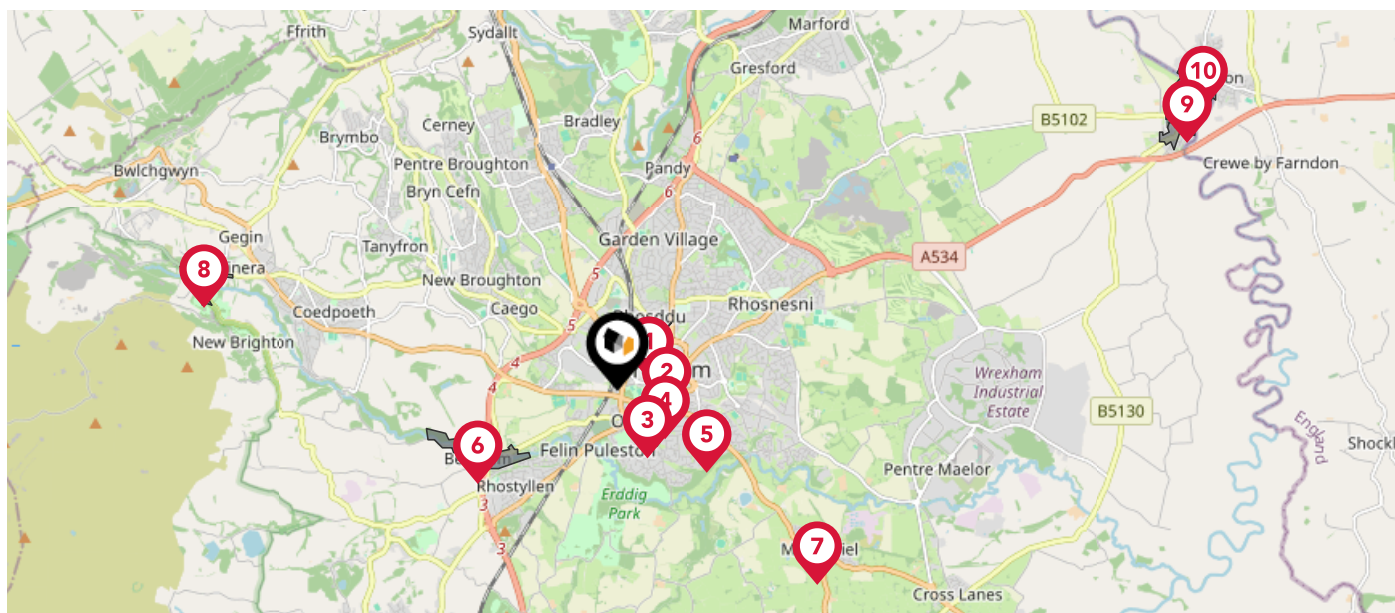
Mine Entry

- ✕ 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



Grosvenor Road, Wrexham.



