

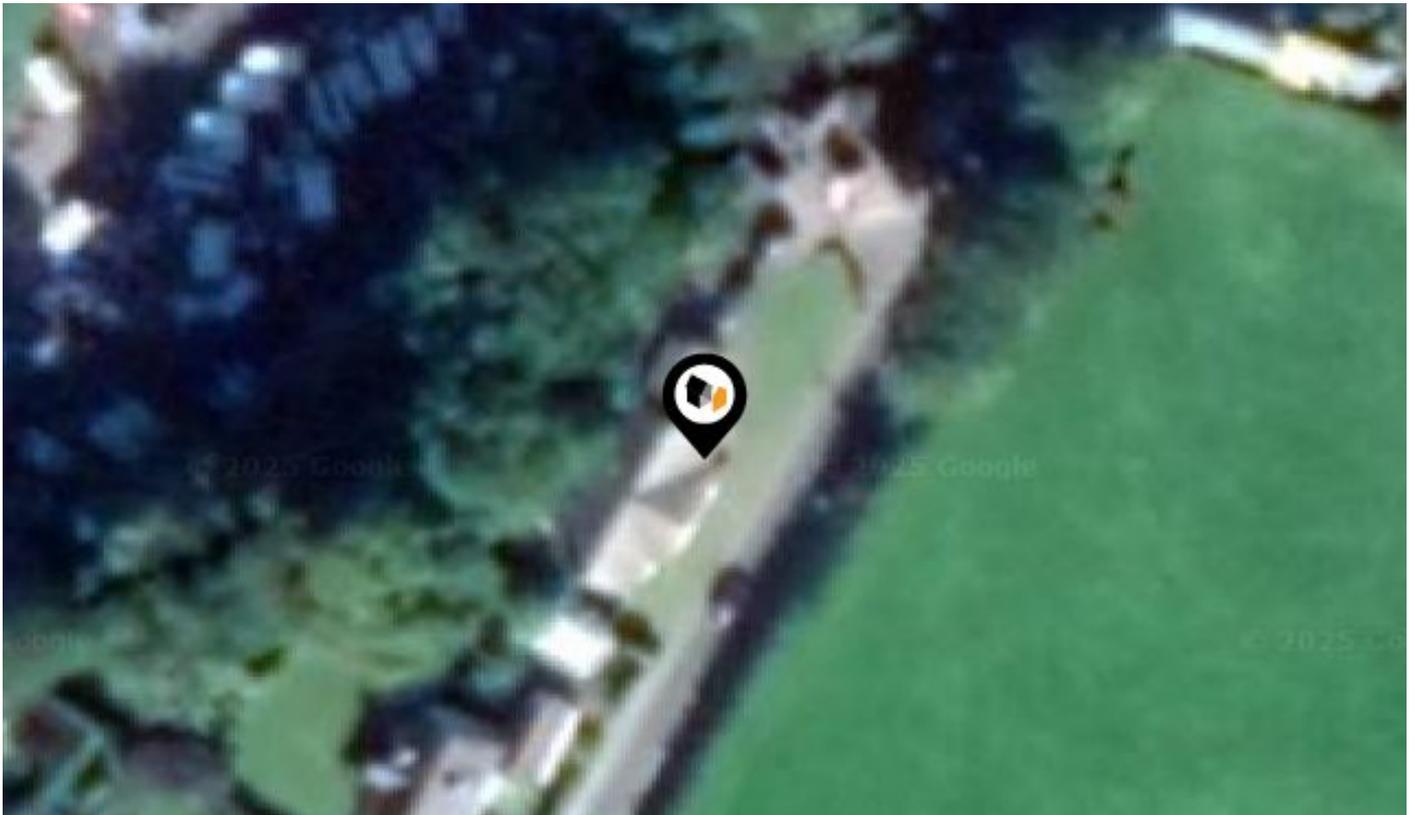


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 21st January 2025



**THE NEW BUNGALOW, LLANDRILLO ROAD, CYNWYD,
CORWEN, LL21 0LU**

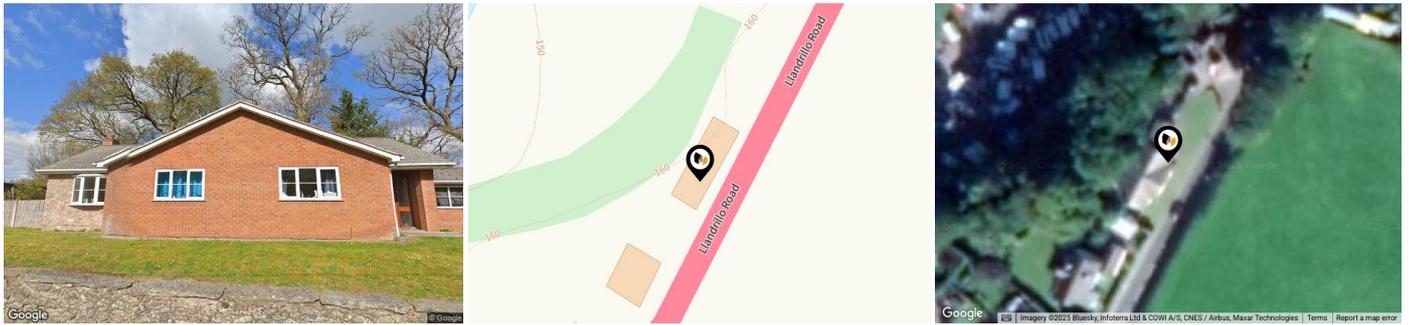
Wingetts | Llangollen

01978 861366

sharron@wingetts.co.uk

www.wingetts.co.uk/





Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band E
Annual Estimate:	£2,555
UPRN:	10012910858

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

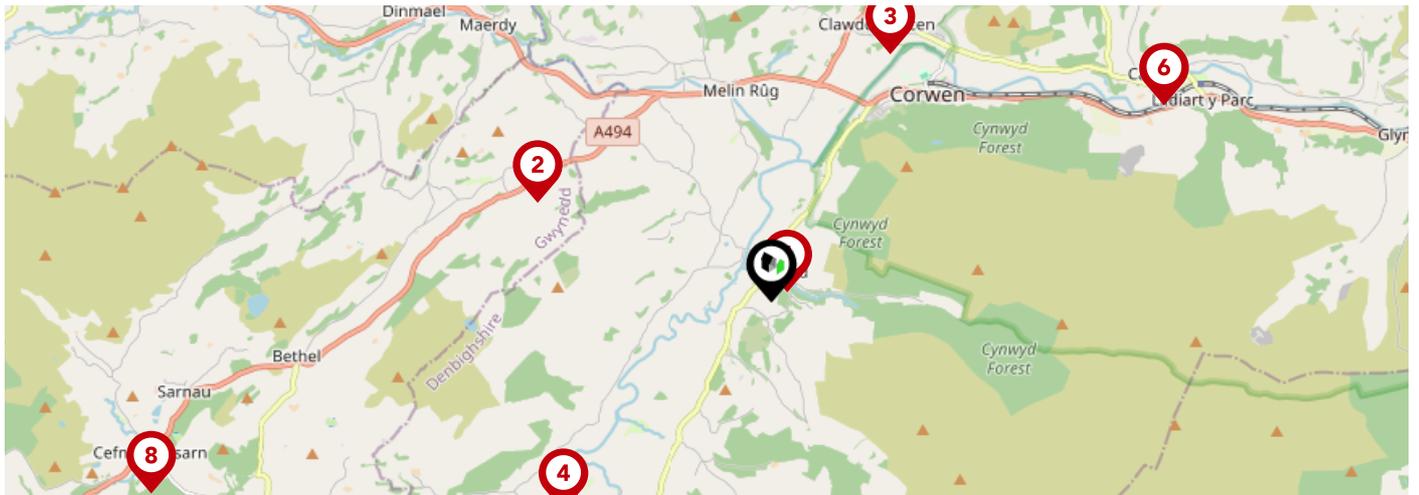
6 mb/s	74 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

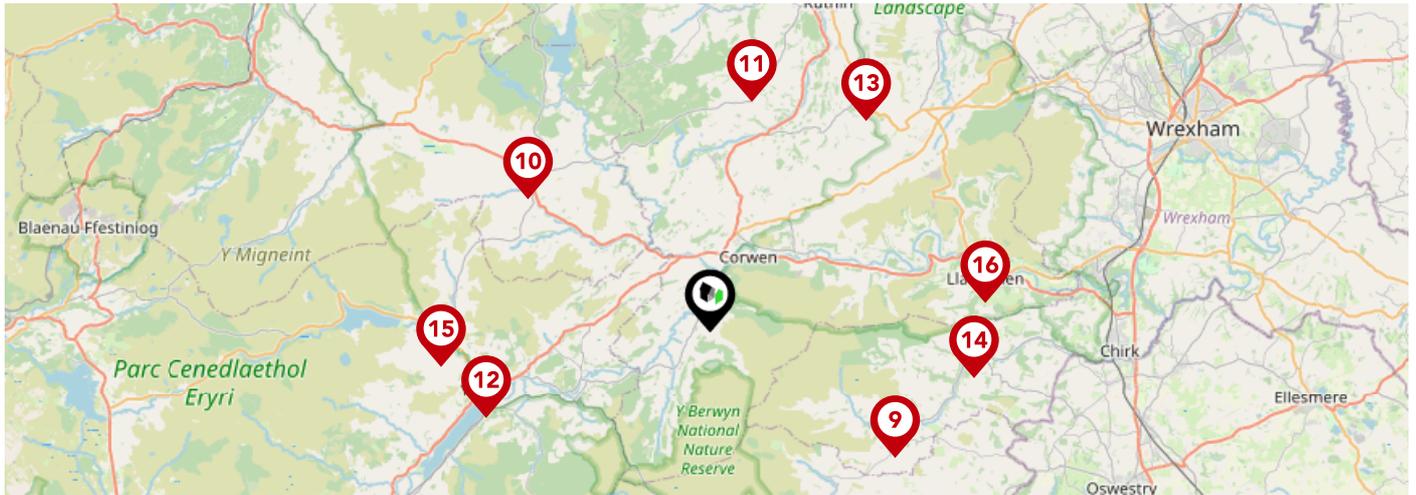


Satellite/Fibre TV Availability:

