

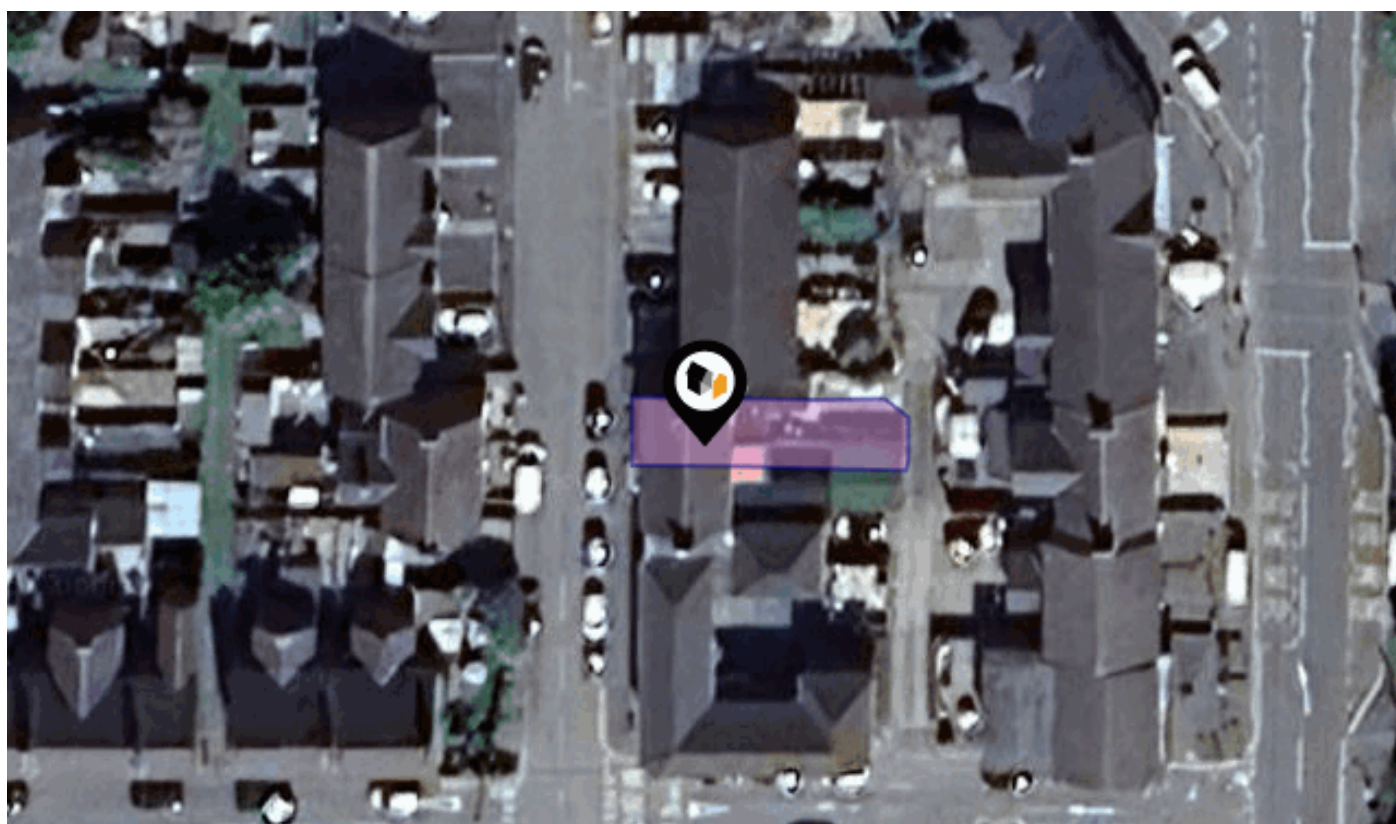


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 30th September 2025



OFFA STREET, JOHNSTOWN, WREXHAM, LL14

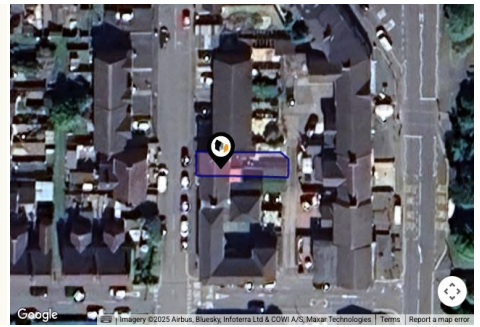
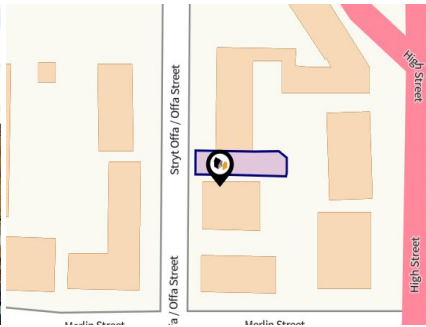
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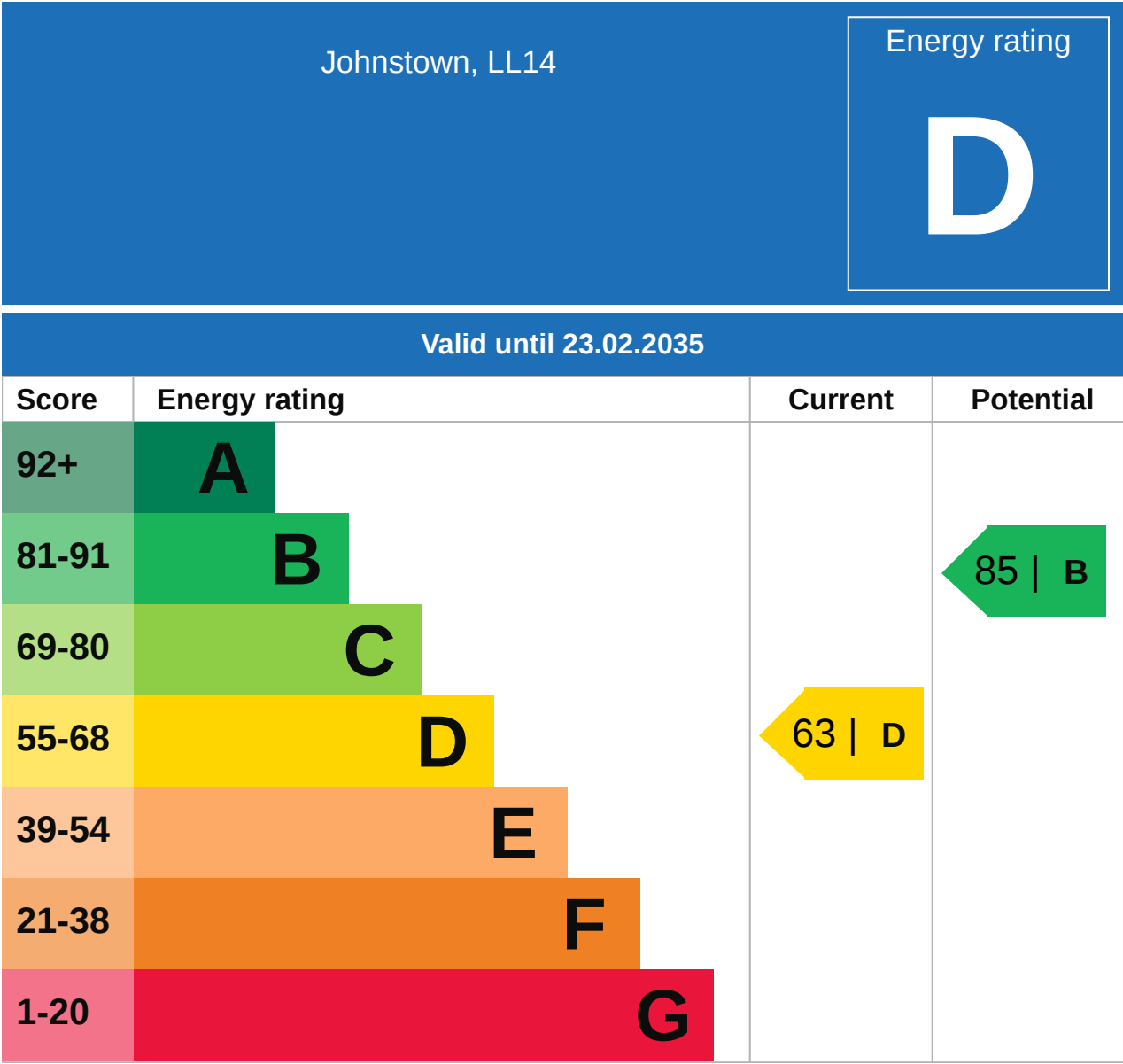


Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£1,949		
Title Number:	CYM509827		

Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers	Very low	16	80	1800
• Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				
				



Additional EPC Data

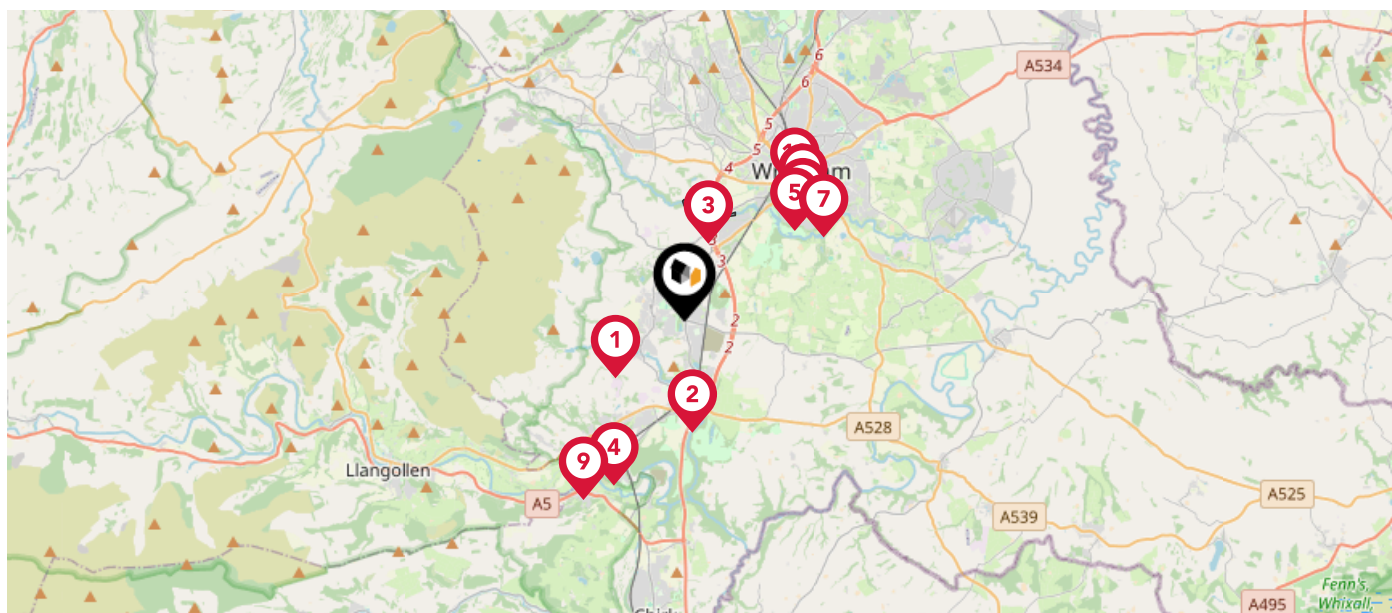
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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:	Good
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

Map of Johnstown, Wales, showing numerous red 'X' marks indicating locations of interest. A black location pin is placed in the center of the town. The map includes labels for various landmarks such as Johnstown Infant School, Johnstown Primary School, and Johnstown Community Home. The map is sourced from Leaflet and contains British Geological Survey materials.

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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



Penycae



Ruabon



Bersham



Cefn Mawr



Fairy Road



Salisbury Park



Hightown Barracks



Wrexham Town

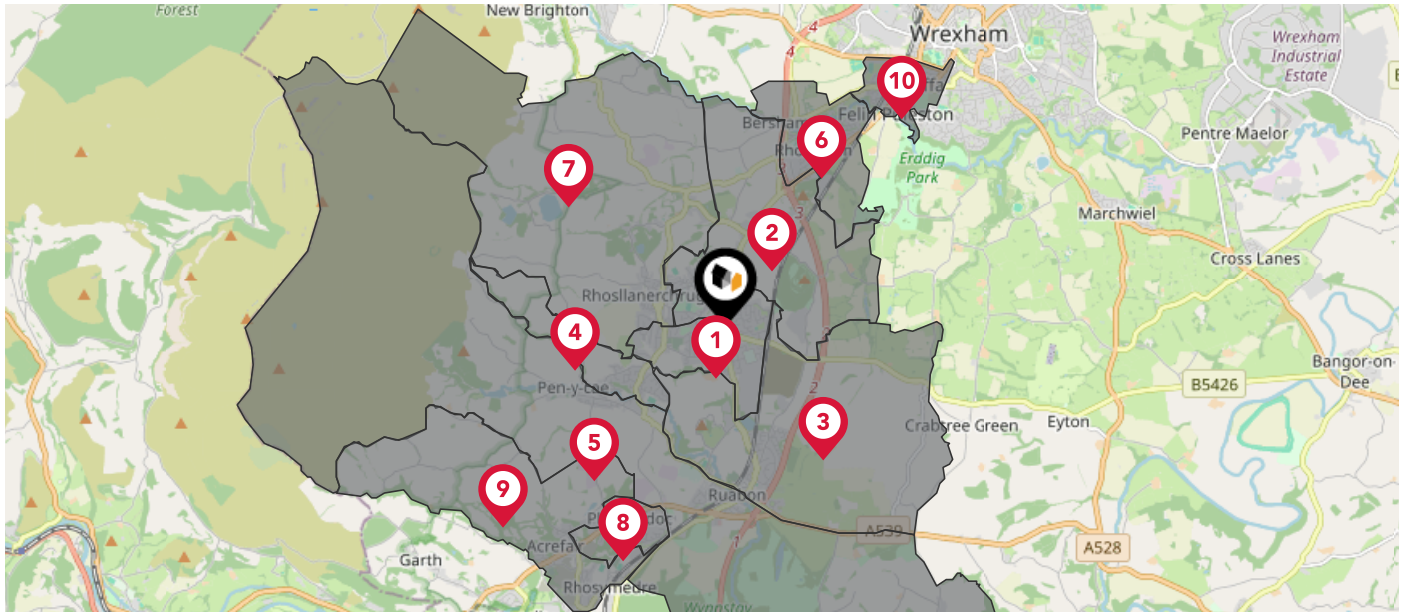


Pontcysyllte Aqueduct



Grosvenor Road, Wrexham.