Wrexham Town



Fairy Road



Salisbury Park



Hightown Barracks



Bersham



Marchiel



Minera

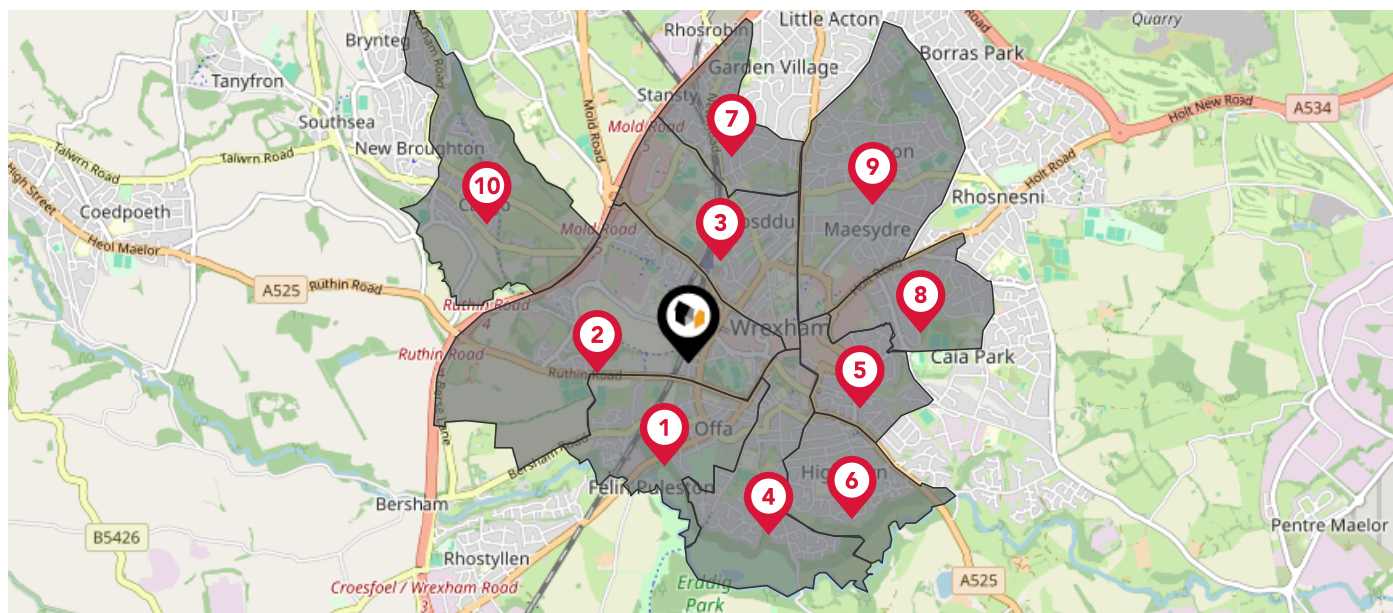


Holt



Farndon Conservation Area

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



Offa ED



Brynyffynnon ED



Grosvenor ED



Erddig ED



Smithfield ED



Hermitage ED



Stansty ED



Wynnstay ED



Acton and Maesydre ED

