

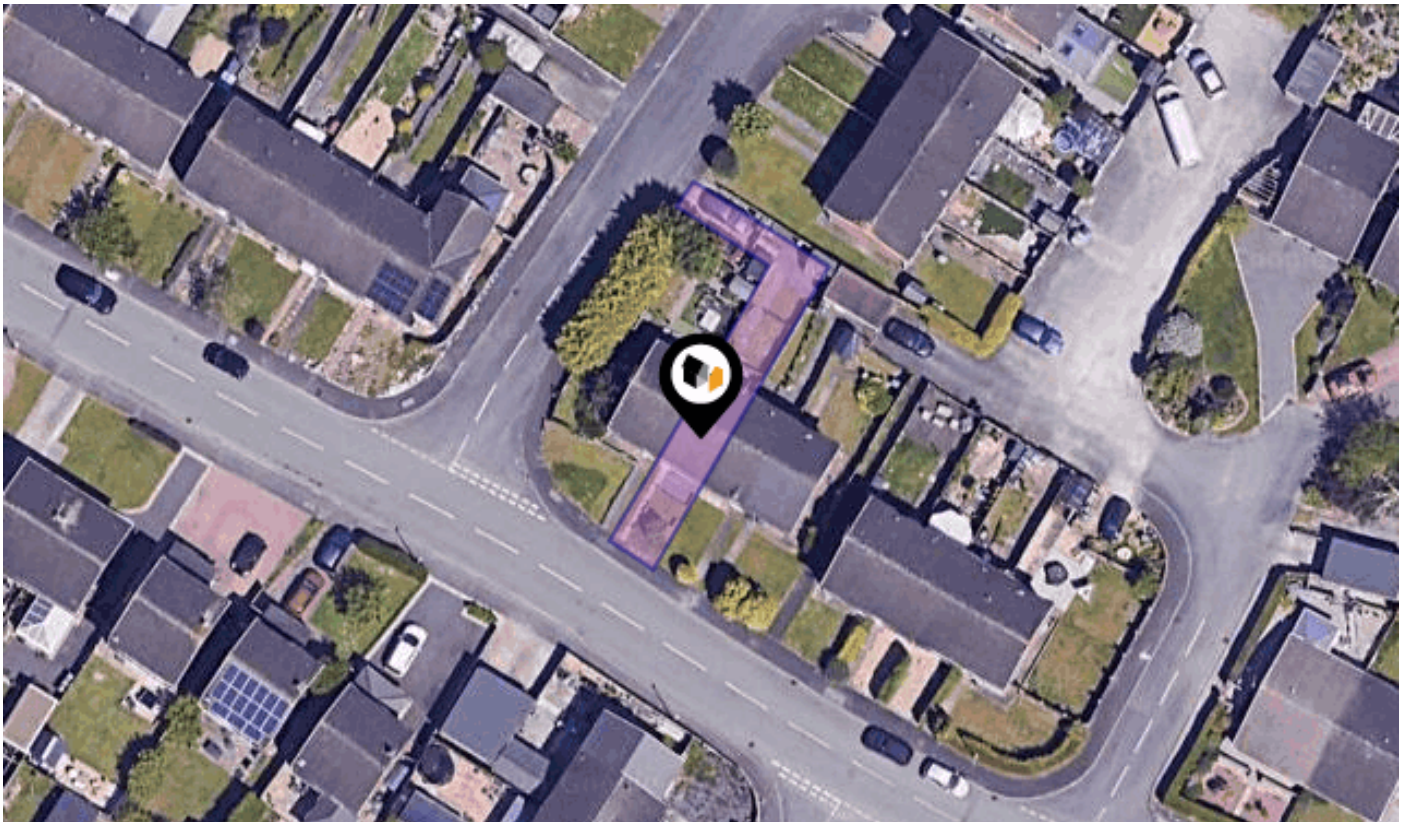


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 19th August 2024



MILE BARN ROAD, WREXHAM, LL13

Wingetts | Wrexham

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.04 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	WA947421		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



