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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 20<sup>th</sup> January 2026**



**BEAUMARIS CLOSE, ACREFAIR, WREXHAM, LL14**

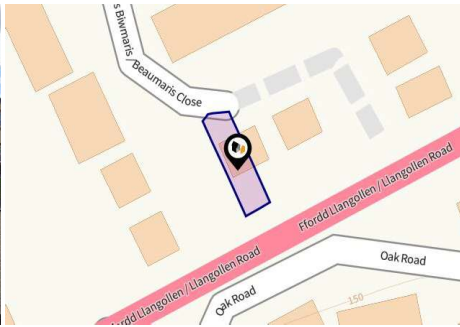
**Wingetts | Llangollen**

01978 861366

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[www.wingetts.co.uk/](http://www.wingetts.co.uk/)















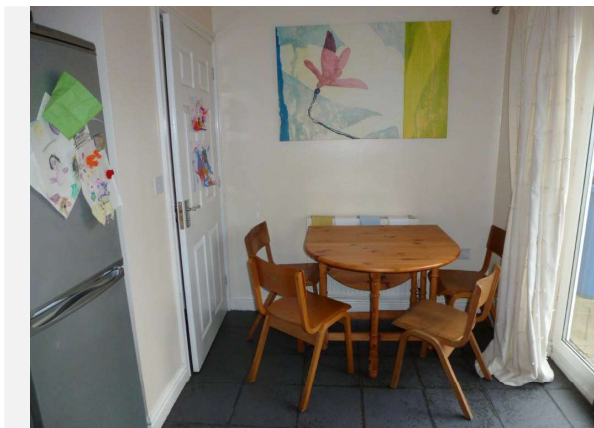
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	2003-2006		
Council Tax :	Band D		
Annual Estimate:	£2,193		
Title Number:	CYM297086		

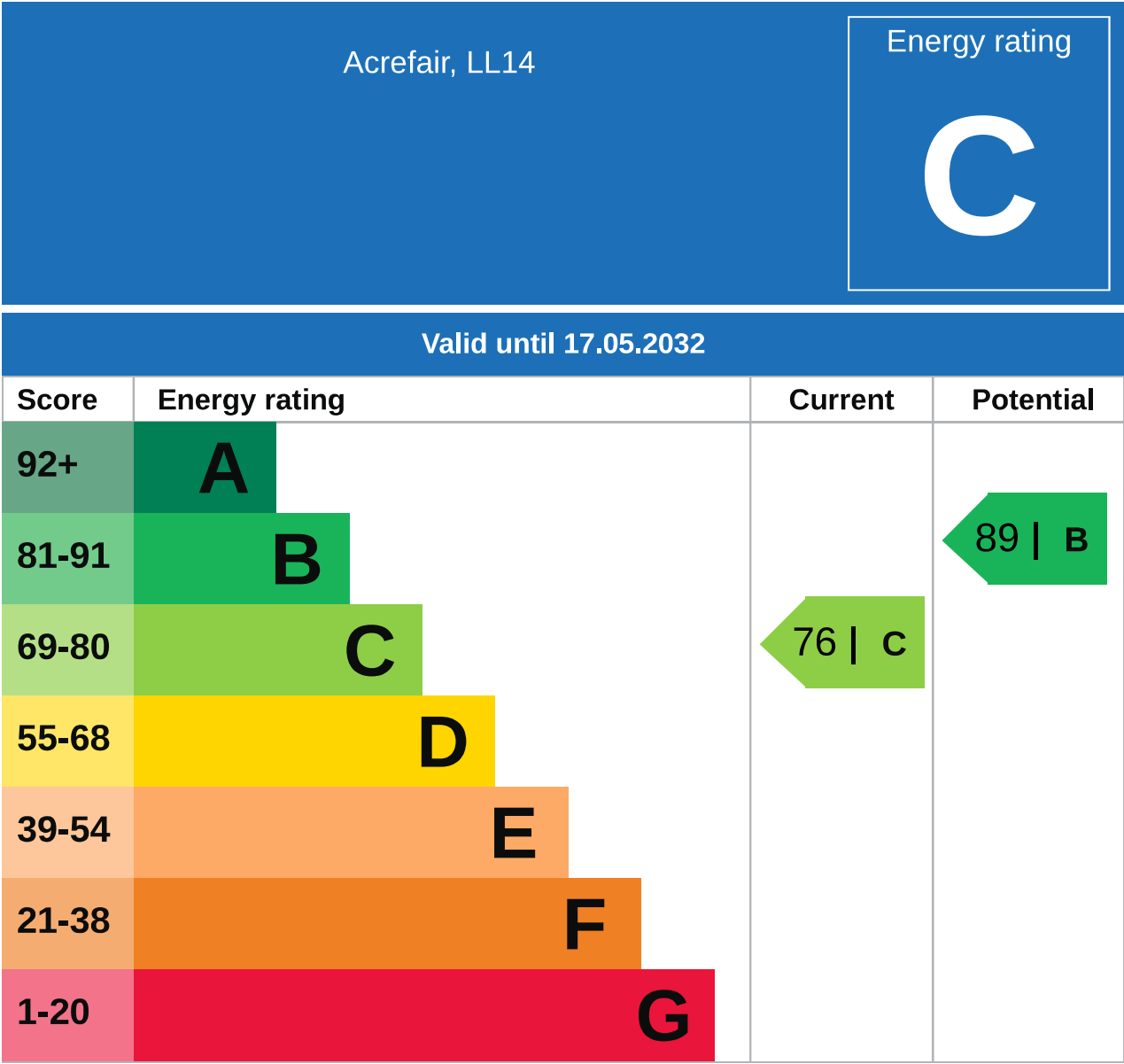
## Local Area

Local Authority:	Wrexham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers	Very low	14 mb/s	51 mb/s	1800 mb/s
• Seas	Very low			
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O <sub>2</sub>	EE	3	O	BT	sky	Virgin media