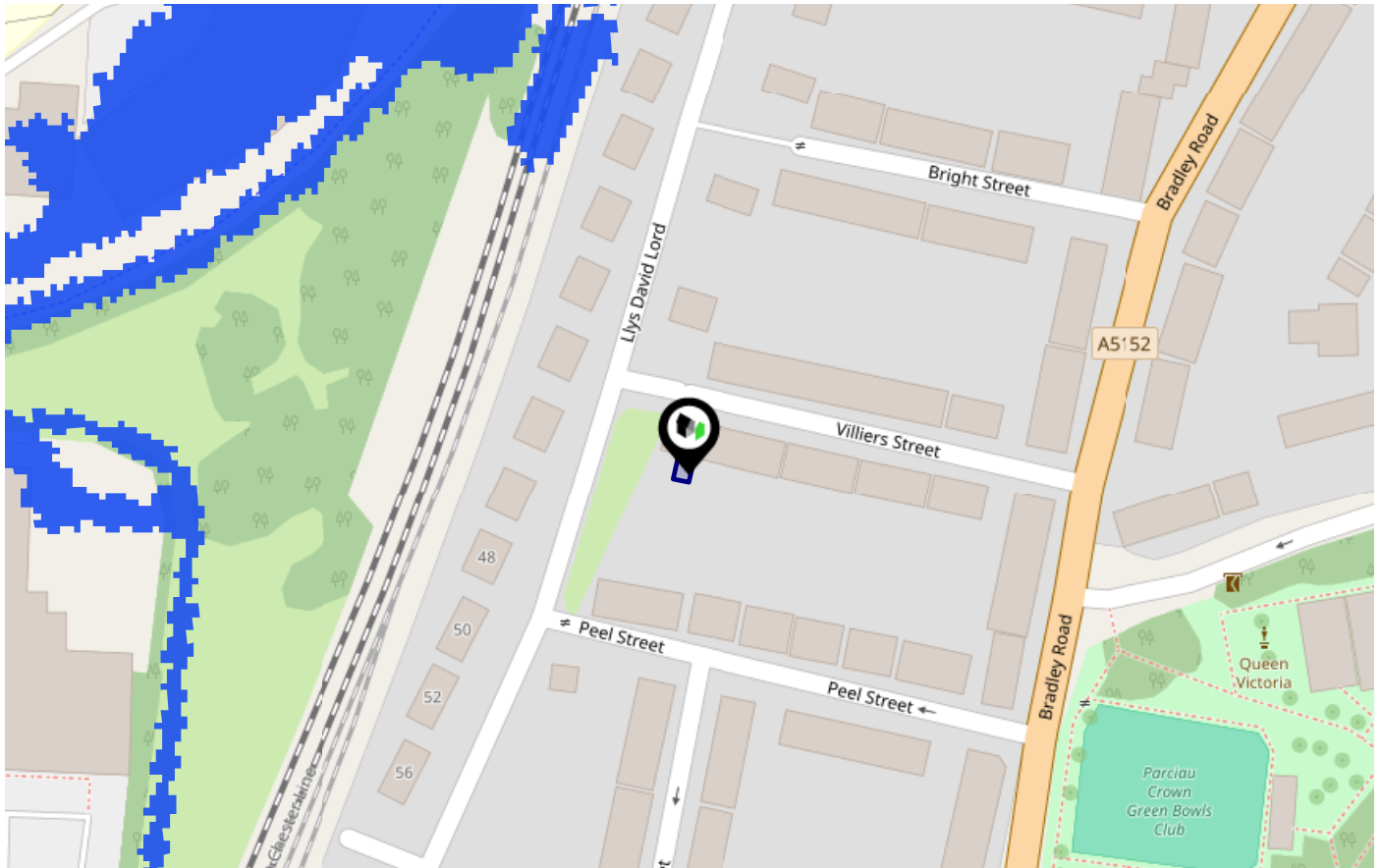


New Broughton ED

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

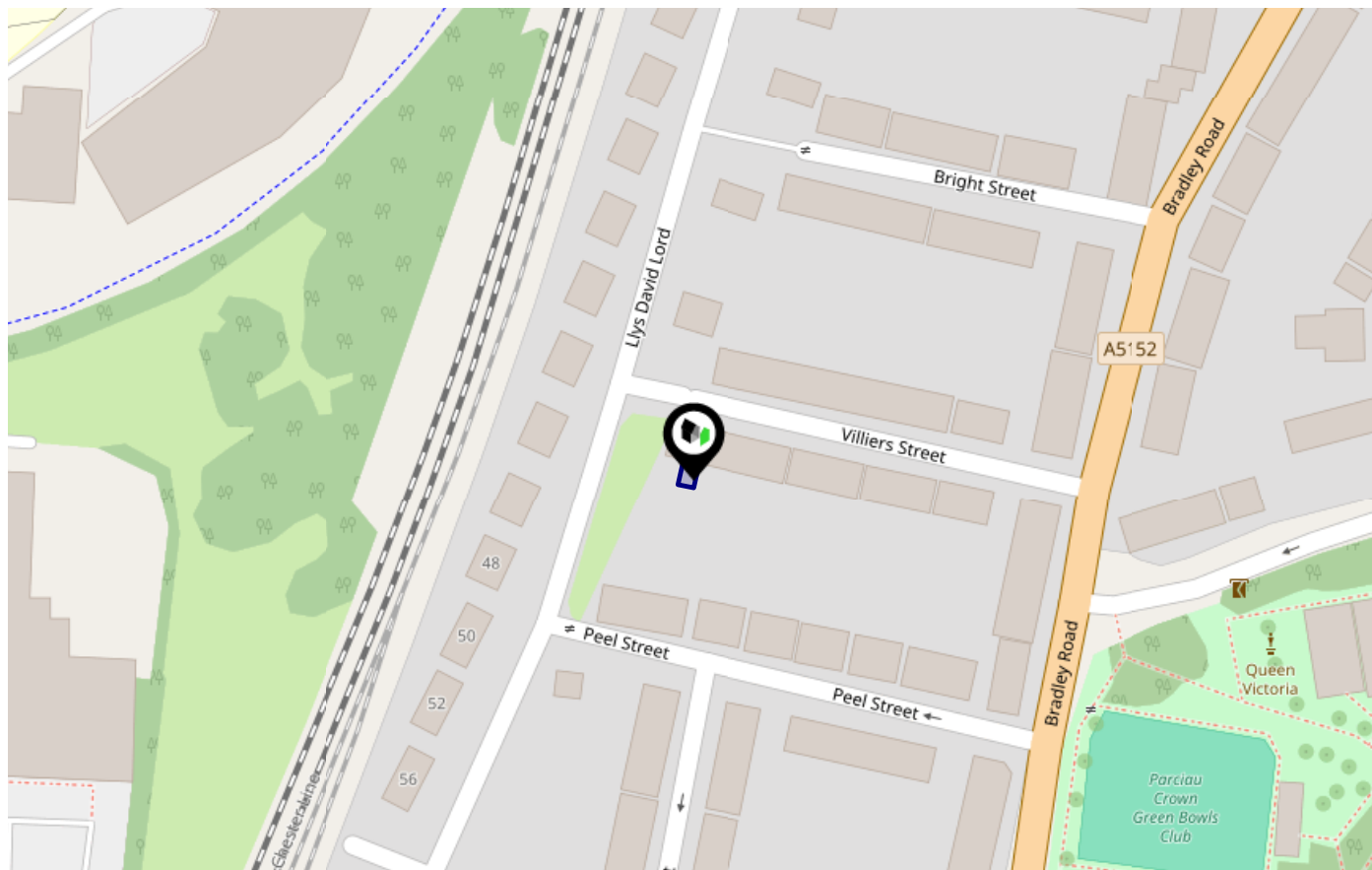
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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

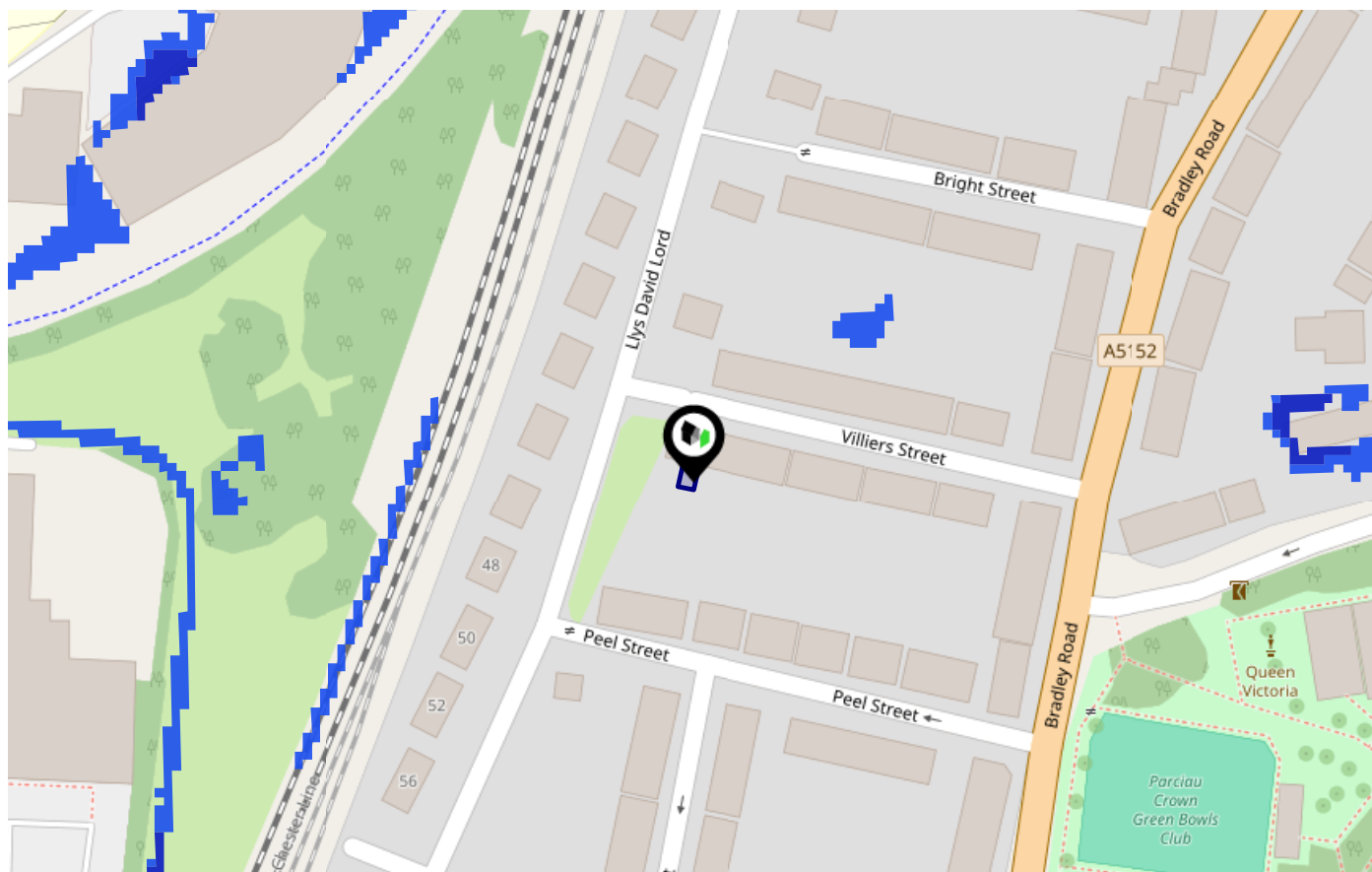
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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.

