

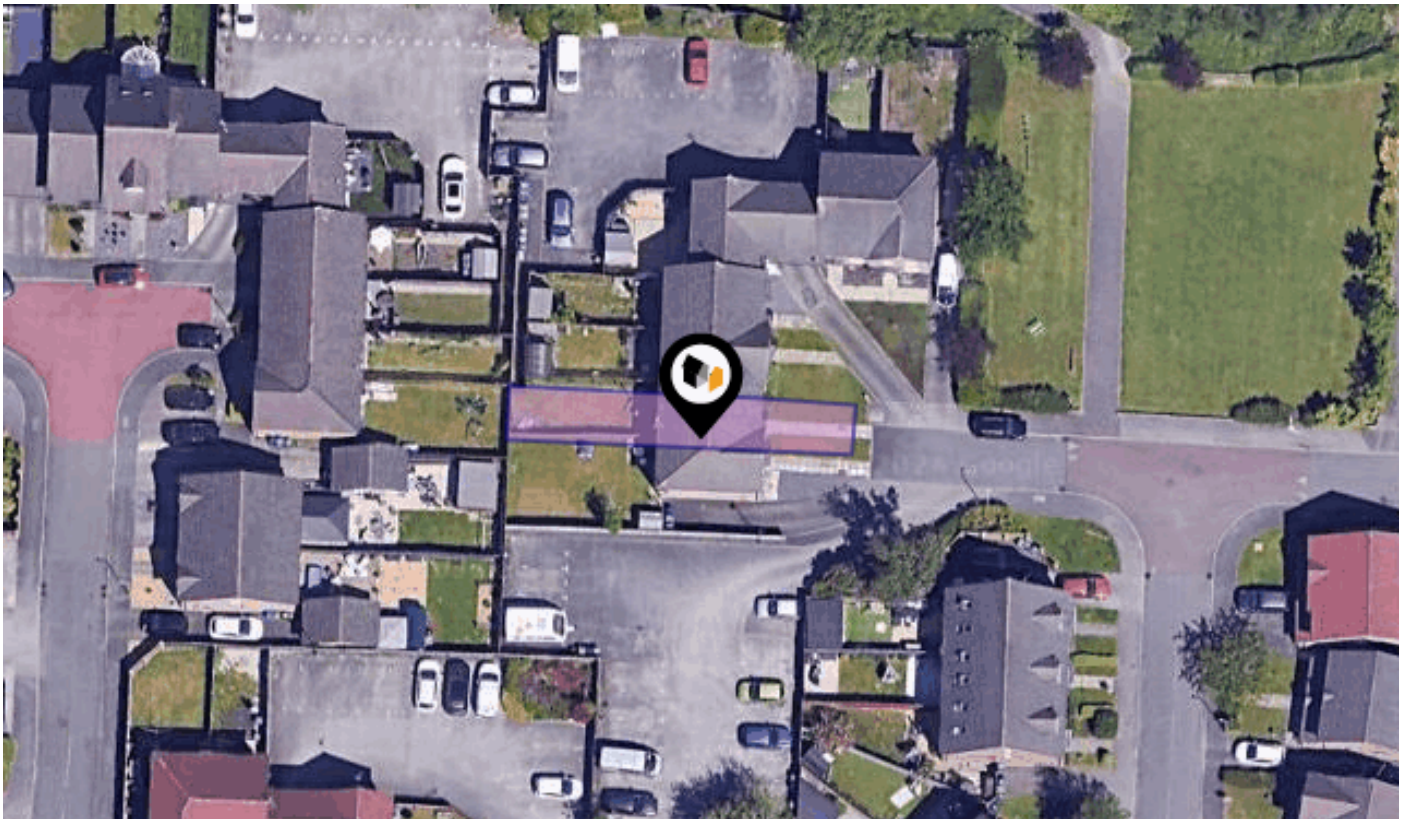


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 16th October 2024



BLOOM AVENUE, BRYMBO, WREXHAM, LL11

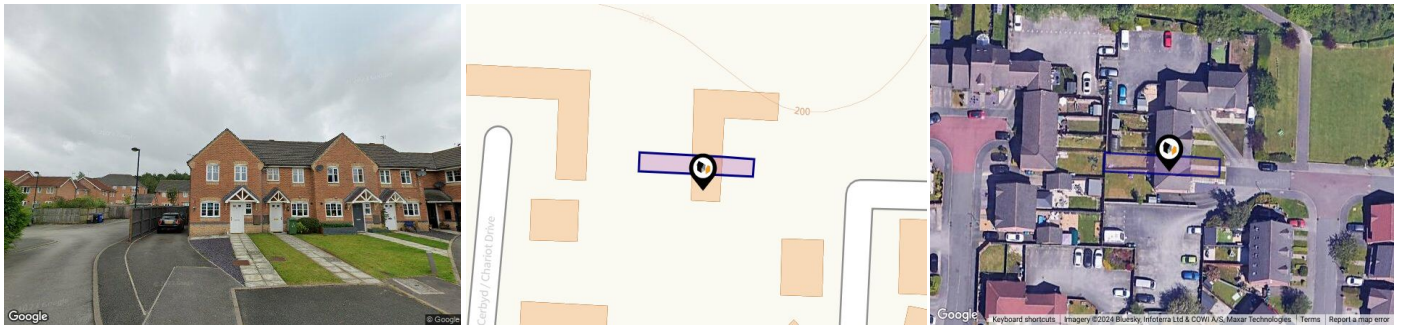
Wingetts | Wrexham

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	516 ft ² / 48 m ²		
Plot Area:	0.03 acres		
Year Built :	2003-2006		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	CYM546243		

Local Area

Local Authority:	Wrexham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