LL13

Energy rating

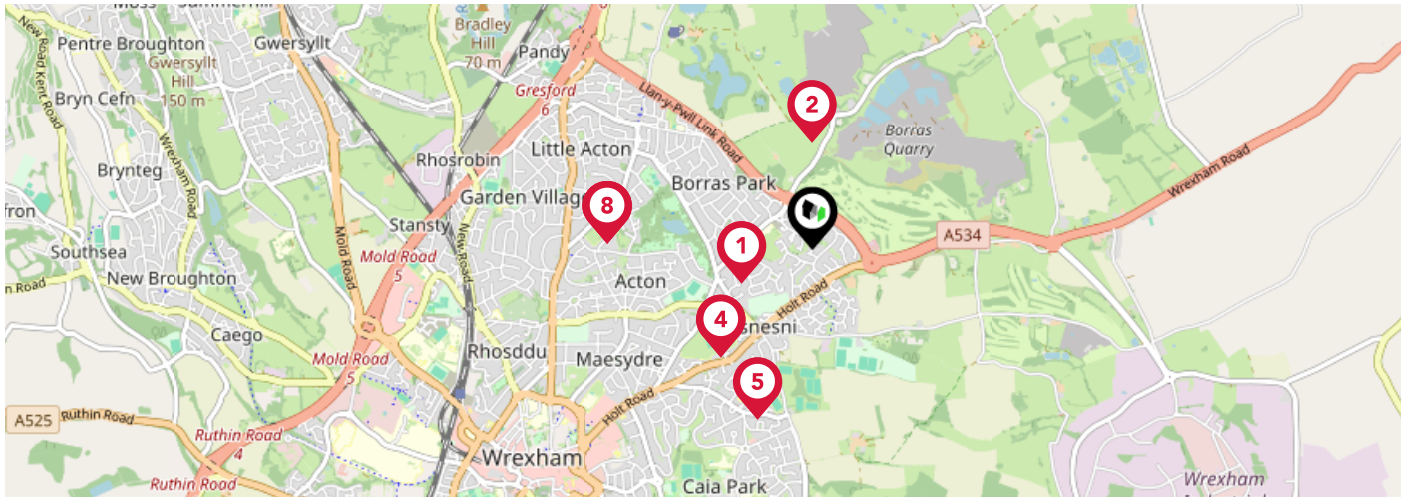
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Valid until 09.11.2033

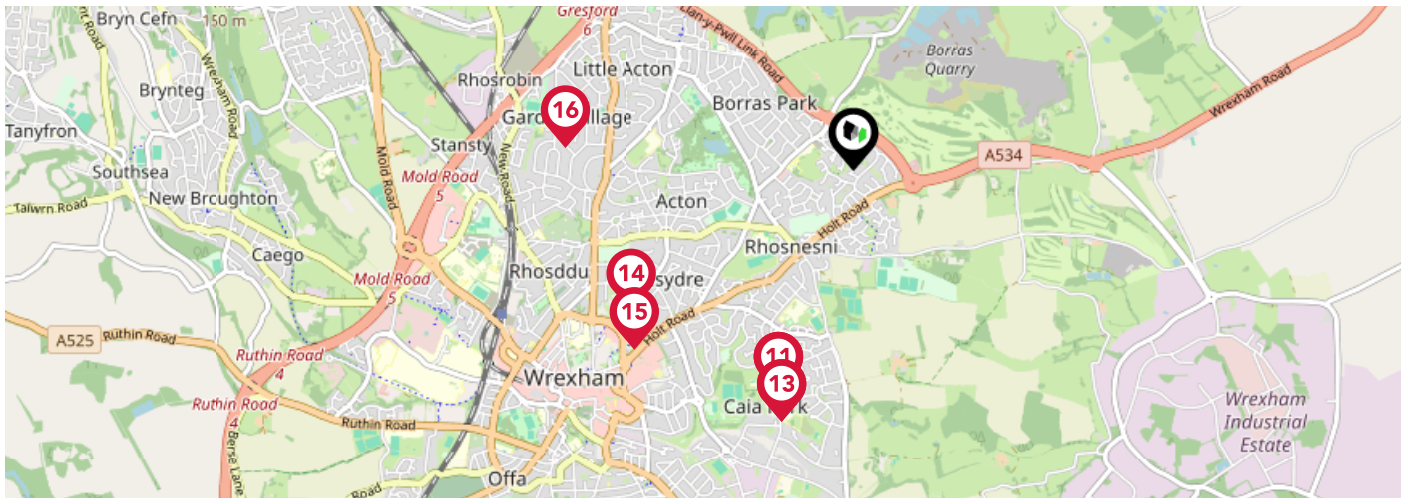
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
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, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²