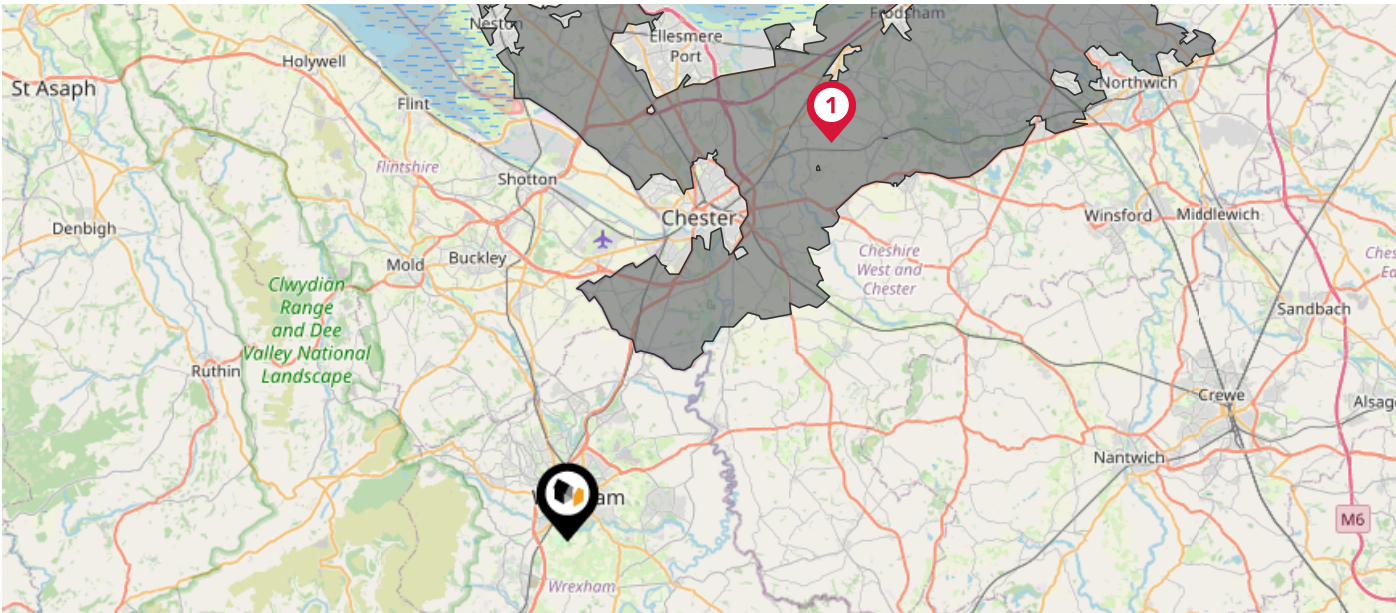


Risk Rating: Very low

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- 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...