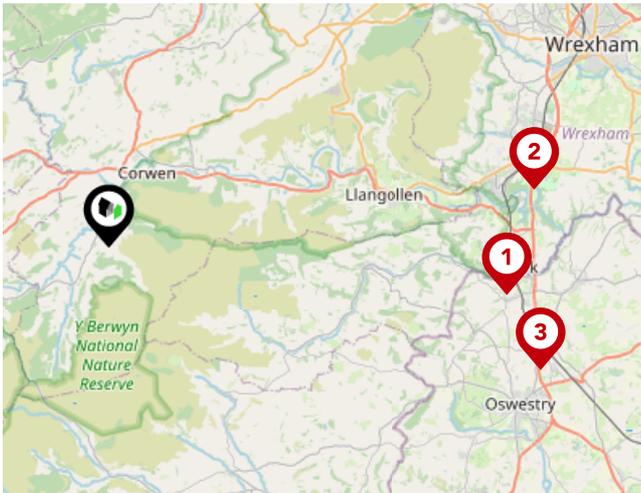




		Nursery	Primary	Secondary	College	Private
1	Ysgol Bro Dyfrdwy Ofsted Rating: Good Pupils:0 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ysgol Llwr Y Betws Ofsted Rating: Not Rated Pupils:0 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ysgol Caer Drewyn Ofsted Rating: Good Pupils:0 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Branas School Ofsted Rating: Not Rated Pupils:0 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Bro Elwern Ofsted Rating: Good Pupils:0 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ysgol Gynradd Carrog Ofsted Rating: Not Rated Pupils:0 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Betws Gwerful Goch Ofsted Rating: Good Pupils:0 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ysgol Ffridd y Llyn Ofsted Rating: Good Pupils:0 Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Ysgol Llanarmon Dyffryn Ceiriog Ofsted Rating: Good Pupils:0 Distance:8.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Cerrigydrudion Ofsted Rating: Good Pupils:0 Distance:8.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Carreg Emlyn Ofsted Rating: Good Pupils:0 Distance:8.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Godre'r Berwyn Ofsted Rating: Not Rated Pupils:0 Distance:8.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Gynradd Pentrecelyn Ofsted Rating: Good Pupils:0 Distance:9.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Cynddelw Ofsted Rating: Adequate Pupils:0 Distance:9.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Bro Tryweryn Ofsted Rating: Good Pupils:0 Distance:9.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Dinas Bran Ofsted Rating: Adequate Pupils:0 Distance:9.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Chirk Rail Station	14.29 miles
2	Ruabon Rail Station	15.27 miles
3	Gobowen Rail Station	16.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J5	30.23 miles
2	M53 J12	28.96 miles
3	M53 J11	29.95 miles
4	M53 J10	30.47 miles
5	M56 J15	30.17 miles



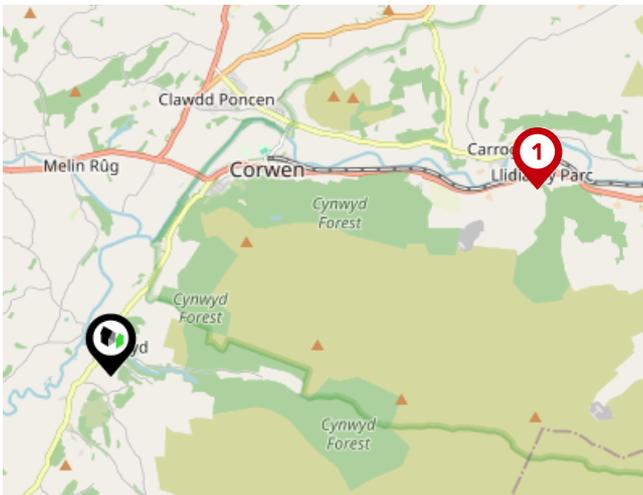
Airports/Helipads

Pin	Name	Distance
1	Speke	34.85 miles
2	Highfield	58.71 miles
3	Penrhyn	51.14 miles
4	Manchester Airport	54.71 miles



Bus Stops/Stations

Pin	Name	Distance
1	Blue Lion Hotel	0.13 miles
2	Ifor Williams Trailers	0.13 miles
3	Pont Melin-Rug	1.68 miles
4	Pont Melin-Rug	1.68 miles
5	Glandwr	1.56 miles



Local Connections

Pin	Name	Distance
1	Carrog (Llangollen Railway)	4.14 miles
2	Glyndyfrdwy (Llangollen Railway)	5.97 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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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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