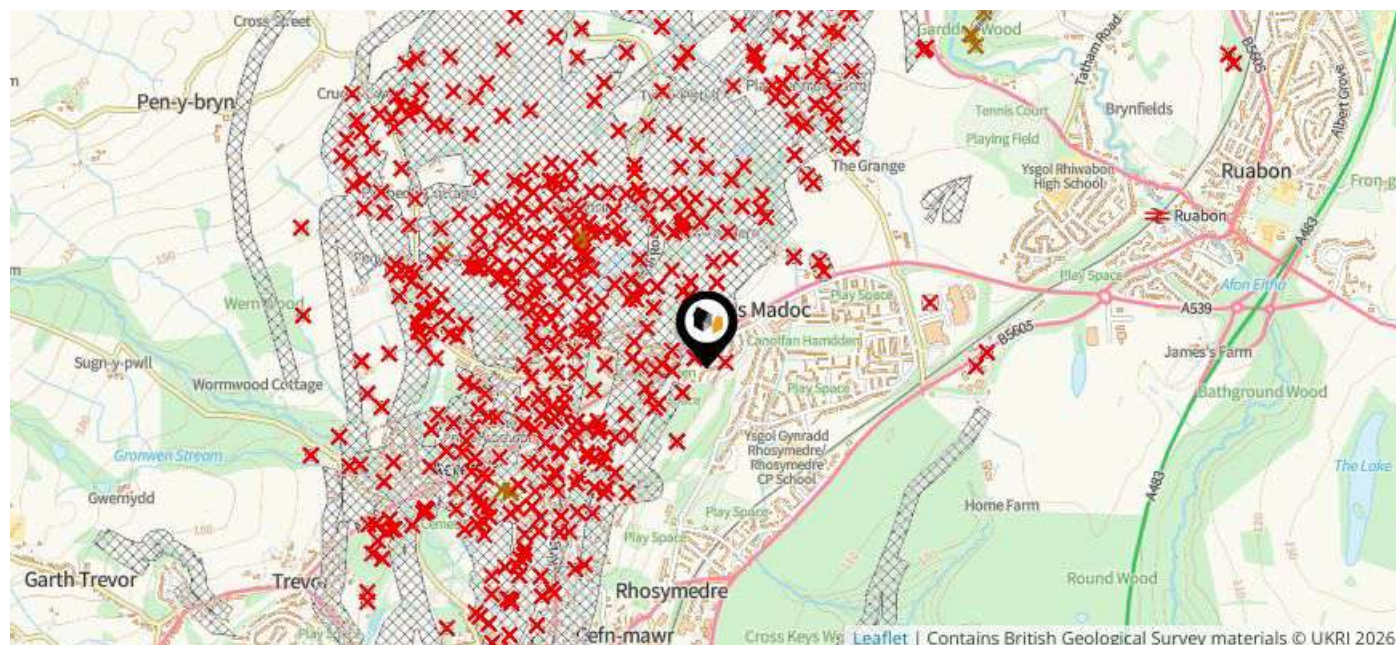


## Additional EPC Data

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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>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, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>

This map displays nearby coal mine entrances and their classifications.