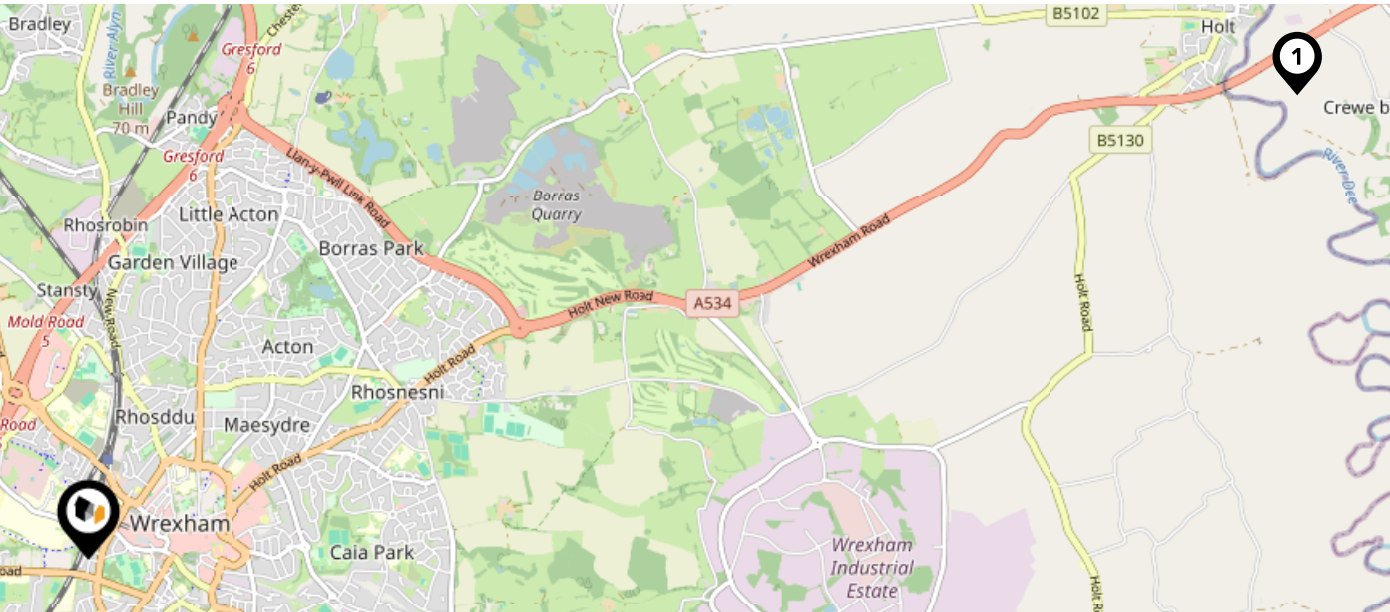


Nearby Green Belt Land



Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

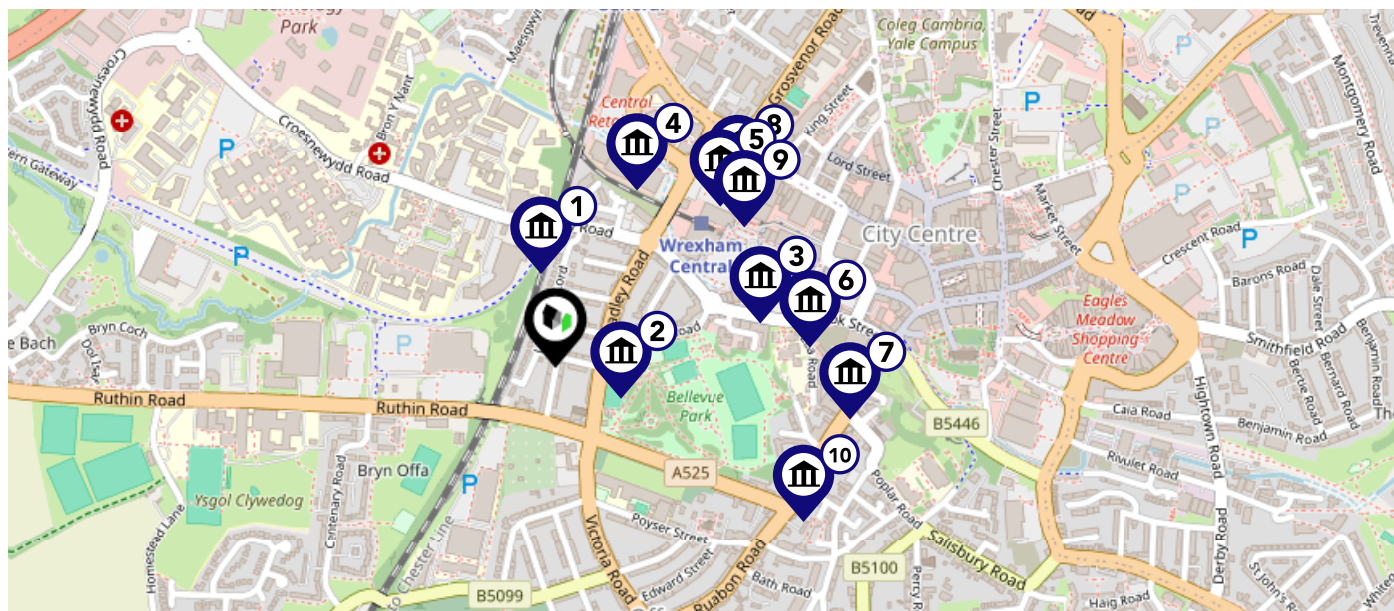
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