Brymbo, WREXHAM, LL11

Energy rating

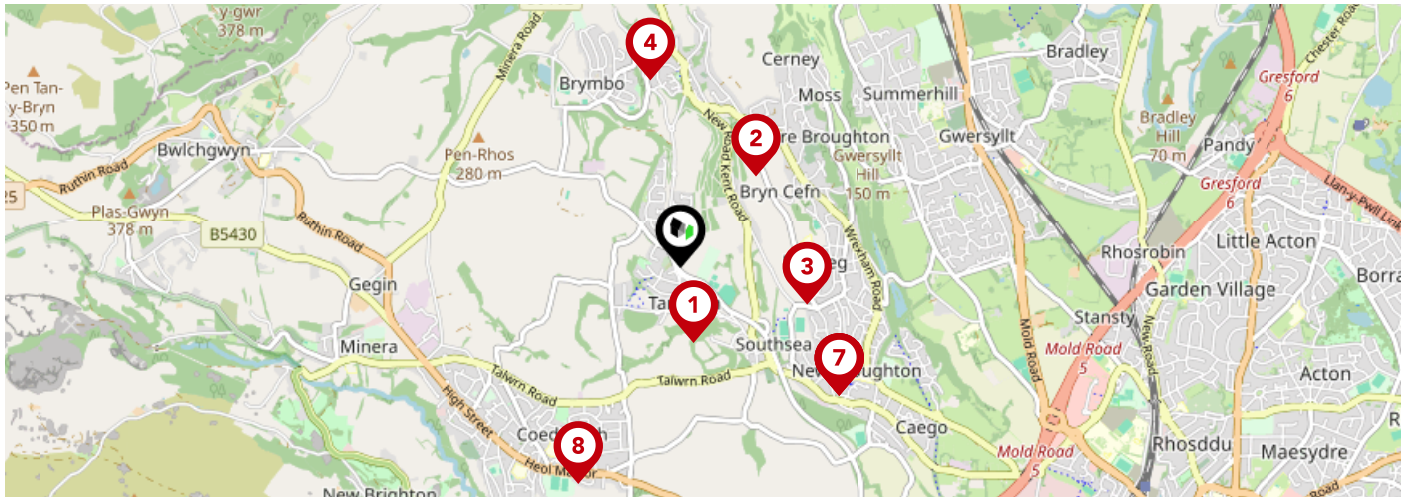
C

Valid until 09.08.2031

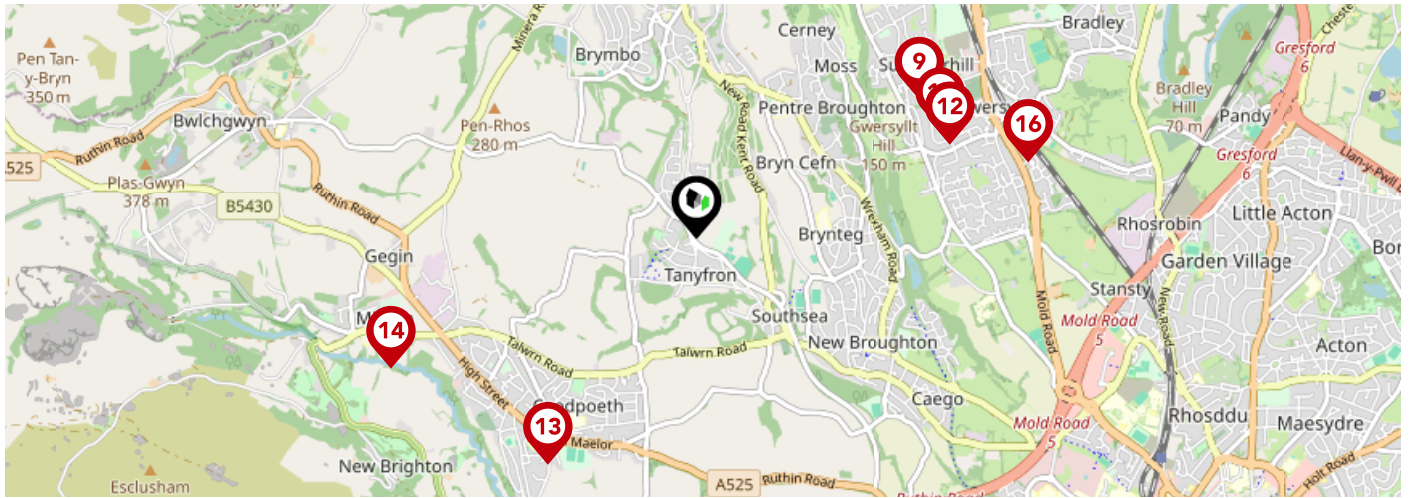
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #0056b3; color: white; padding: 5px; display: inline-block;"> 92 A </div>
69-80	C	<div style="background-color: #92d050; color: white; padding: 5px; display: inline-block;"> 73 c </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