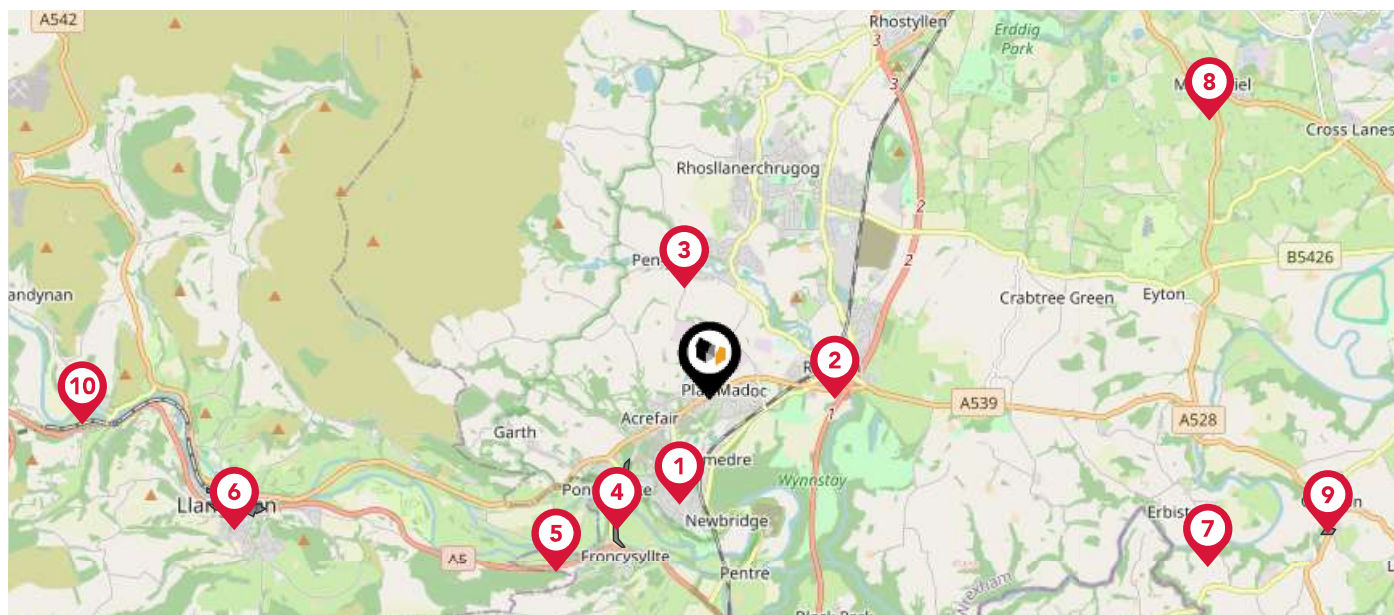
### Mine Entry

- ✕ 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



Cefn Mawr



Ruabon



Penycae



Pontcysyllte Aqueduct



Plas Yn Pentre



Llangollen Town



Erbistock



Marchwiell



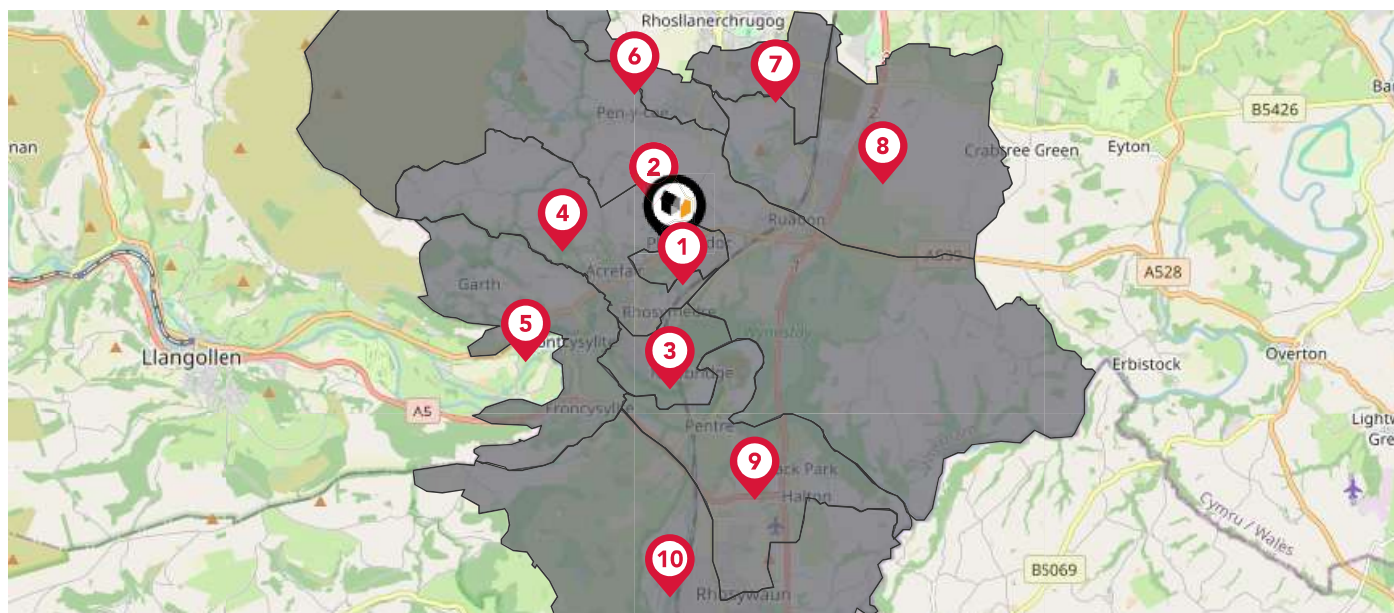
Overton



Llantysilio



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



Acrefair North ED



Penycae and Ruabon South ED



Cefn East ED



Cefn West ED



Llangollen Rural ED



Penycae ED



Pant and Johnstown ED



Ruabon ED



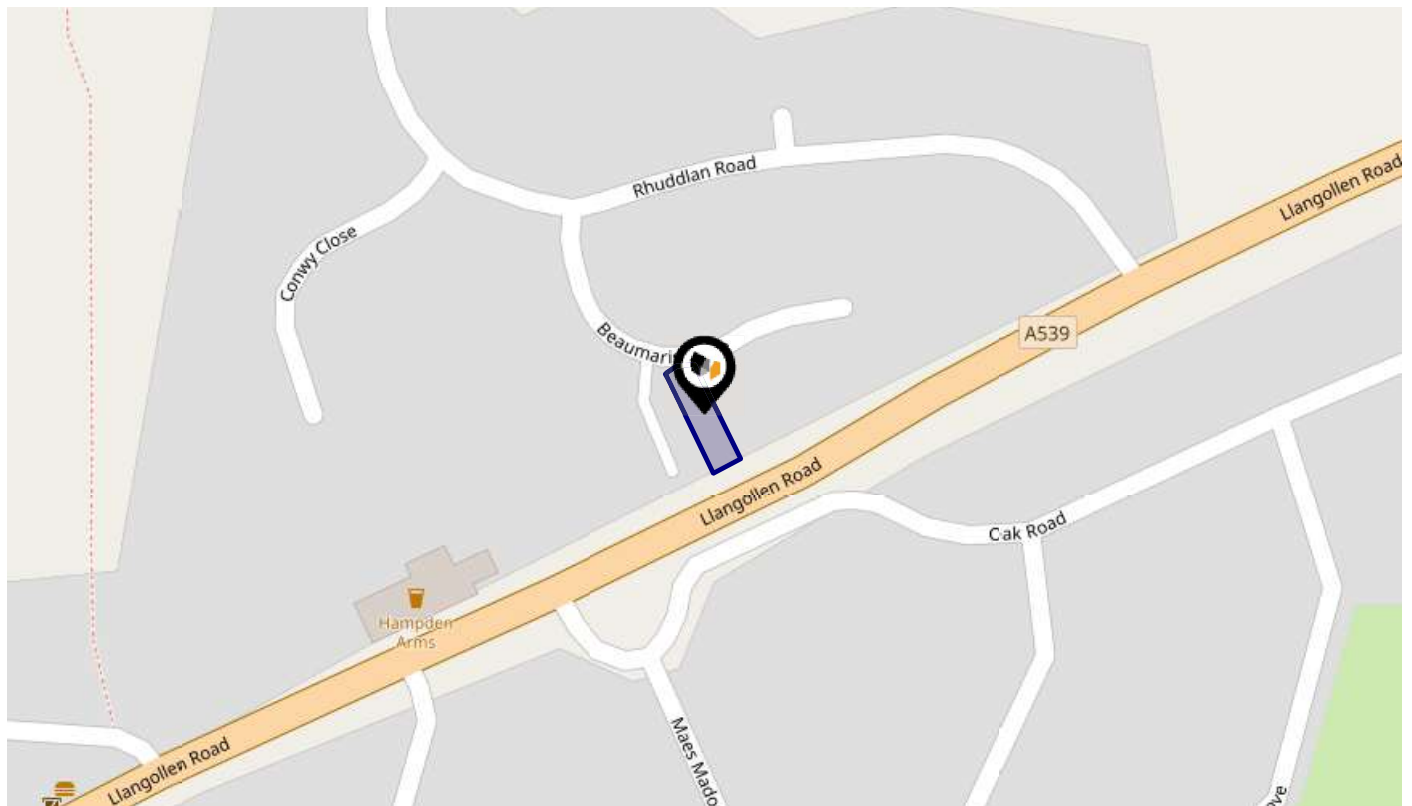
Chirk North ED



Chirk South 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.

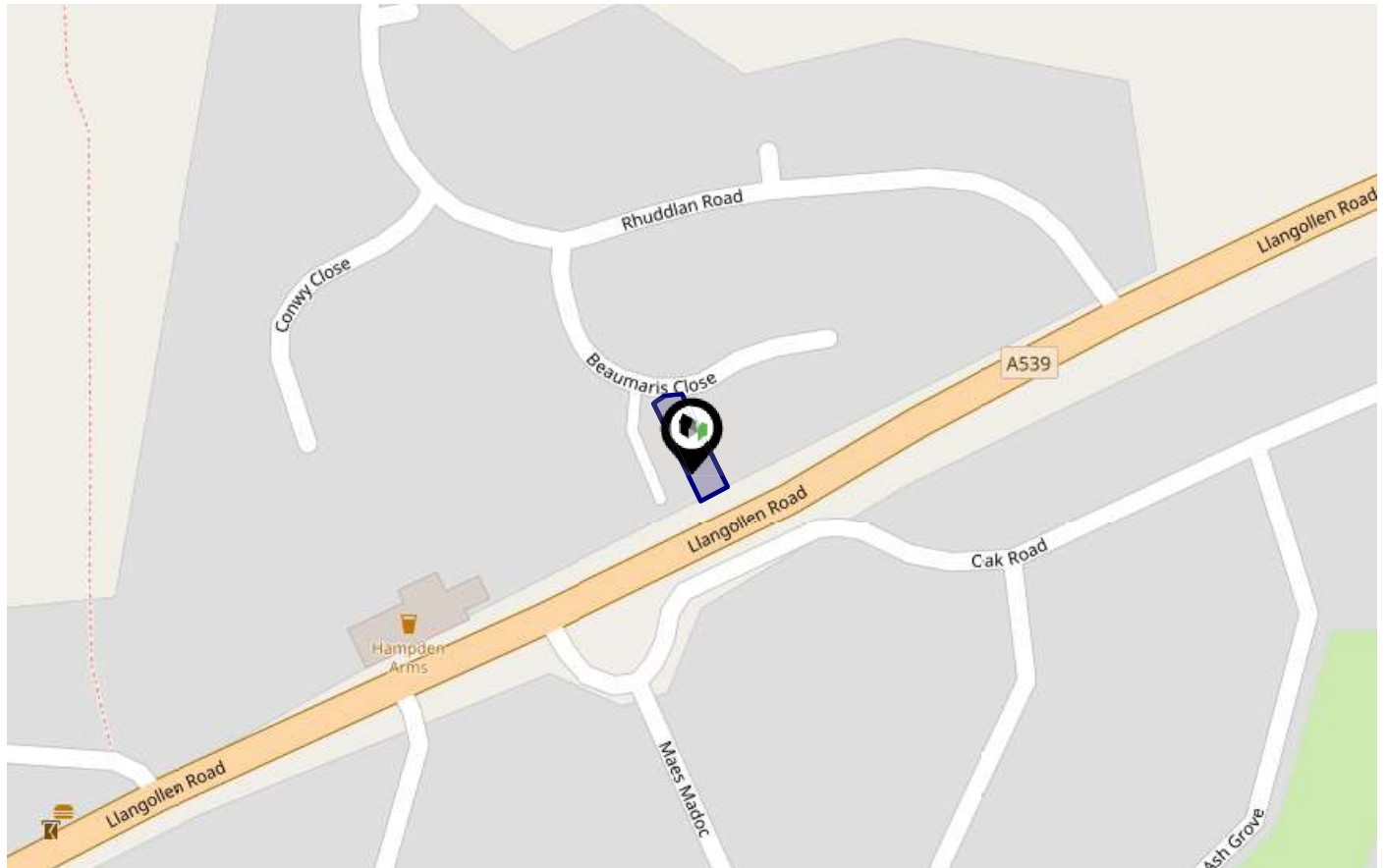
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