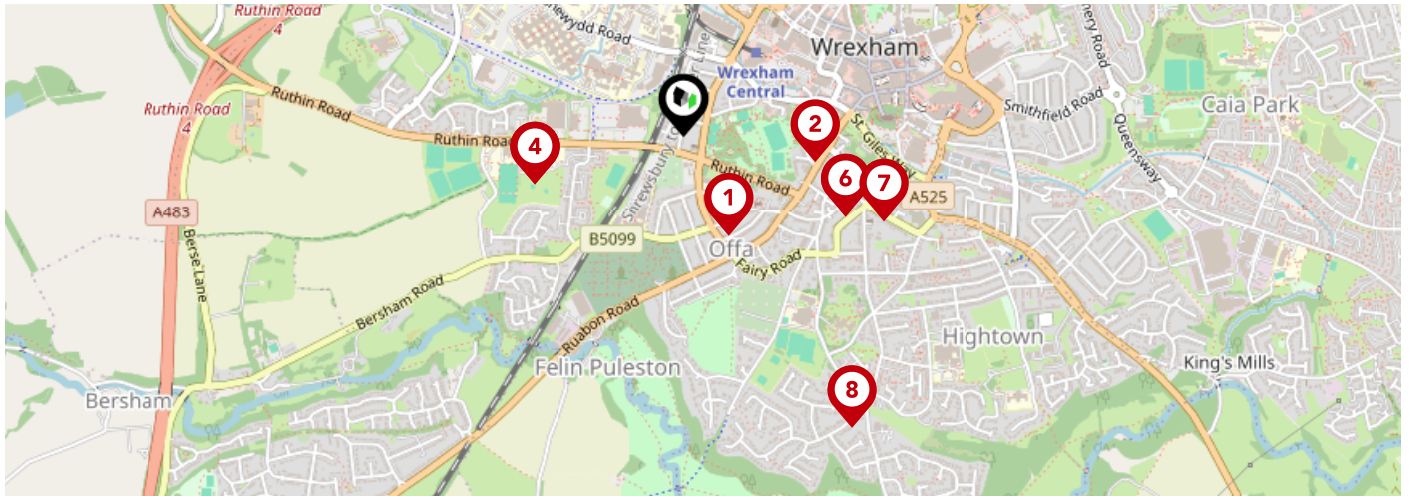
Nearby Landfill Sites

1	Holt-Farndon Bypass-Appleby Drain, Cheshire	Historic Landfill
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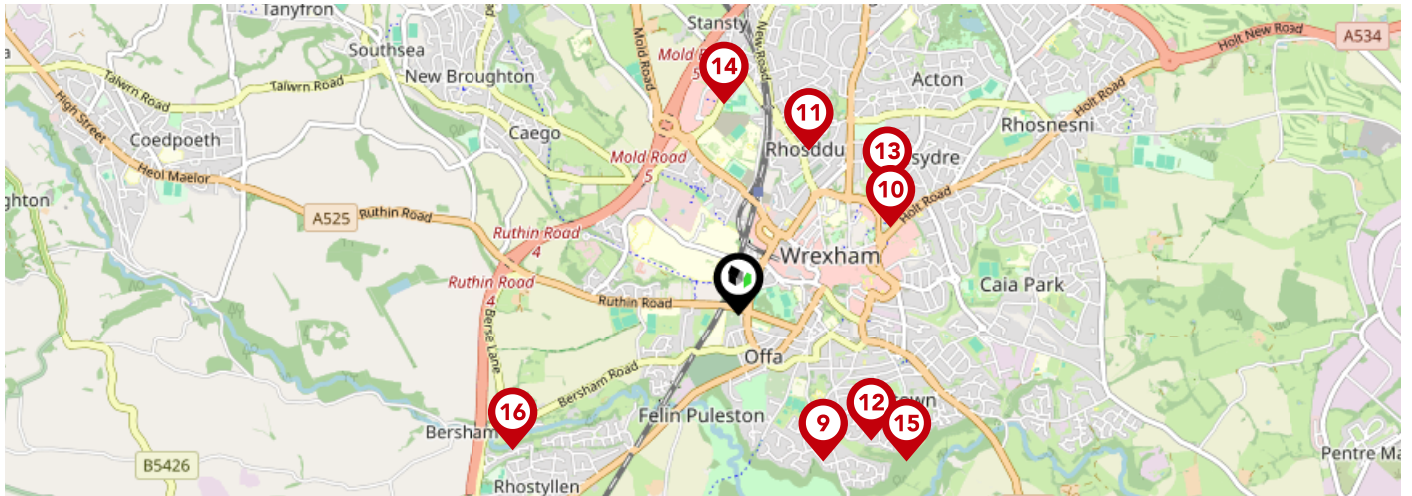
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1820 - Former Crossing Keeper's Cottage At Croesnewydd North Fork	Grade II	0.1 miles
	1798 - Statue Of Queen Victoria	Grade II	0.1 miles
	1763 - Former Island Green Brewery Including Former Malthouse	Grade II	0.2 miles
	1765 - Offices And Lodge To Wrexham Lager Brewery	Grade II	0.2 miles
	1803 - Presbytery At Roman Catholic Cathedral	Grade II	0.3 miles
	1821 - The Old Three Tuns Public House	Grade II	0.3 miles
	1764 - Burton Buildings	Grade II	0.3 miles
	1802 - Boundary Wall And Gates To Roman Catholic Cathedral	Grade II	0.3 miles
	1800 - Former County Buildings	Grade II	0.3 miles
	1799 - The Bowling Green Public House	Grade II	0.3 miles