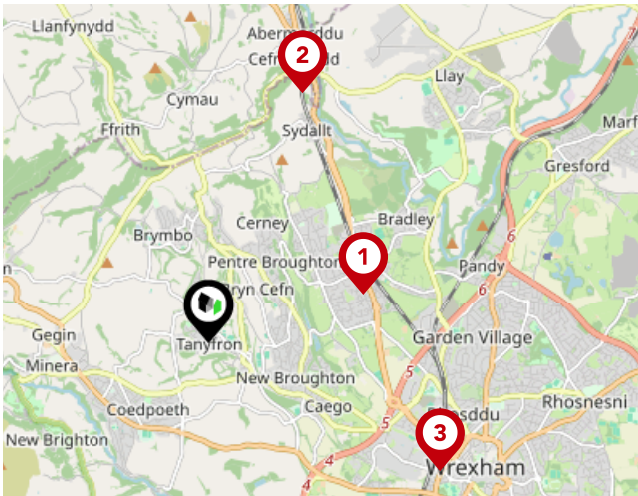
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	48 m ²



		Nursery	Primary	Secondary	College	Private
1	Tanyfron C.P. School Ofsted Rating: Adequate Pupils:0 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Black Lane C.P. School Ofsted Rating: Adequate Pupils:0 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brynteg County School Ofsted Rating: Good Pupils:0 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Aided Primary School Ofsted Rating: Adequate Pupils:0 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Penrhyn New Broughton Primary Ofsted Rating: Adequate Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Penrhyn New Broughton Ofsted Rating: Not Rated Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Penrhyn New Broughton Infants Ofsted Rating: Not Rated Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Penygelli Primary Ofsted Rating: Not Rated Pupils:0 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

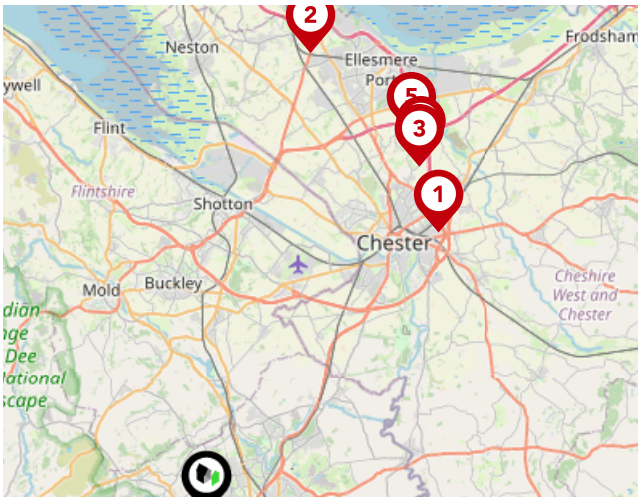


	Nursery	Primary	Secondary	College	Private
Ysgol Y Drindod School Ofsted Rating: Not Rated Pupils:0 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Bryn Alyn Ofsted Rating: Not Rated Pupils:0 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bryn Golau Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Heulfan Ofsted Rating: Excellent Pupils:0 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Bryn Tabor Ofsted Rating: Excellent Pupils:0 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minera Aided Primary School Ofsted Rating: Good Pupils:0 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gwersyllt Junior C.P. School 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"/>
Gwersyllt Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