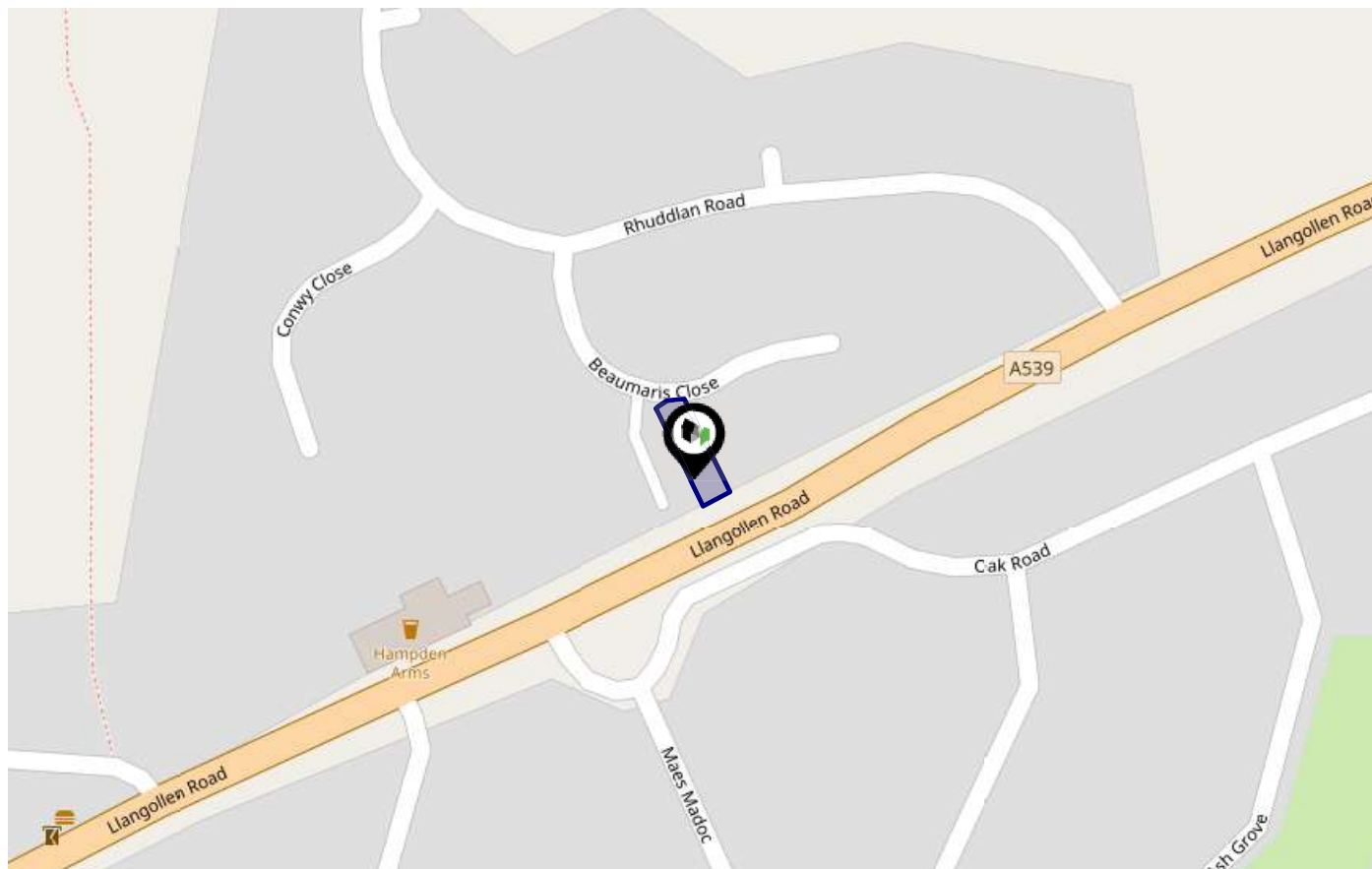
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

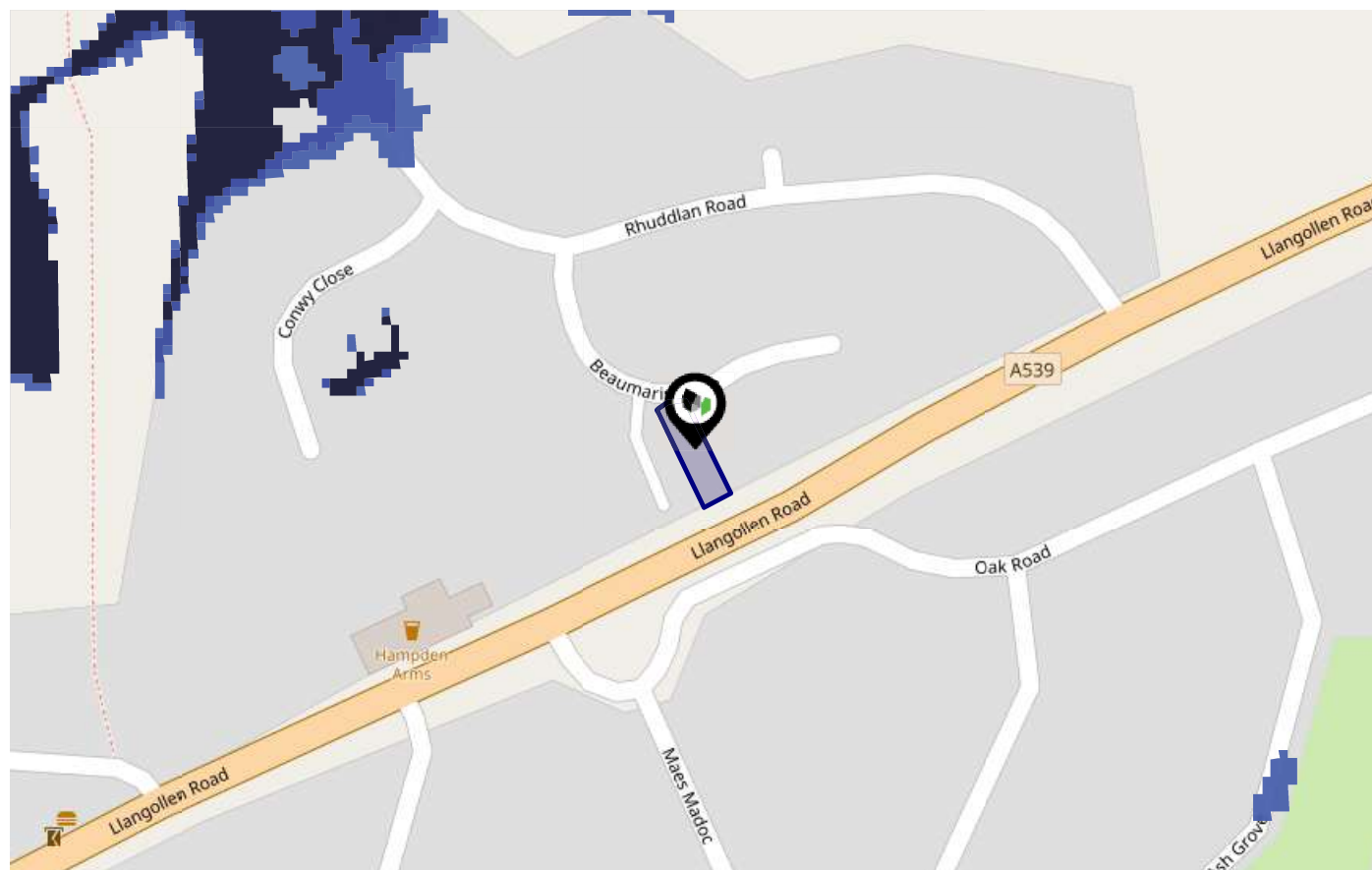
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.