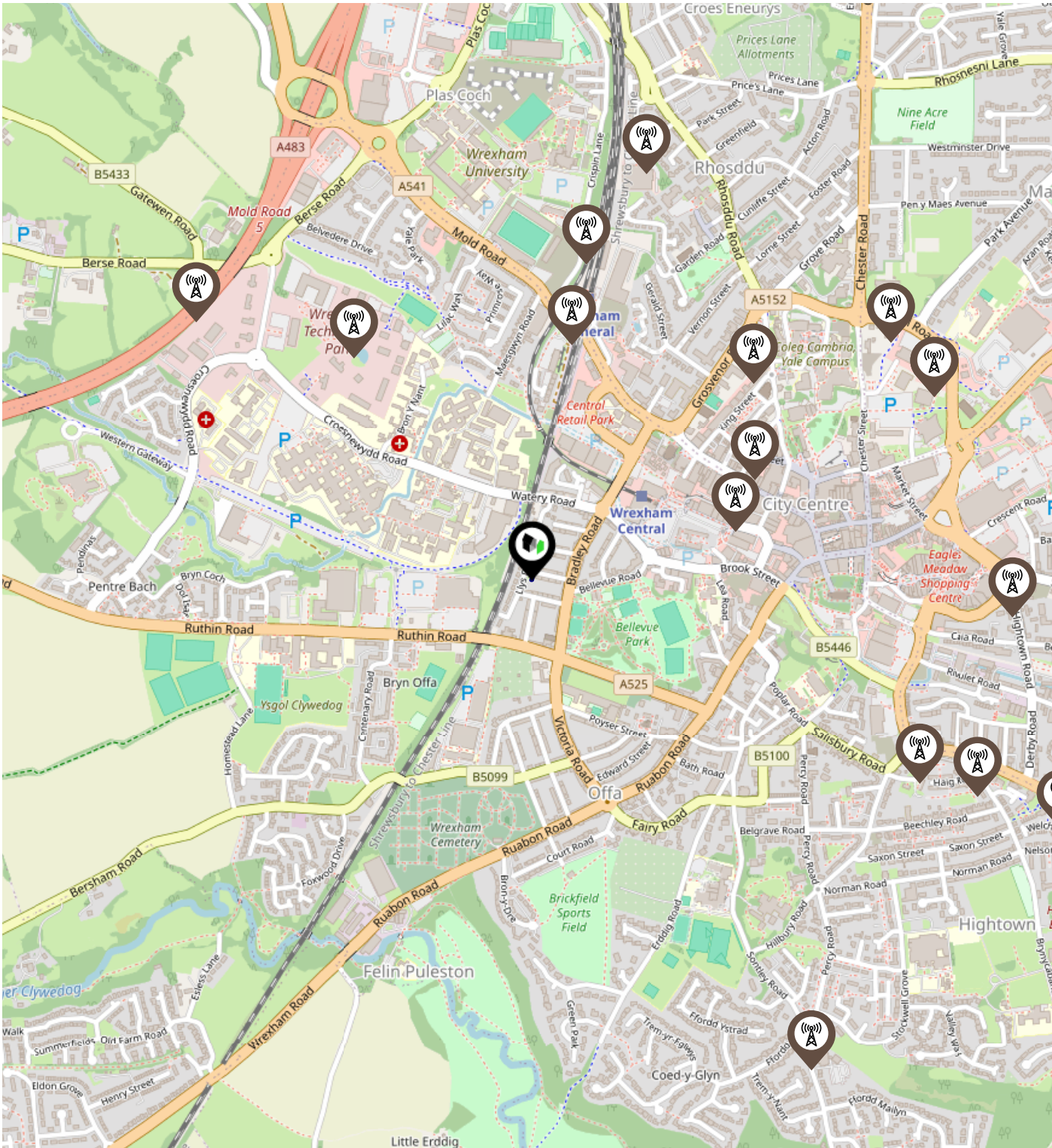
		Nursery	Primary	Secondary	College	Private
1	Victoria Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's R.C. Primary School Ofsted Rating: Excellent Pupils:0 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ysgol Bryn Offa Ofsted Rating: Not Rated Pupils:0 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ysgol Clywedog Ofsted Rating: Unsatisfactory Pupils:0 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Giles' Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Giles' Junior Controlled School Ofsted Rating: Not Rated Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Giles VC Church in Wales Primary School Ofsted Rating: Good Pupils:0 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic High School Ofsted Rating: Not Rated Pupils:0 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic and Anglican Secondary School Ofsted Rating: Good Pupils:0 Distance:0.75	<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:0.78	<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:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher's School Ofsted Rating: Excellent Pupils:0 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Plas Coch Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Bodhyfryd Ofsted Rating: Good Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside School Ofsted Rating: Not Rated Pupils:0 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

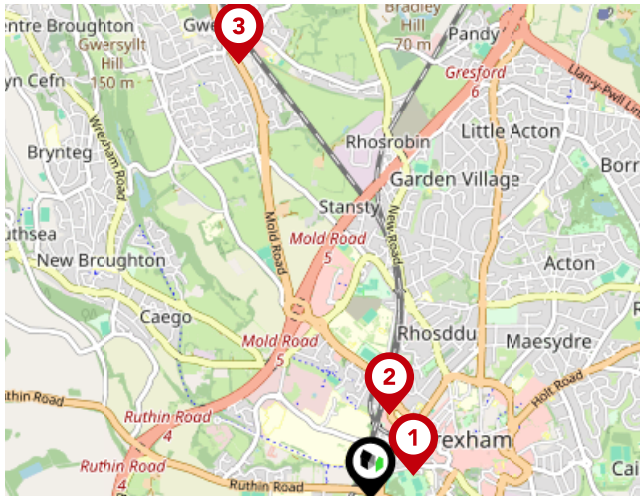


Key:

-  Power Pylons
-  Communication Masts

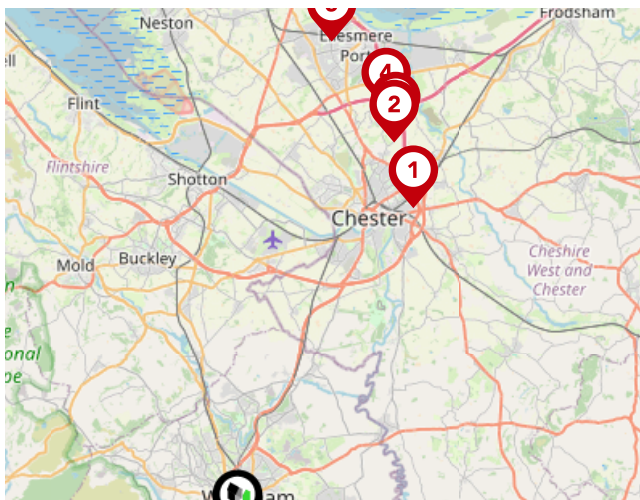
Area

Transport (National)