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

Pant and Johnstown ED

2

Ponciau ED

3

Ruabon ED

4

Penycae ED

5

Penycae and Ruabon South ED

6

Esclusham ED

7

Rhos ED

8

Acrefair North ED

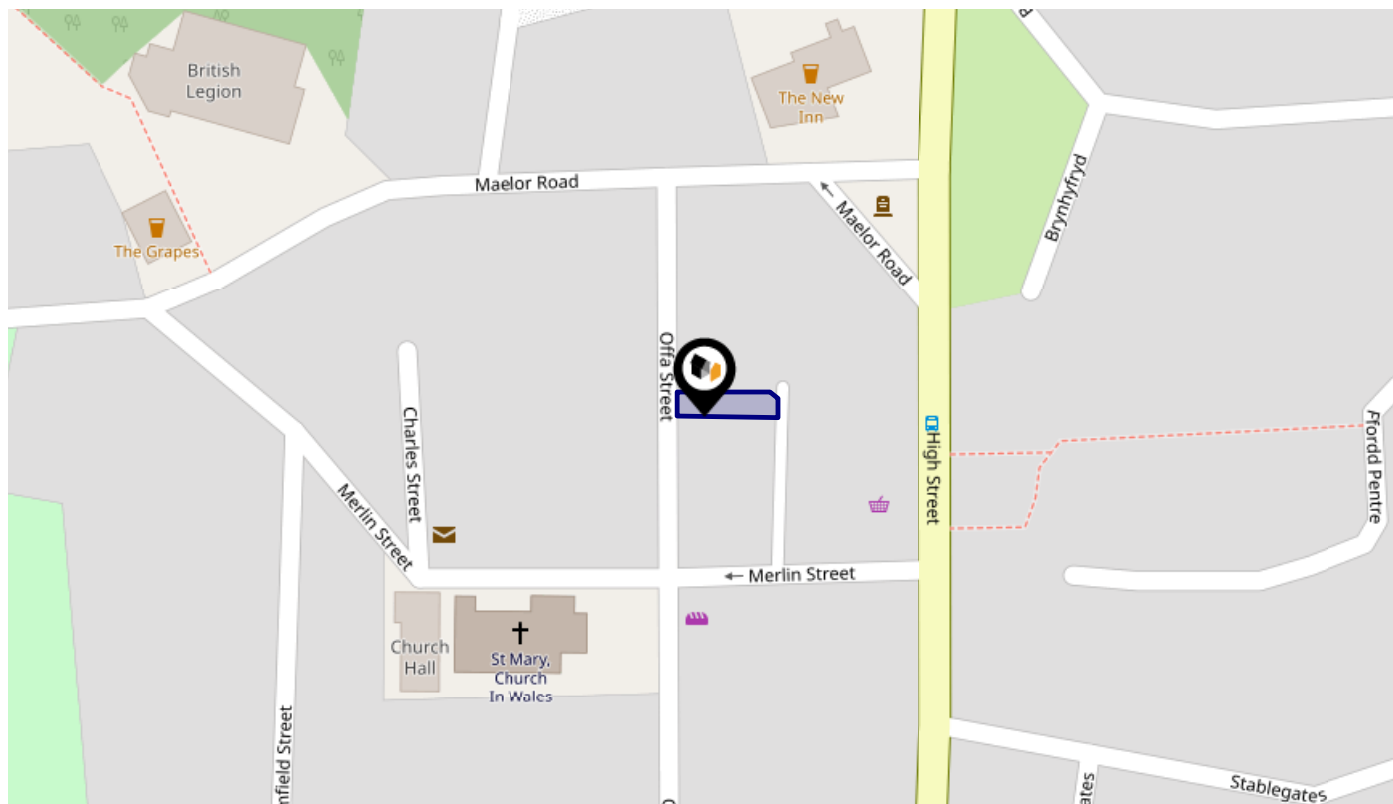
9

Cefn West ED

10

Offa 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.

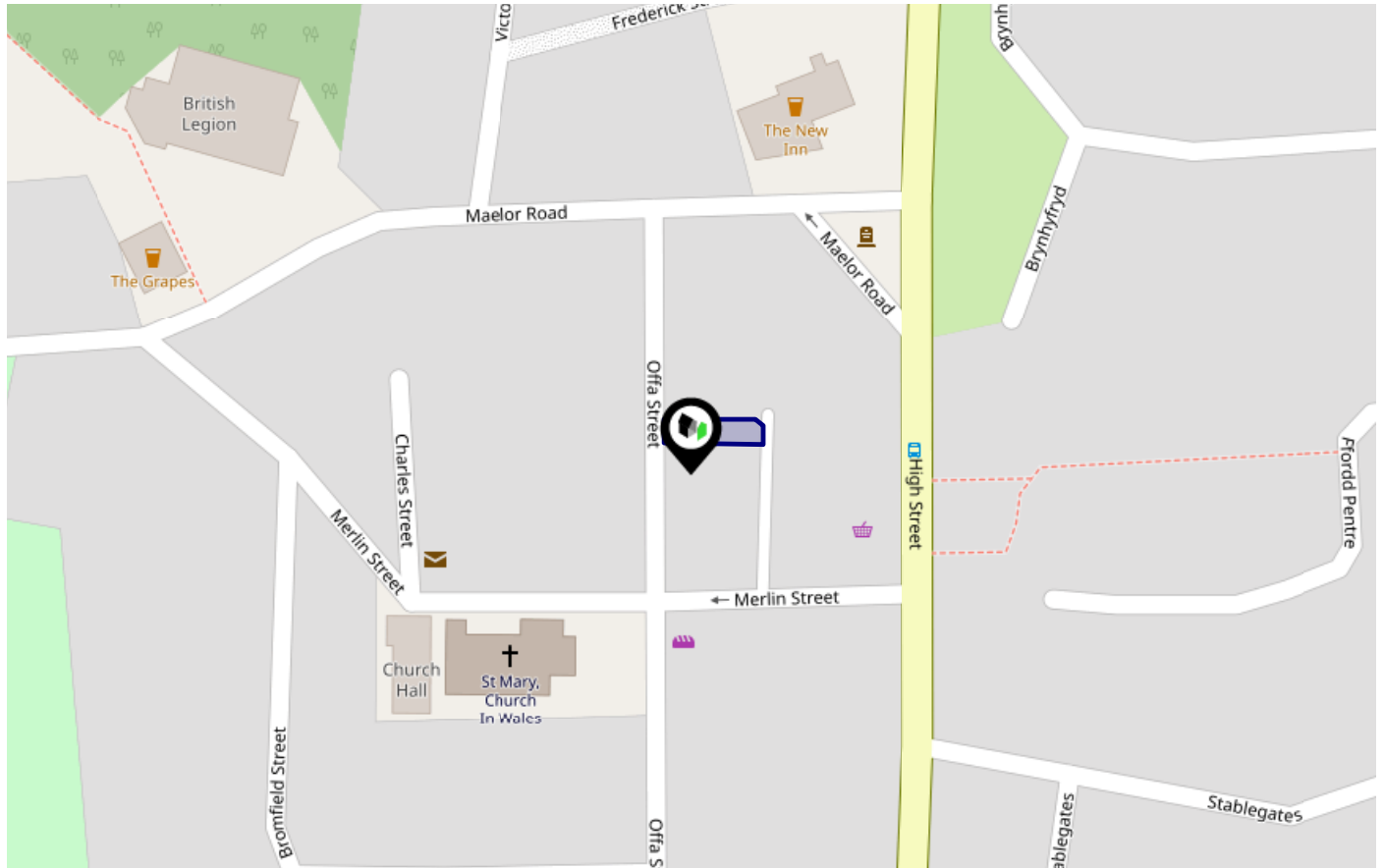
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

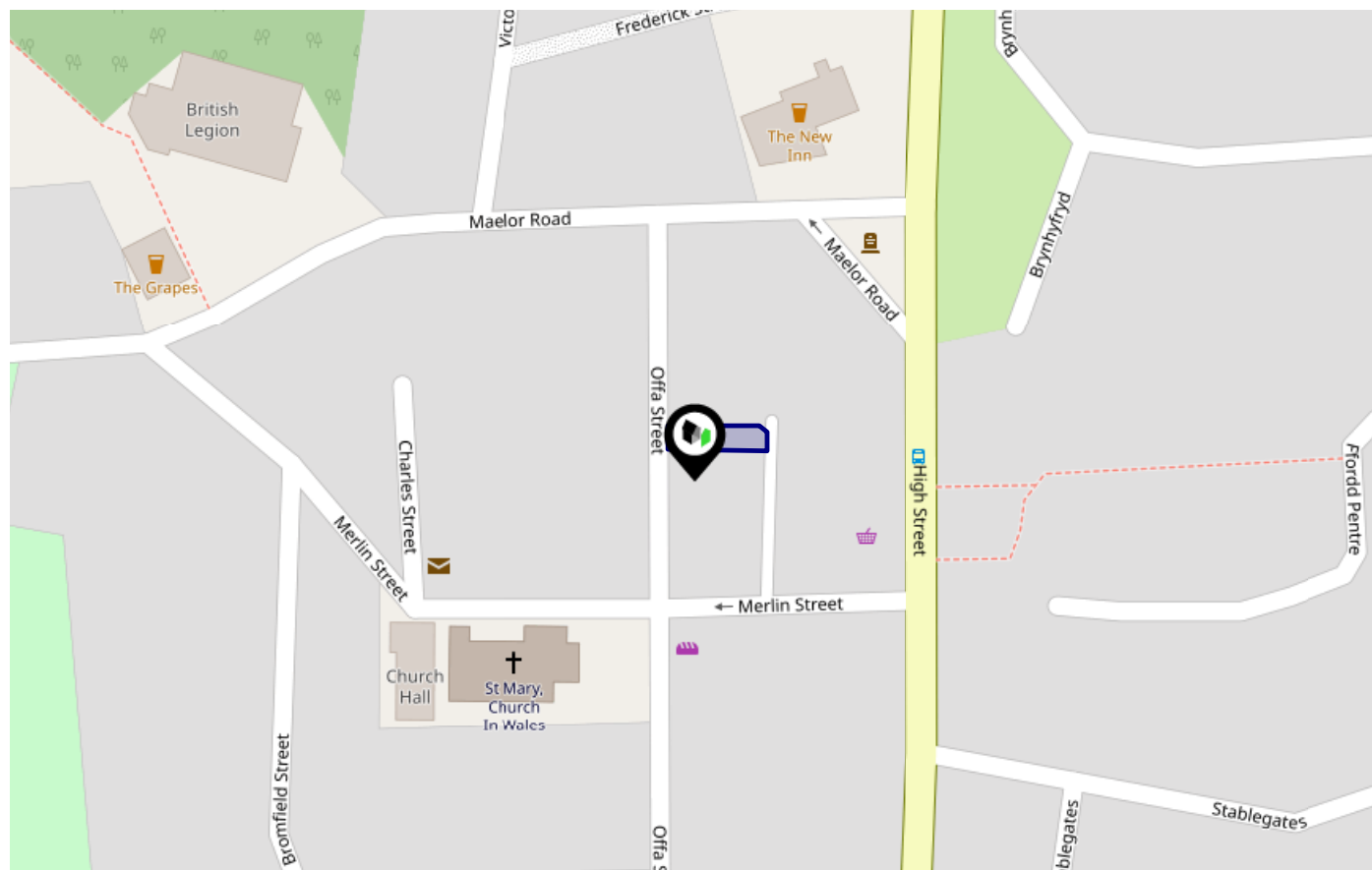
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