# Flood Risk

## 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.

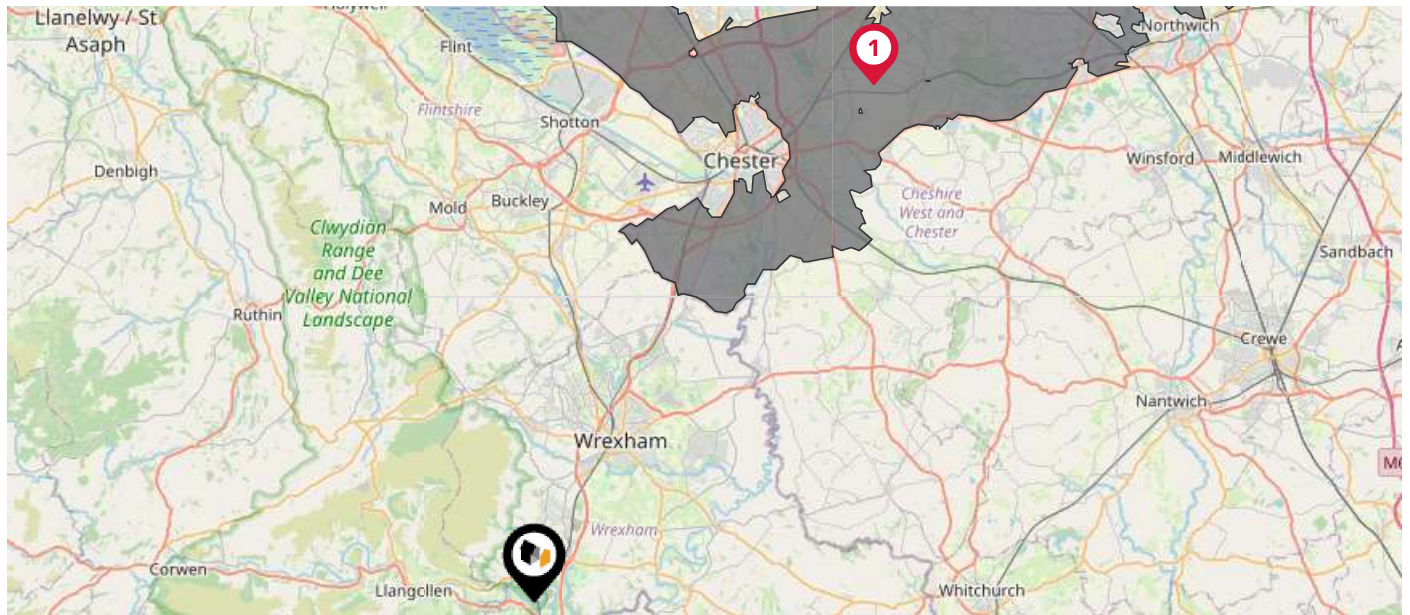


**Risk Rating:** Very low

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.
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- 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...