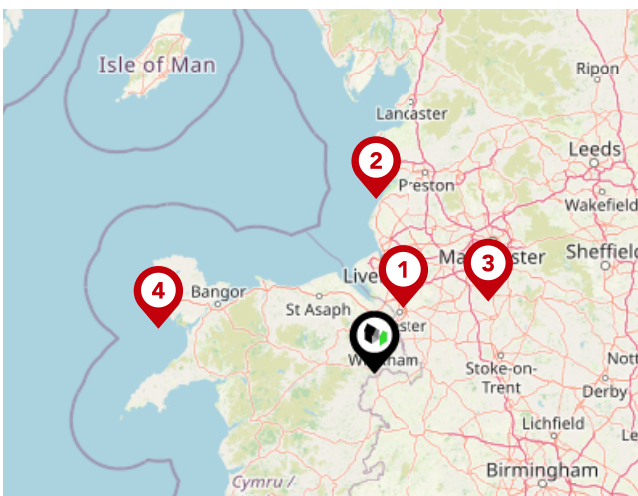
National Rail Stations

Pin	Name	Distance
1	Gwersyllt Rail Station	1.46 miles
2	Cefn-y-Bedd Rail Station	2.37 miles
3	Wrexham General Rail Station	2.37 miles



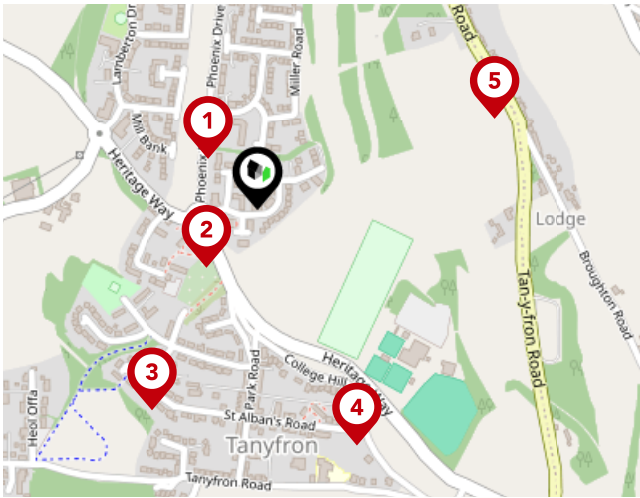
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	12.98 miles
2	M53 J5	16.83 miles
3	M53 J11	14.53 miles
4	M56 J15	14.8 miles
5	M53 J10	15.35 miles



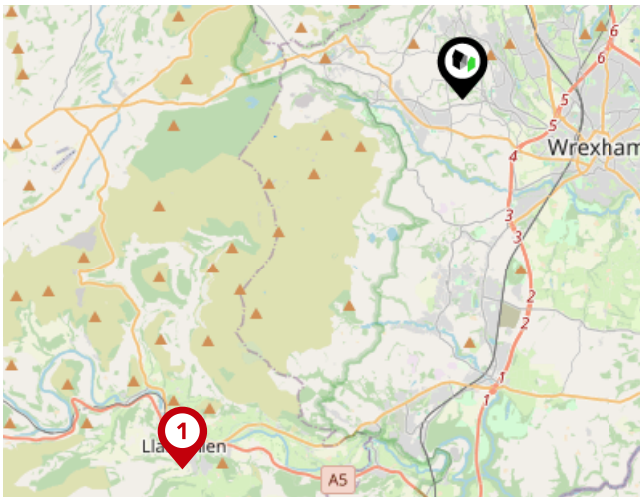
Airports/Helipads

Pin	Name	Distance
1	Speke	20.43 miles
2	Highfield	49.2 miles
3	Manchester Airport	38.18 miles
4	Penrhyn	62.85 miles



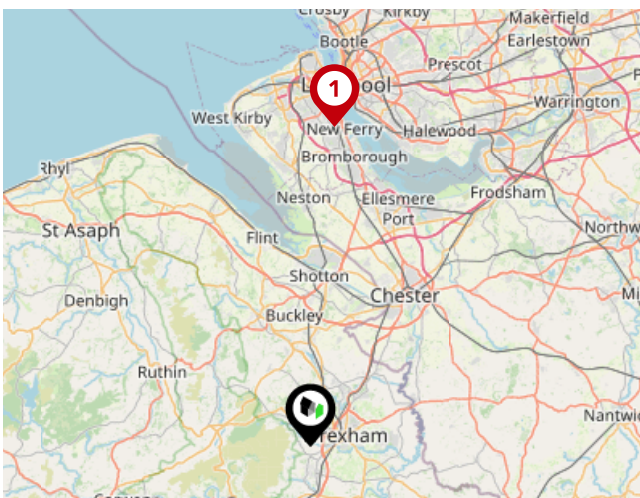
Bus Stops/Stations

Pin	Name	Distance
1	Sheppard Street	0.08 miles
2	Brymbo Heights	0.09 miles
3	St Alban's View	0.25 miles
4	College Hill	0.29 miles
5	The Lodge	0.28 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	8.26 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	22.76 miles



Wingetts | Wrexham

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UK Government

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