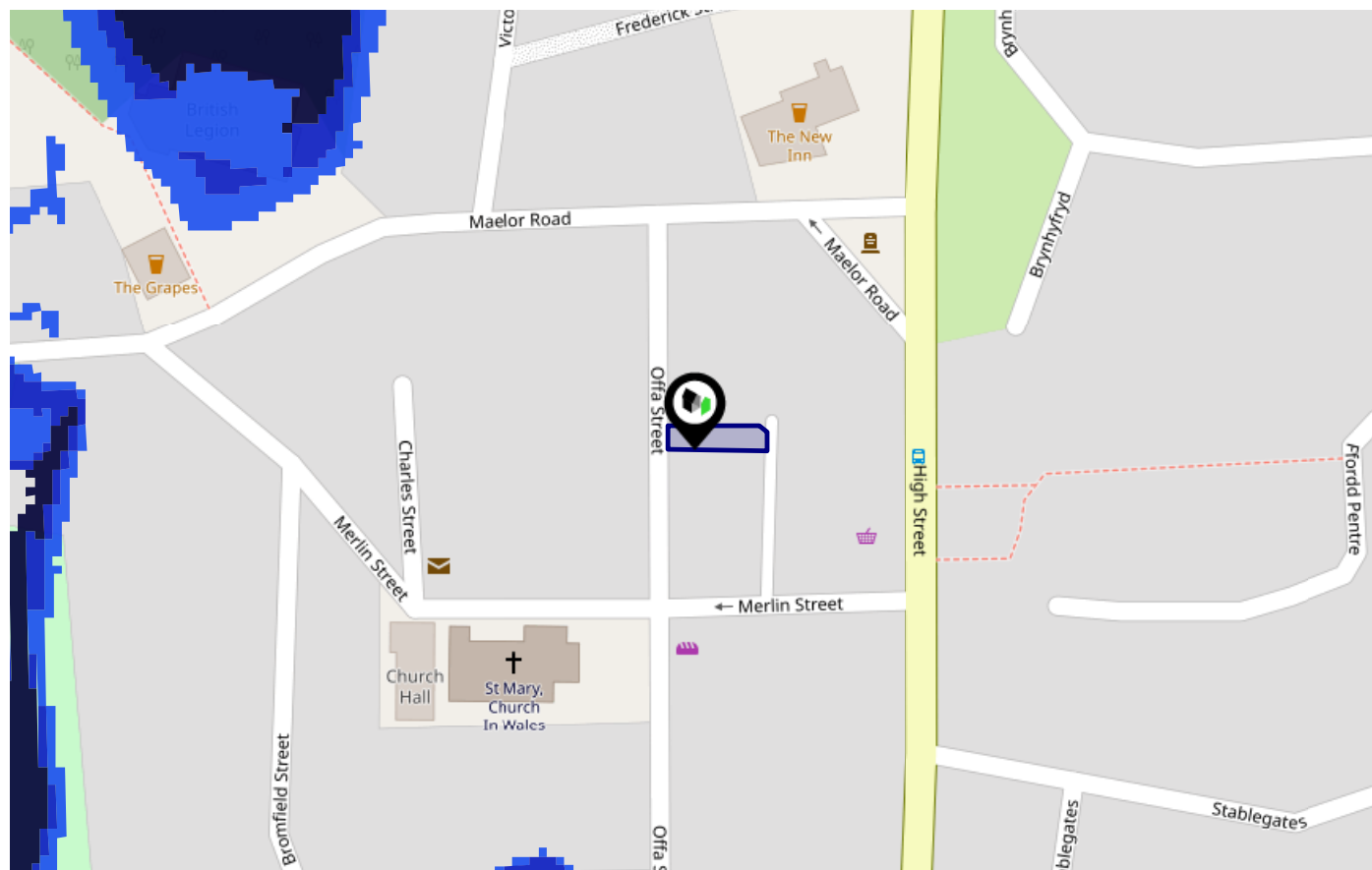
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

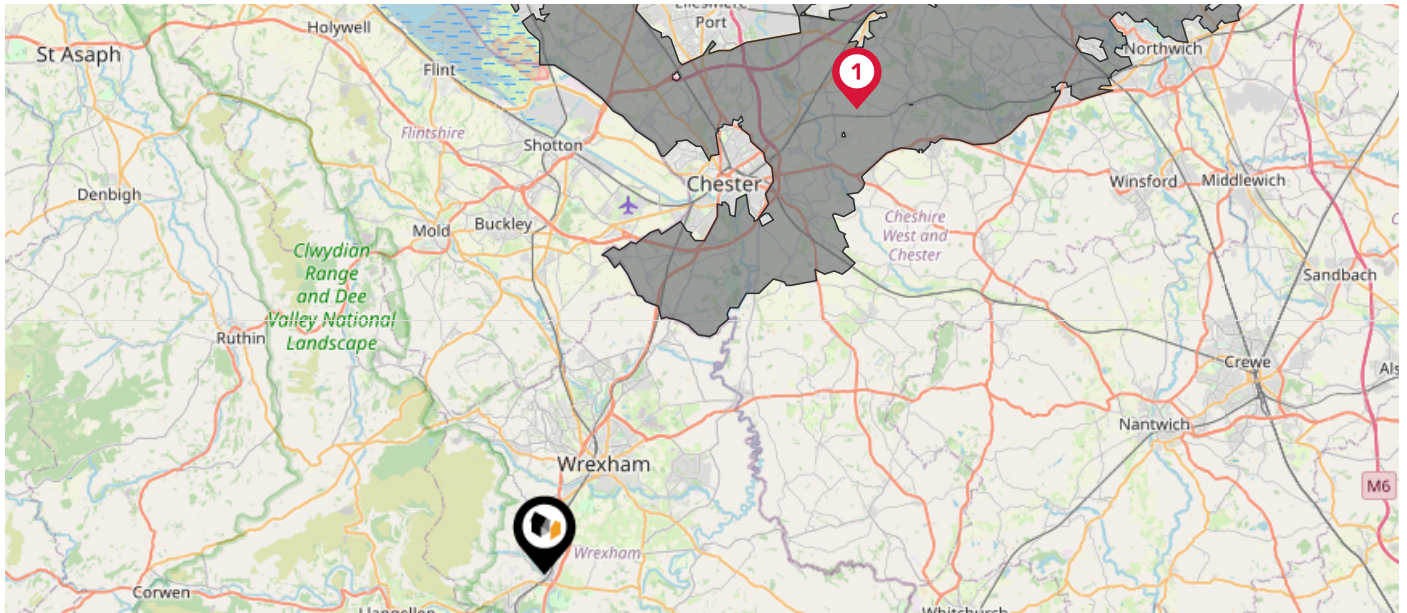


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This map displays nearby areas that have been designated as Green Belt...