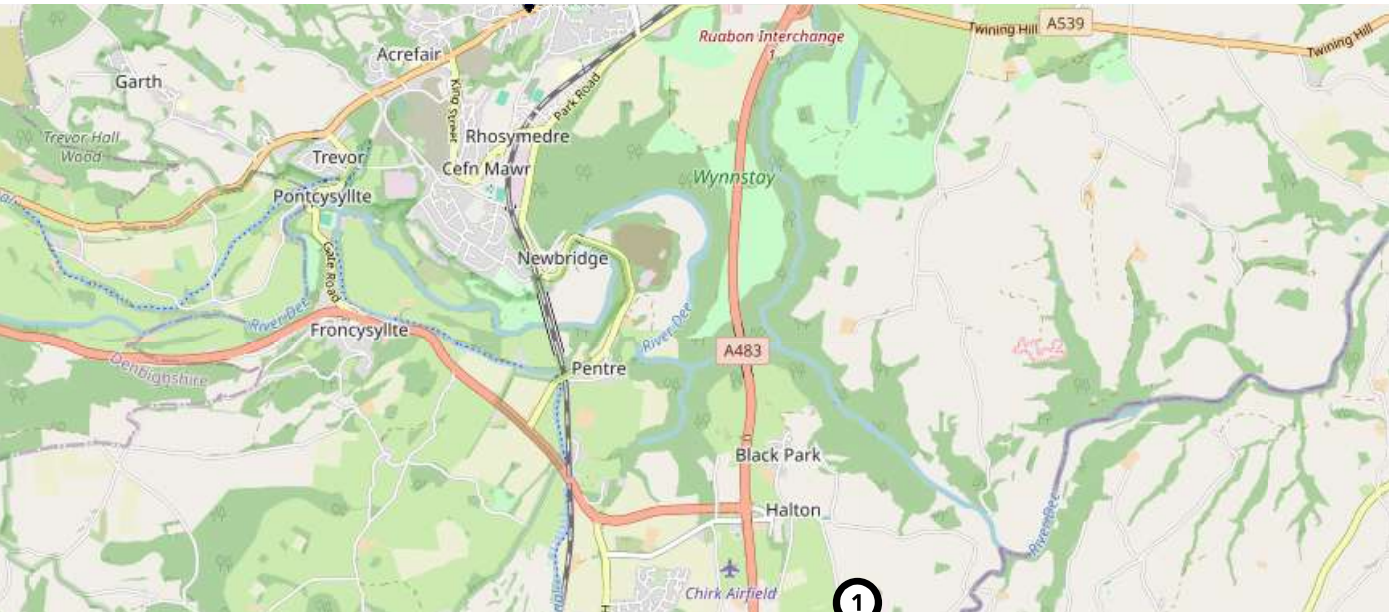


## Nearby Green Belt Land



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

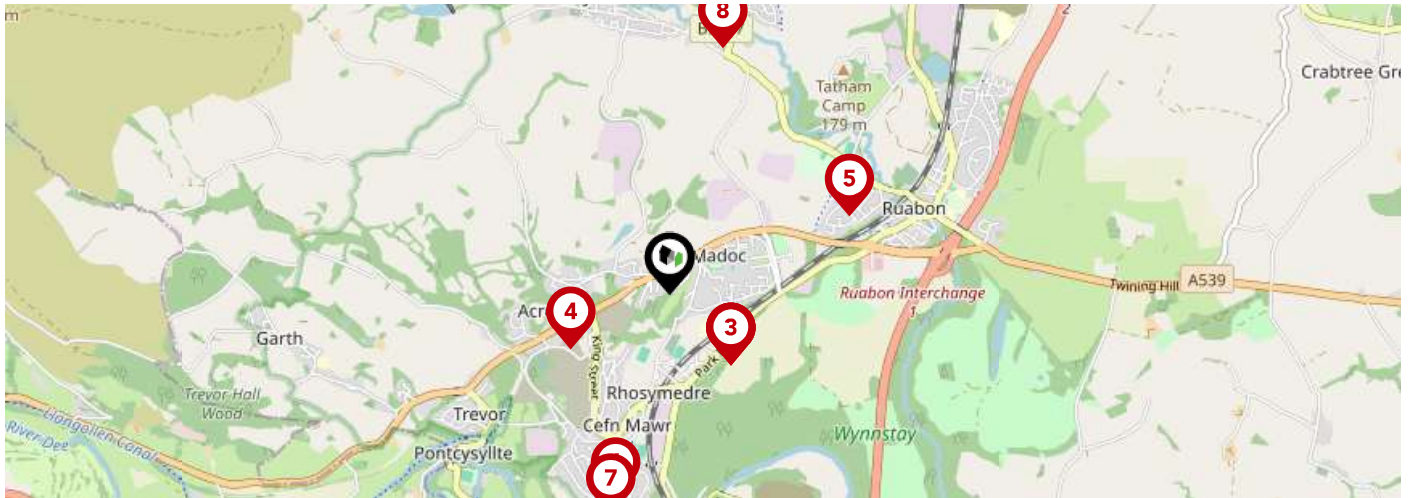
<div><div>1</div></div>	Lower Halton-Chirk, Clwyd	Historic Landfill
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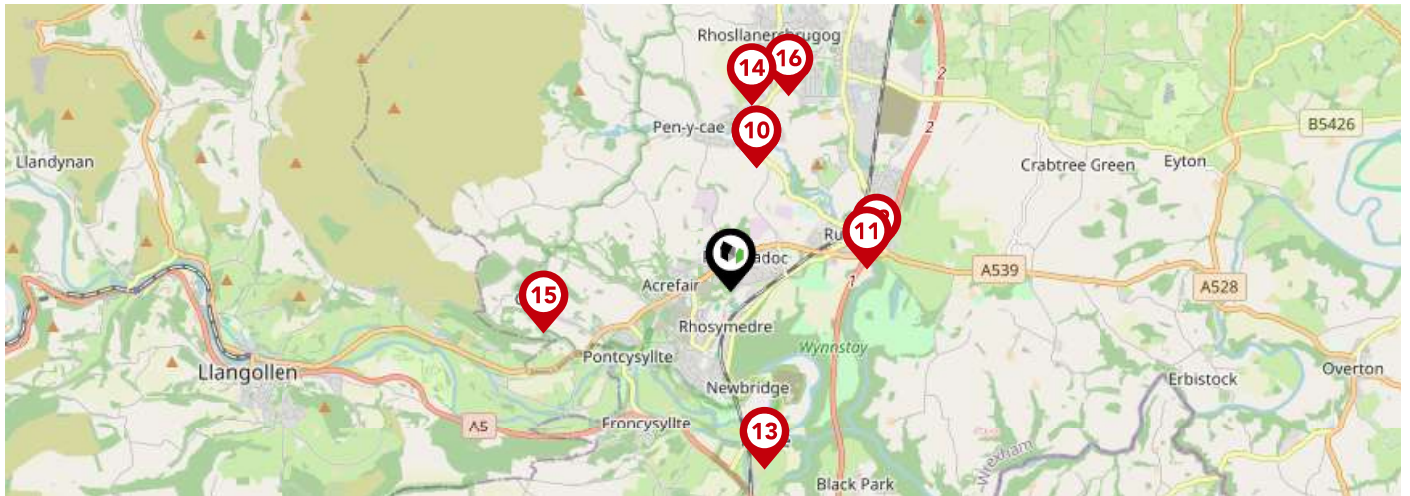
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district			Grade	Distance
	19677 - Church Of St John		Grade II	0.4 miles
	15730 - Walker Fan House At The Former Wynnstay Colliery		Grade II	0.6 miles
	15731 - Vertical Winding Engine House At The Former Wynnstay Colliery		Grade II	0.6 miles
	1719 - Ruabon Railway Station		Grade II	1.0 miles
	1626 - Plas Newydd		Grade II	1.0 miles
	1623 - Round House		Grade II	1.1 miles
	19968 - Bryn Seion Presbyterian Chapel		Grade II	1.1 miles
	15687 - Stonehurst		Grade II	1.1 miles
	15689 - Almshouse		Grade II	1.1 miles
	1624 - Almshouses		Grade II	1.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rhosymedre Infants C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Rhosymedre Community Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Rhosymedre Junior C.P</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Ysgol Acrefair</b> Ofsted Rating: Good   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ysgol Rhiwabon</b> Ofsted Rating: Adequate   Pupils:0   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cefn Mawr Primary School</b> Ofsted Rating: Adequate   Pupils:0   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ysgol Min-Y-Ddol</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Penycæ Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

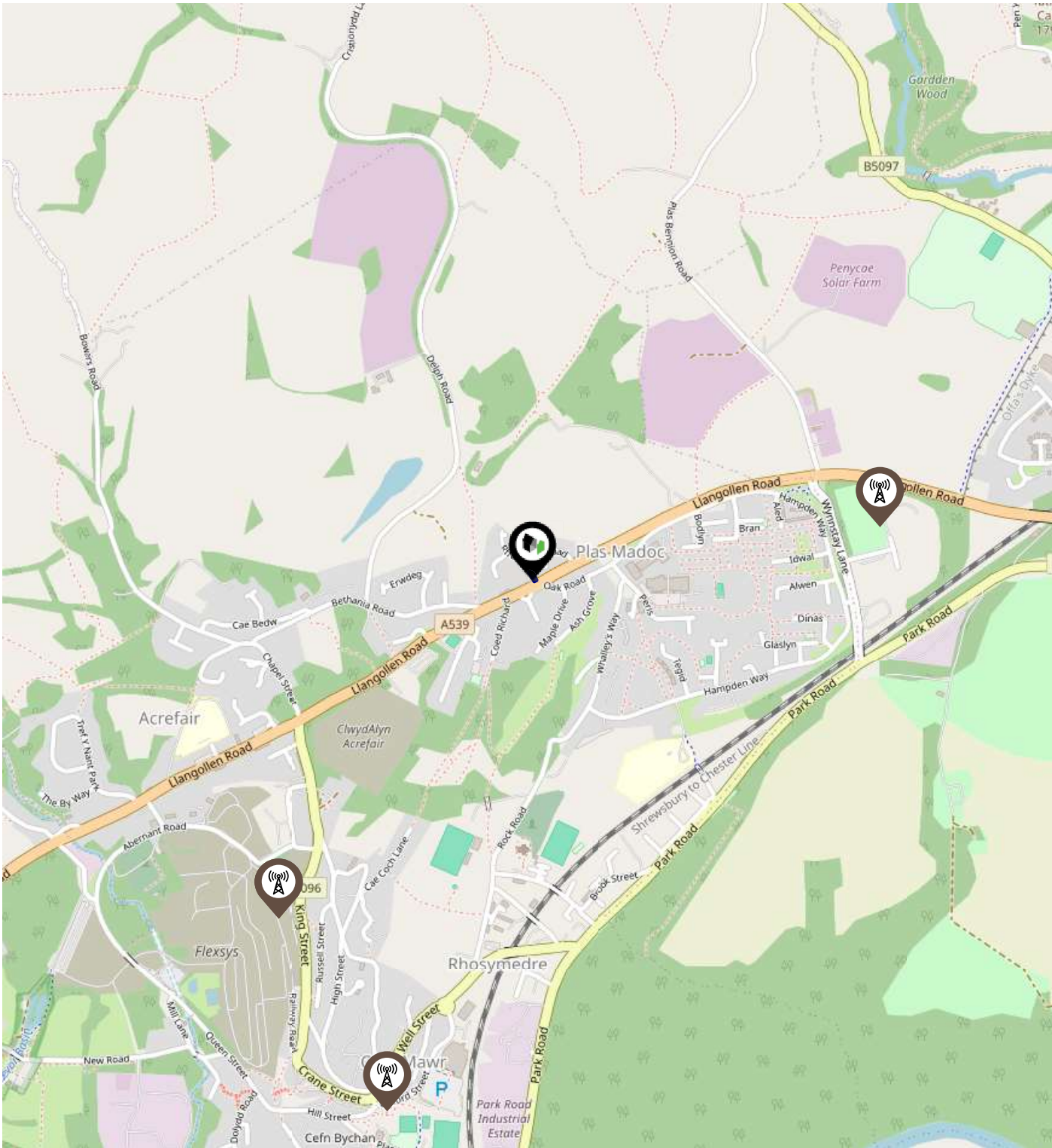


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Penycae Community Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Penycae Junior C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Mary's Primary (Ruabon) School</b> Ofsted Rating: Good   Pupils:0   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Ysgol Maesyllan</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Pentre Church in Wales Controlled Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Ysgol Hooson</b> Ofsted Rating: Good   Pupils:0   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Garth C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ysgol-Y-Wern</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons