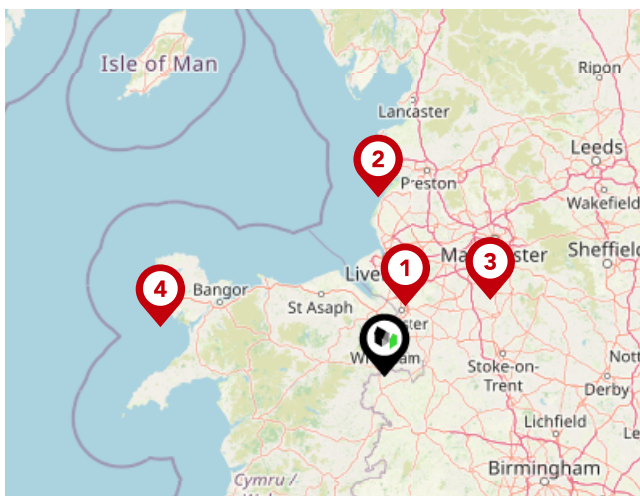
National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	0.22 miles
2	Wrexham General Rail Station	0.38 miles
3	Gwersyllt Rail Station	2.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	13.14 miles
2	M53 J11	15.01 miles
3	M56 J15	15.29 miles
4	M53 J10	15.94 miles
5	M53 J7	17.78 miles

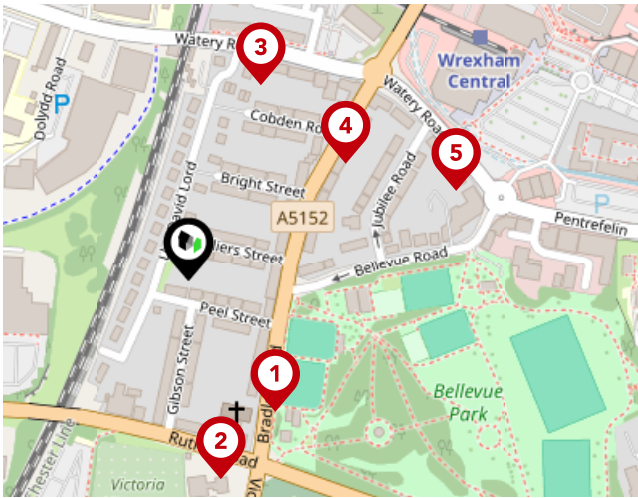


Airports/Helipads

Pin	Name	Distance
1	Speke	21.18 miles
2	Highfield	50.75 miles
3	Manchester Airport	37.4 miles
4	Penrhyn	65.13 miles

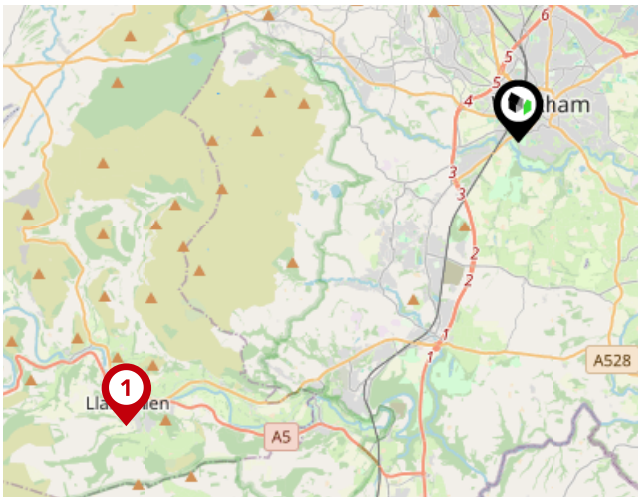
Area

Transport (Local)



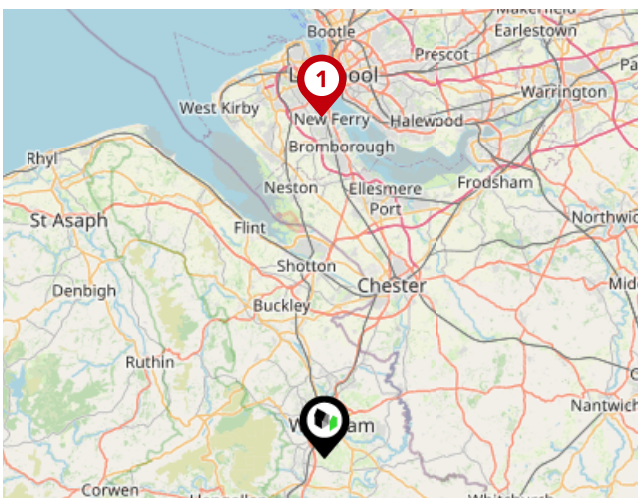
Bus Stops/Stations

Pin	Name	Distance
1	Bellevue Park	0.09 miles
2	Bryn Offa Garage	0.11 miles
3	Watery Road Level Crossing	0.12 miles
4	Cobden Road	0.11 miles
5	Island Green Shopping Centre	0.16 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	8.62 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	24.23 miles



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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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01978 353553

annette@wingetts.co.uk

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