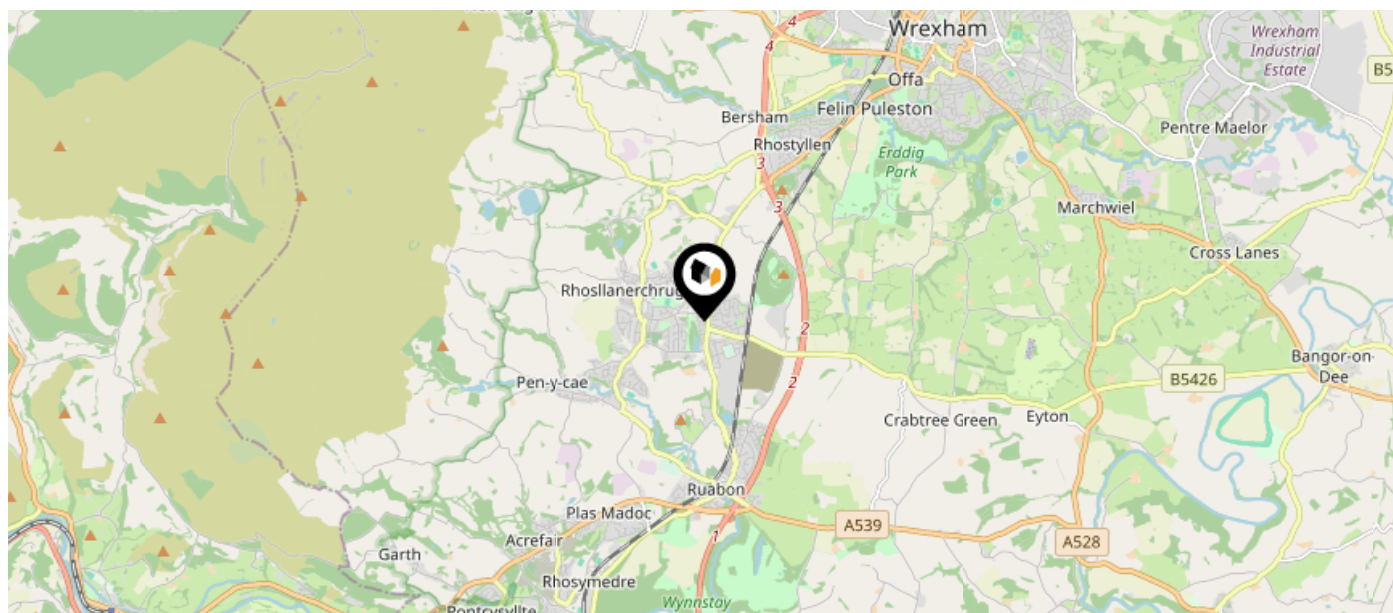


Nearby Green Belt Land



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.



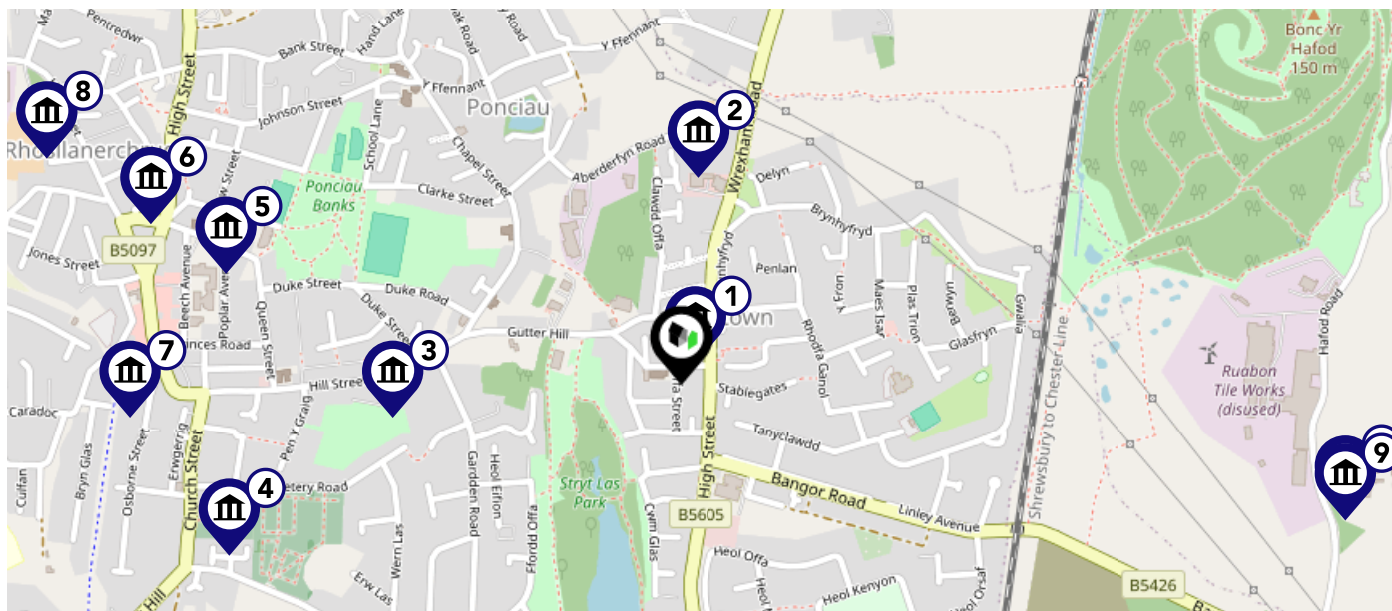
Nearby Landfill Sites











No data available.