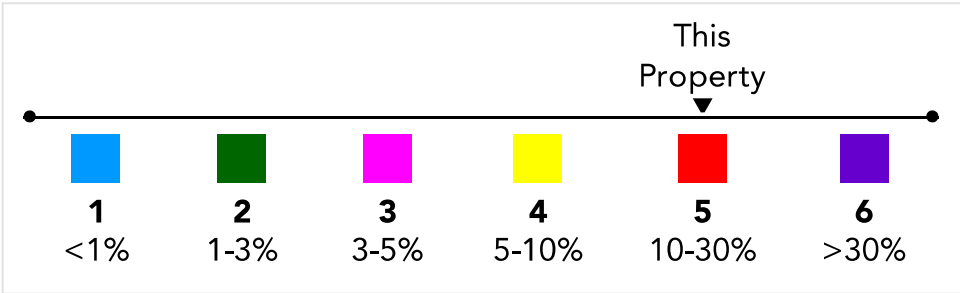
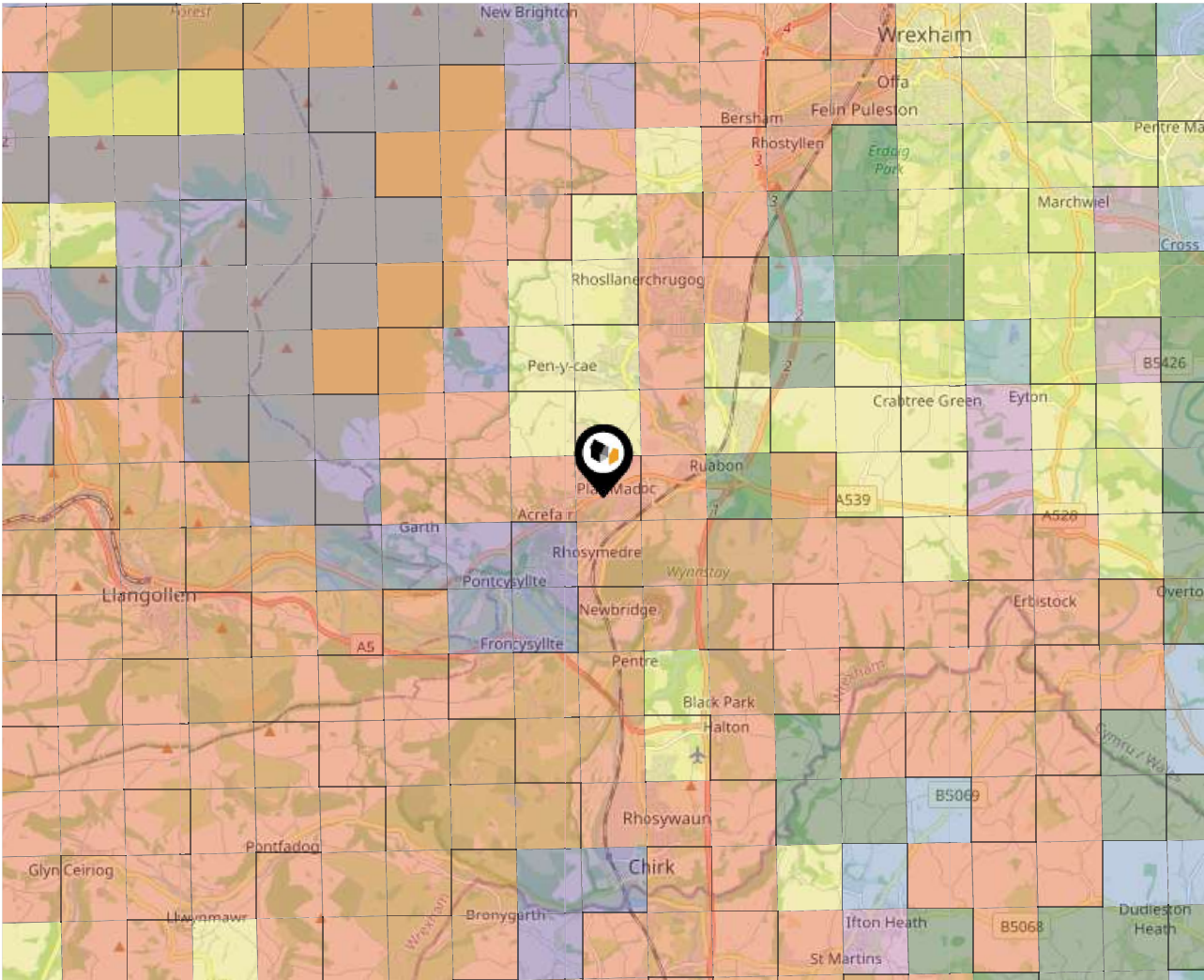


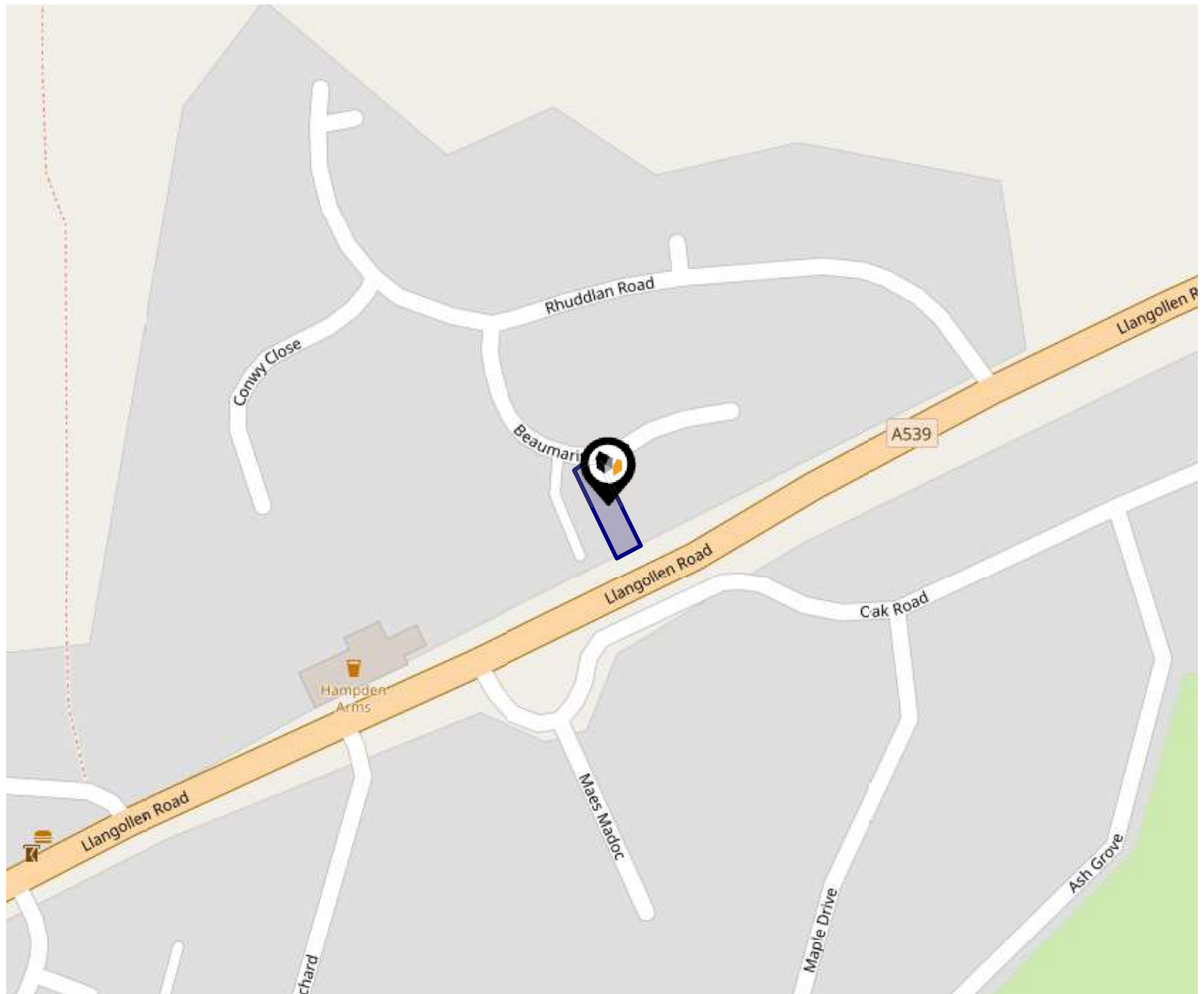
**Key:**

-  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/m<sup>3</sup>).





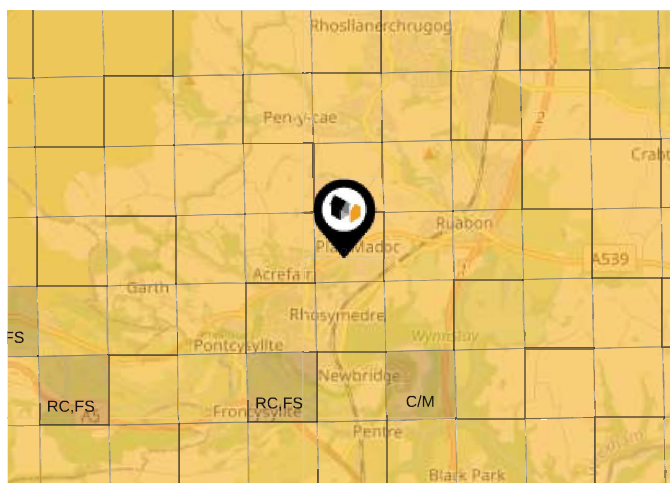
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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



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





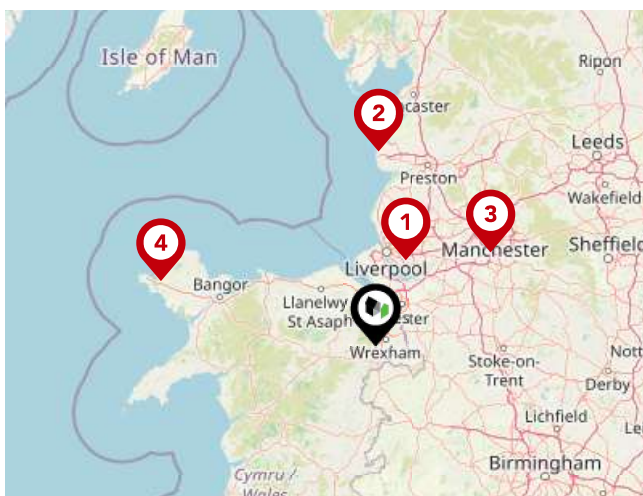
### National Rail Stations

Pin	Name	Distance
1	Ruabon Rail Station	1.05 miles
2	Chirk Rail Station	3.48 miles
3	Wrexham Central Rail Station	5.19 miles



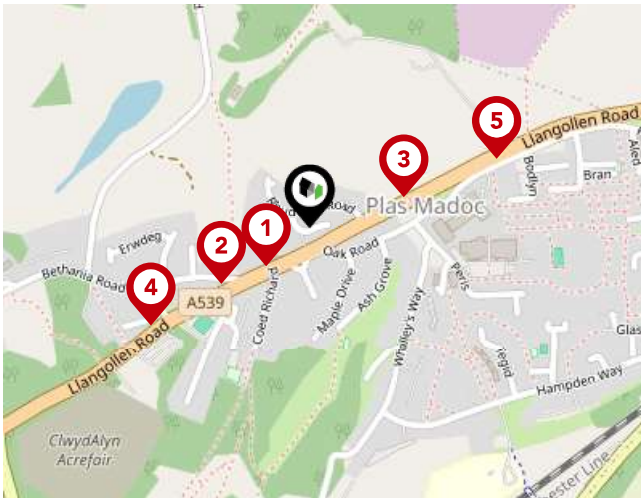
### Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	18.13 miles
2	M53 J11	19.94 miles
3	M56 J15	20.22 miles
4	M53 J10	20.84 miles
5	M53 J8	22.43 miles



### Airports/Helipads

Pin	Name	Distance
1	Speke	26.03 miles
2	Highfield	54.96 miles
3	Manchester Airport	42.11 miles
4	Penrhyn	63.7 miles



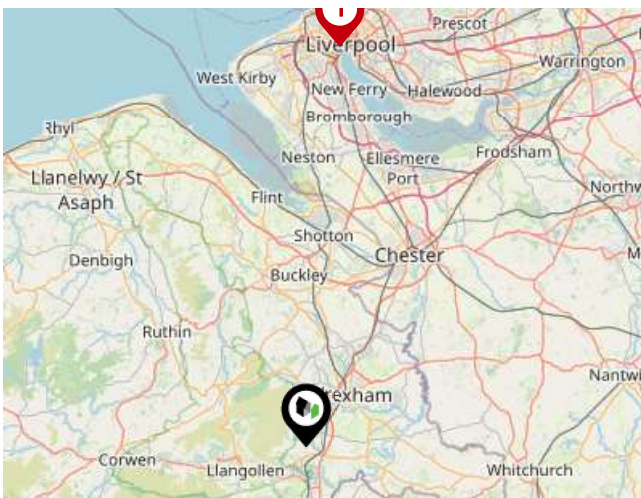
### Bus Stops/Stations

Pin	Name	Distance
1	Hampden Arms	0.06 miles
2	Hampden Arms	0.12 miles
3	Plas Madoc Estate	0.11 miles
4	Willow Court	0.21 miles
5	Plas Telford Extra Care	0.22 miles



### Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	4.4 miles



### Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	28.55 miles



### Wingetts | Llangollen

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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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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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sharron@wingetts.co.uk

www.wingetts.co.uk/