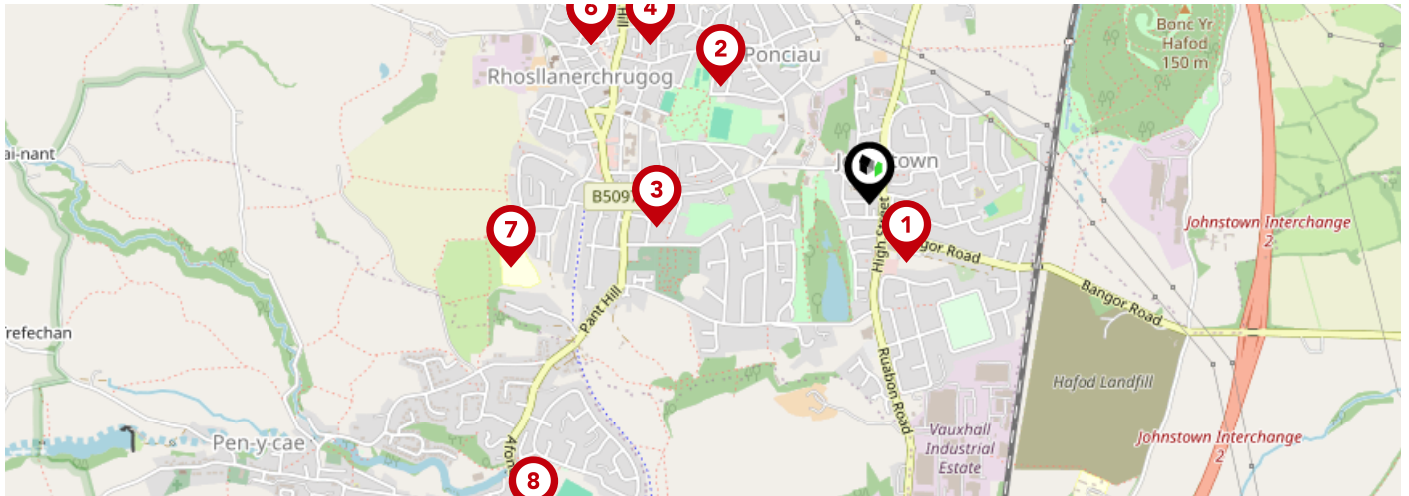
Maps

Listed Buildings

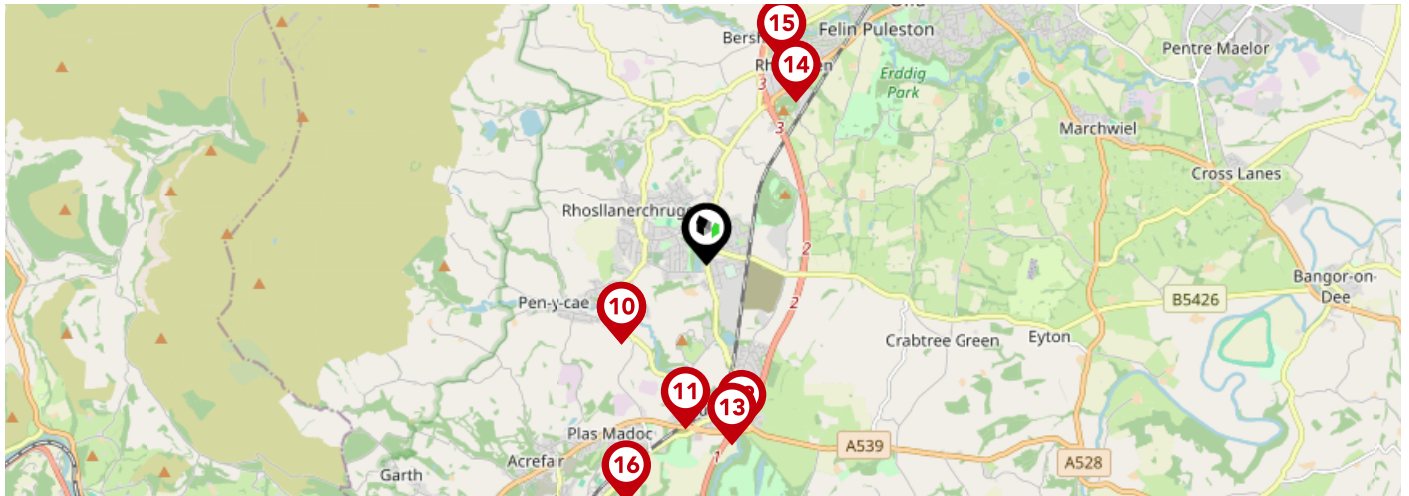
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	17094 - War Memorial	Grade II	0.0 miles
	17093 - Eddystone House	Grade II	0.2 miles
	17092 - War Memorial	Grade II	0.3 miles
	17089 - Church Of Saint John Evangelist	Grade II	0.5 miles
	1721 - Miners' Institute	Grade II	0.5 miles
	17091 - Penuel Baptist Chapel	Grade II	0.6 miles
	16845 - Capel Mawr (jerusalem Welsh Presbyterian Chapel) With Attached School Room	Grade II	0.6 miles
	17090 - Bethlehem Independent Chapel	Grade II	0.7 miles
	1588 - Hafod House	Grade II	0.8 miles
	1589 - Hafod House Farmhouse	Grade II	0.8 miles



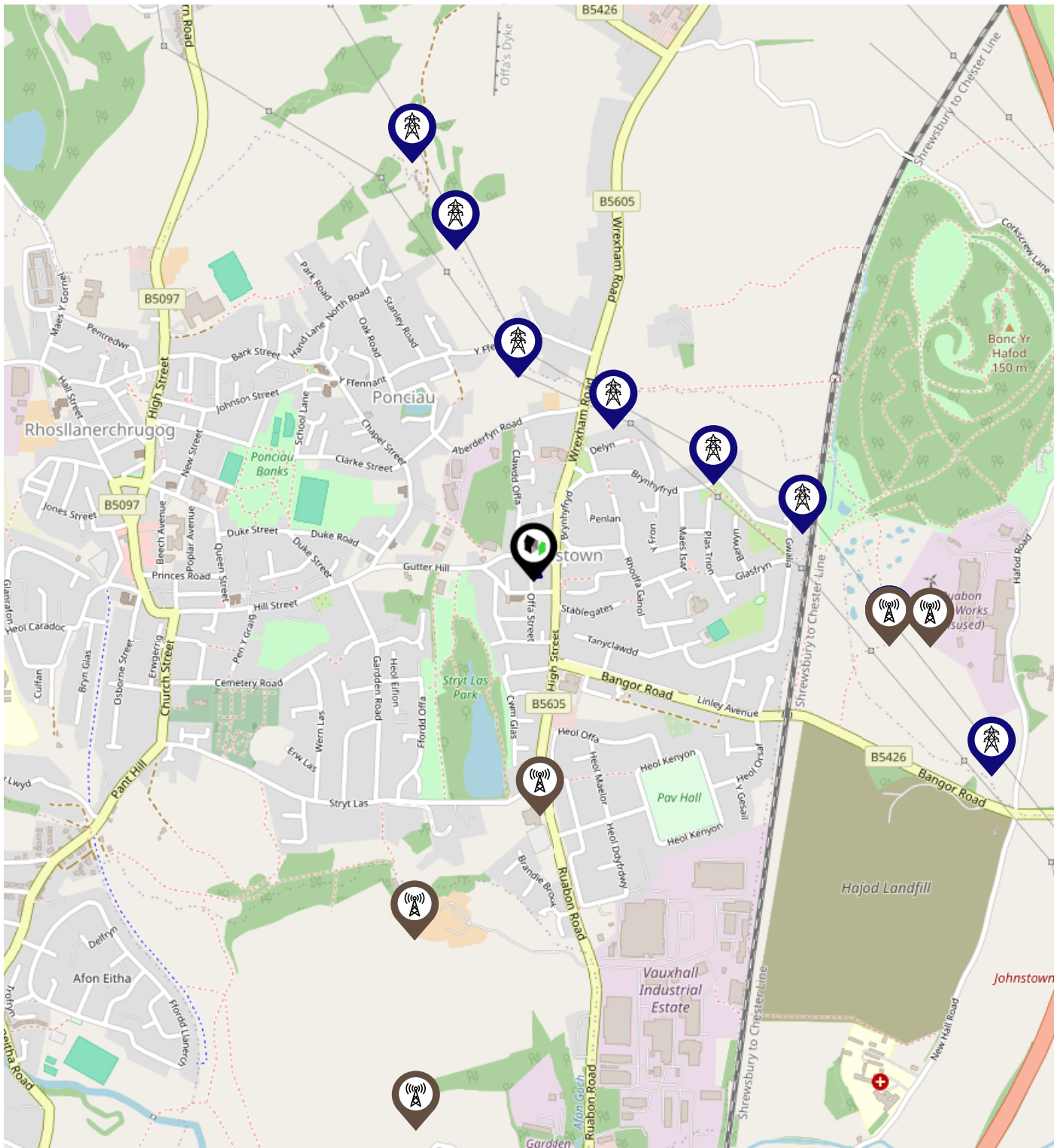
		Nursery	Primary	Secondary	College	Private
1	Ysgol Yr Hafod Ofsted Rating: Not Rated Pupils:0 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ysgol Y Ponciau Ofsted Rating: Not Rated Pupils:0 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ysgol-Y-Wern Ofsted Rating: Not Rated Pupils:0 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ysgol-Y-Grango Ofsted Rating: Adequate Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Maes Y Mynydd Ofsted Rating: Adequate Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Y Rhos Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Hooson Ofsted Rating: Good Pupils:0 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penycae Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Penycae Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.03	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Rhiwabon Ofsted Rating: Adequate Pupils:0 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Maesyllan Ofsted Rating: Not Rated Pupils:0 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Primary (Ruabon) School Ofsted Rating: Good Pupils:0 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rhostyllen C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:1.67	<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:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rhosymedre Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

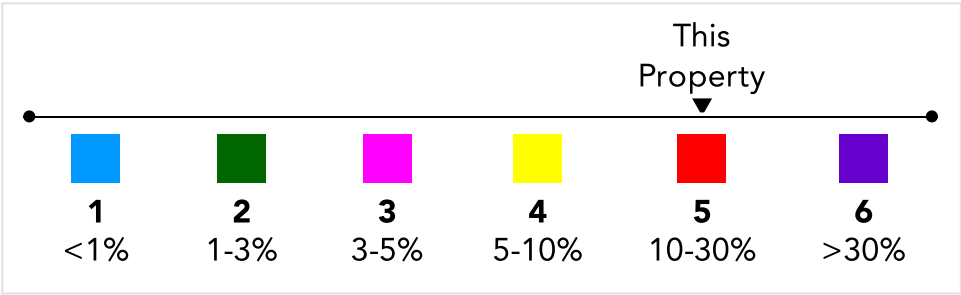
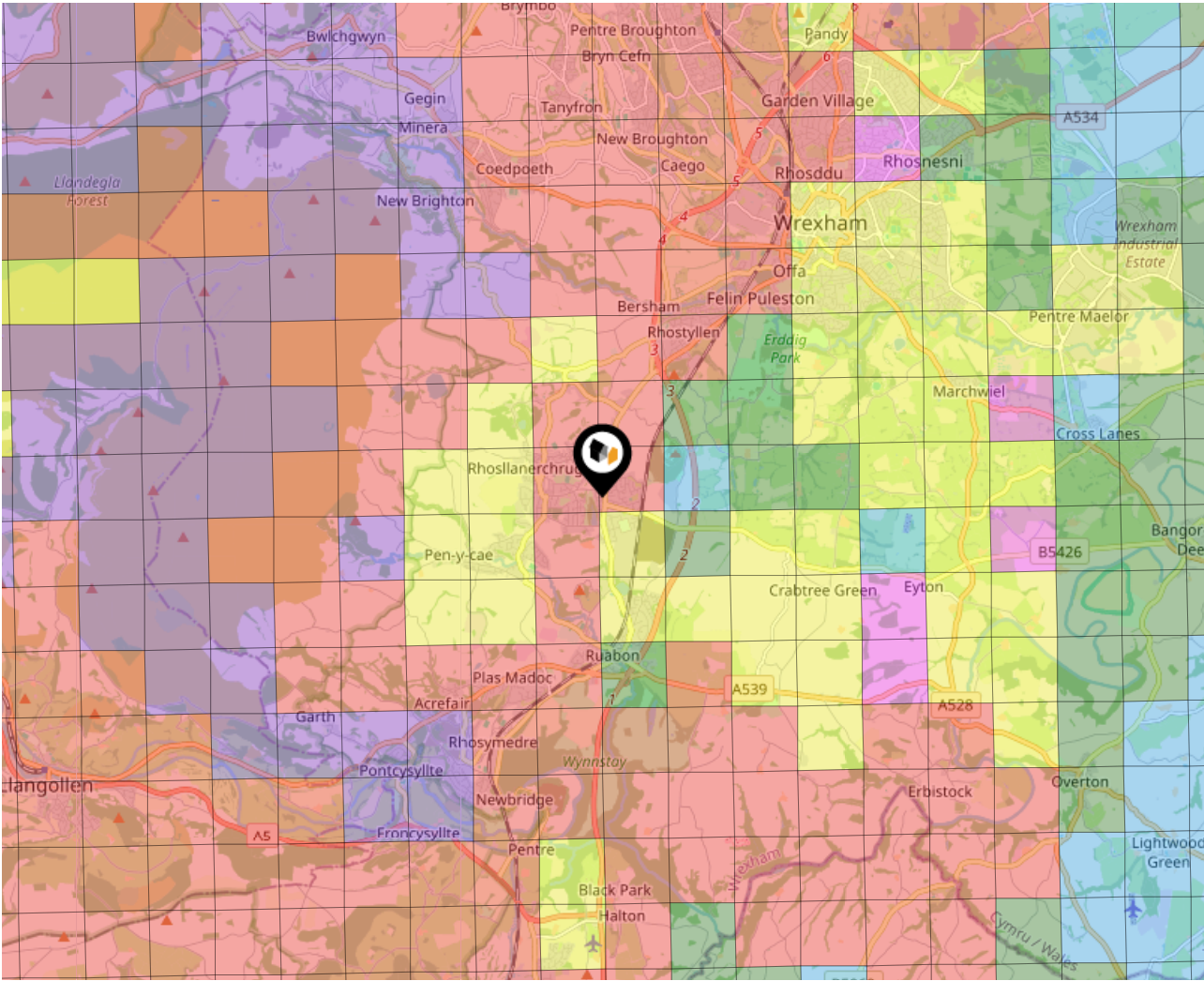


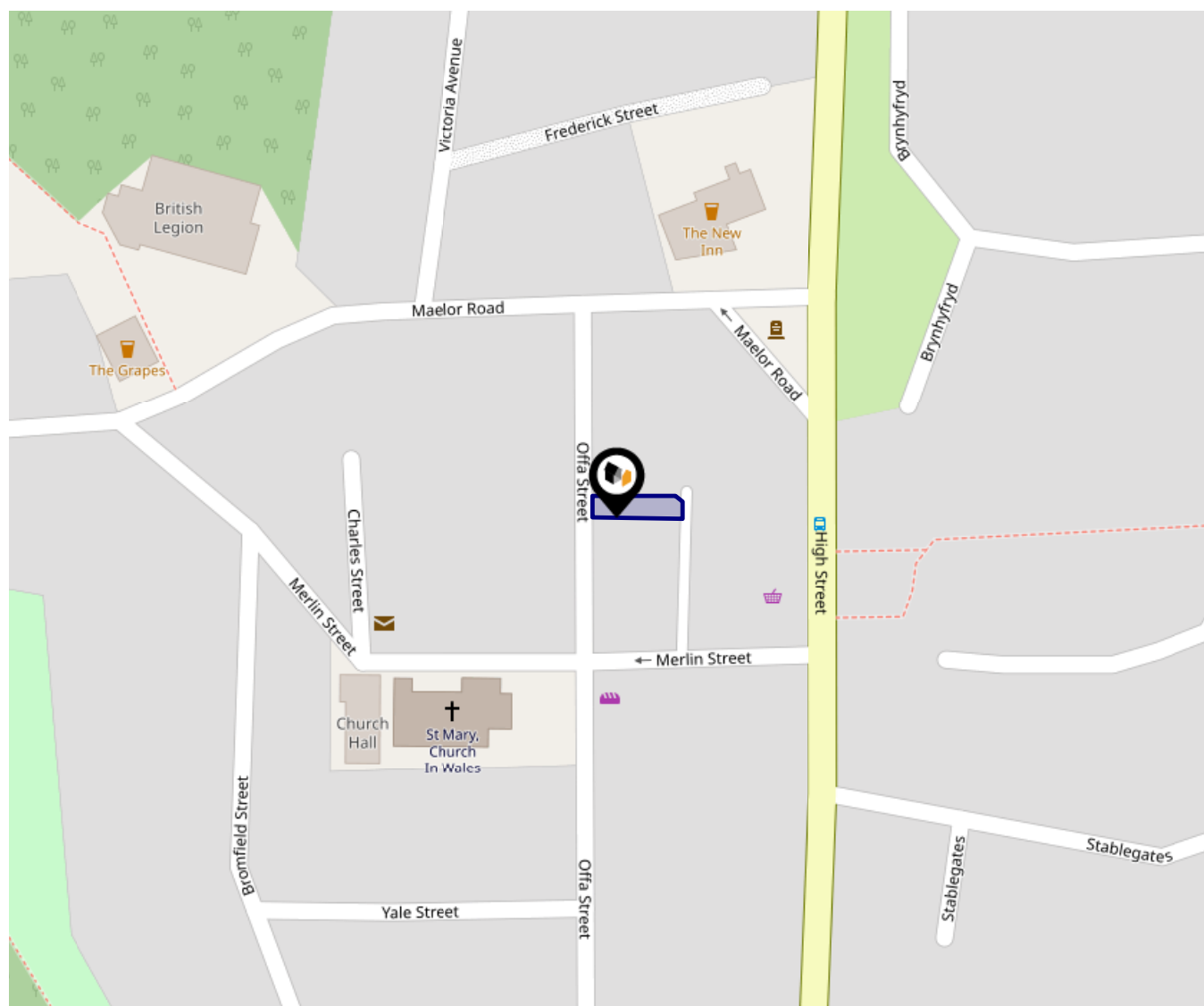
Key:

-  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).





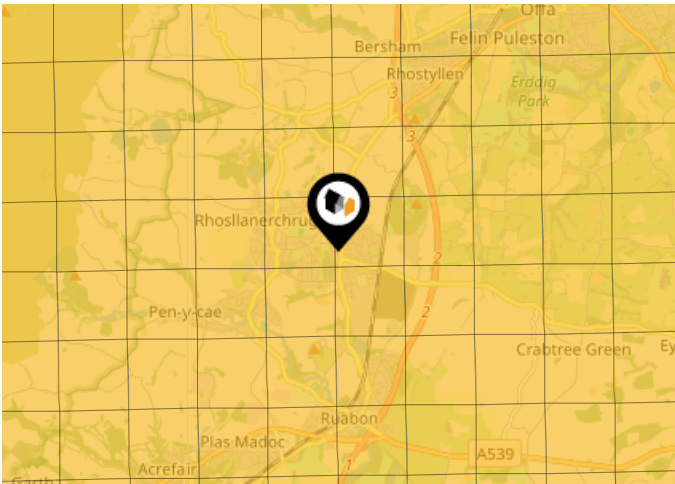
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

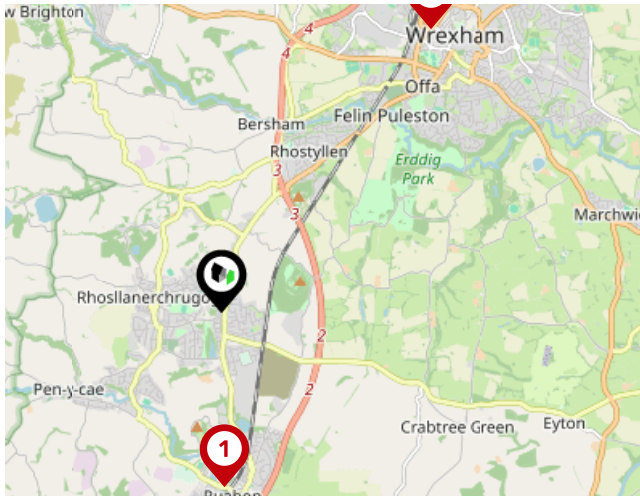
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



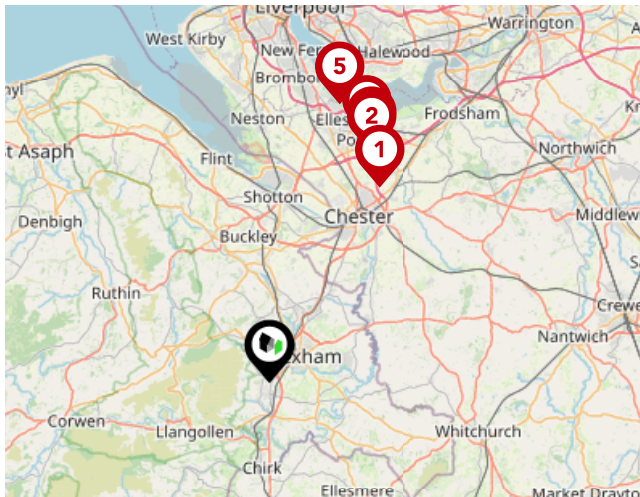
Primary Classifications (Most Common Clay Types)

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



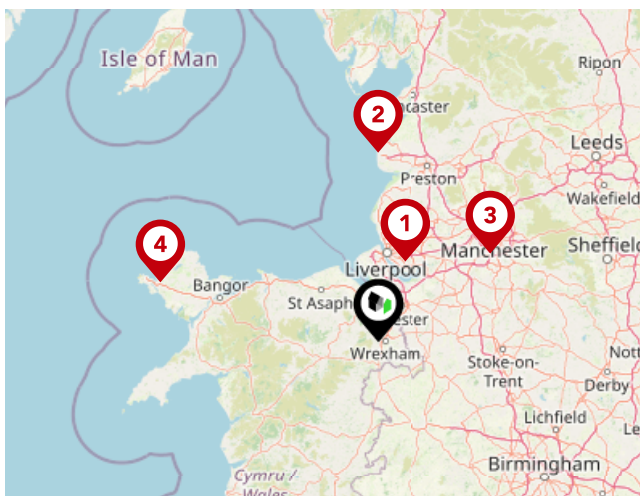
National Rail Stations

Pin	Name	Distance
1	Ruabon Rail Station	1.55 miles
2	Wrexham Central Rail Station	3.15 miles
3	Wrexham General Rail Station	3.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	16.08 miles
2	M53 J11	17.89 miles
3	M56 J15	18.17 miles
4	M53 J10	18.8 miles
5	M53 J7	20.52 miles

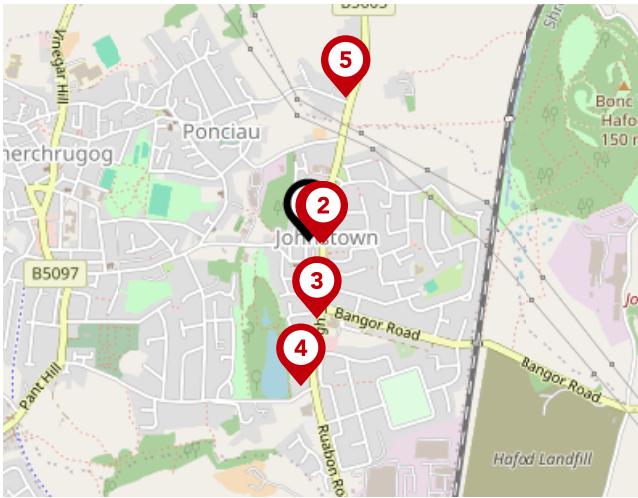


Airports/Helipads

Pin	Name	Distance
1	Speke	24.01 miles
2	Highfield	53.15 miles
3	Manchester Airport	40.22 miles
4	Penrhyn	64.12 miles

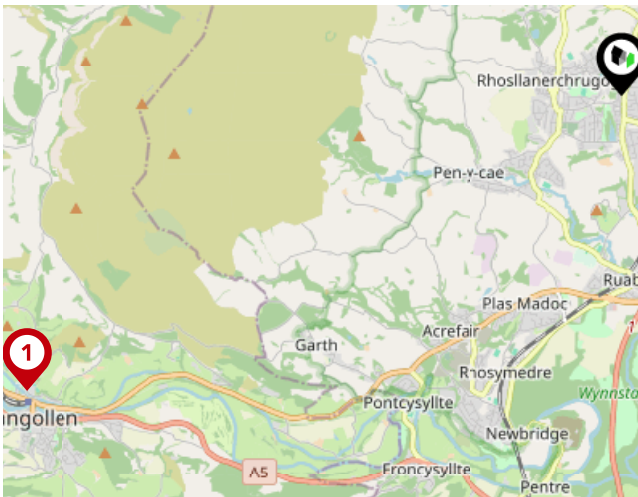
Area

Transport (Local)



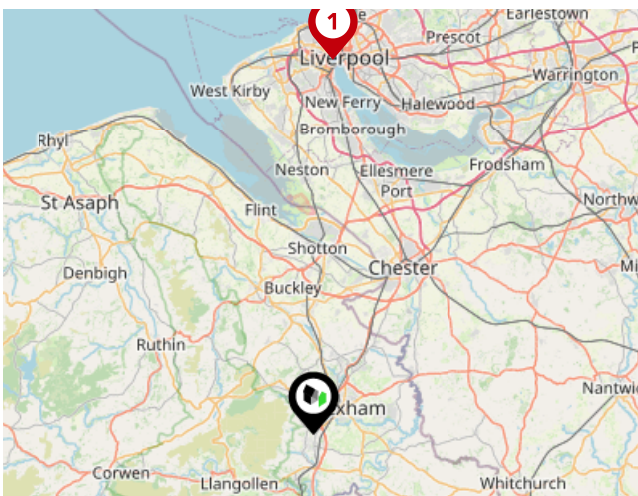
Bus Stops/Stations

Pin	Name	Distance
1	New Inn	0.03 miles
2	New Inn	0.03 miles
3	Johnstown Junior School	0.17 miles
4	Co-op Johnstown	0.32 miles
5	Fennant Road	0.33 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	5.92 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	26.69 miles



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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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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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