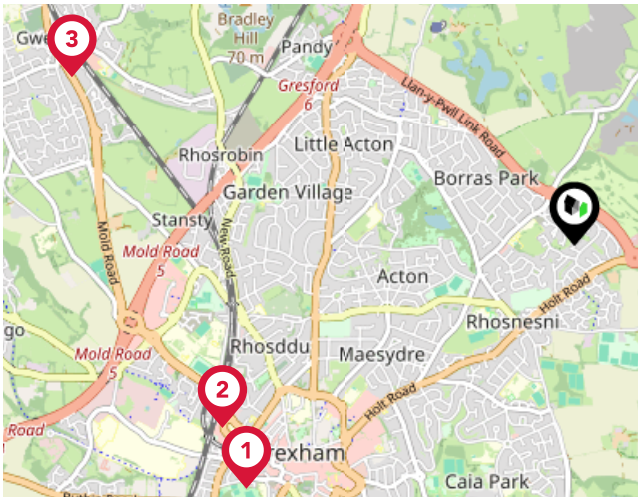
	Nursery	Primary	Secondary	College	Private
Borras Park Community Primary School Ofsted Rating: Good Pupils:0 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barker's Lane C.P. School Ofsted Rating: Good Pupils:0 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St David's High School Ofsted Rating: Not Rated Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Rhosnesni Ofsted Rating: Adequate Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ysgol Morgan Llwyd Ofsted Rating: Good Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acton Park Infants School Ofsted Rating: Not Rated Pupils:0 Distance:0.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acton Park Junior School Ofsted Rating: Adequate Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acton Primary 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"/>



	Nursery	Primary	Secondary	College	Private
Hafod Y Wern Junior School Ofsted Rating: Not Rated Pupils:0 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hafod Y Wern Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hafod - y - Wern Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wrexham Early Years Centre Ofsted Rating: Excellent Pupils:0 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Anne's R.C. Primary School Ofsted Rating: Good Pupils:0 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Groves High School Ofsted Rating: Not Rated Pupils:0 Distance:1.17	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wat's Dyke C.P. School Ofsted Rating: Good Pupils:0 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

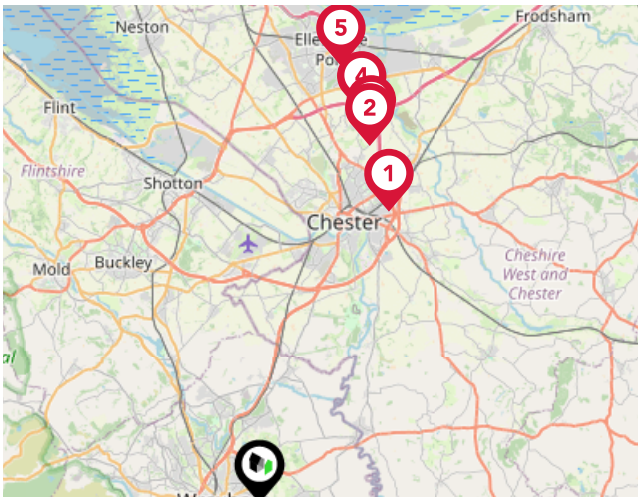
Area

Transport (National)



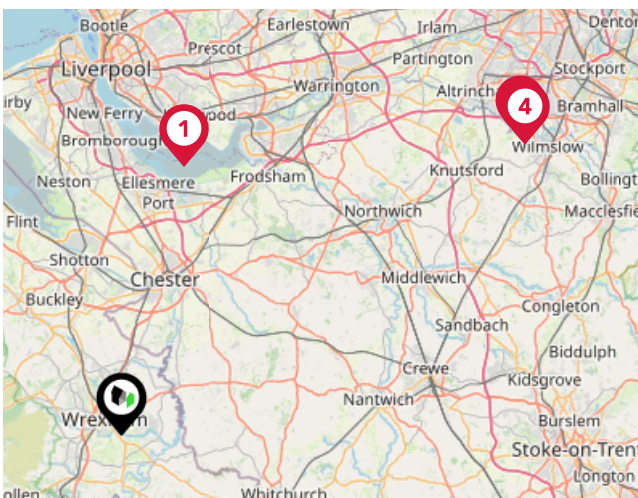
National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	1.82 miles
2	Wrexham General Rail Station	1.77 miles
3	Gwersyllt Rail Station	2.37 miles



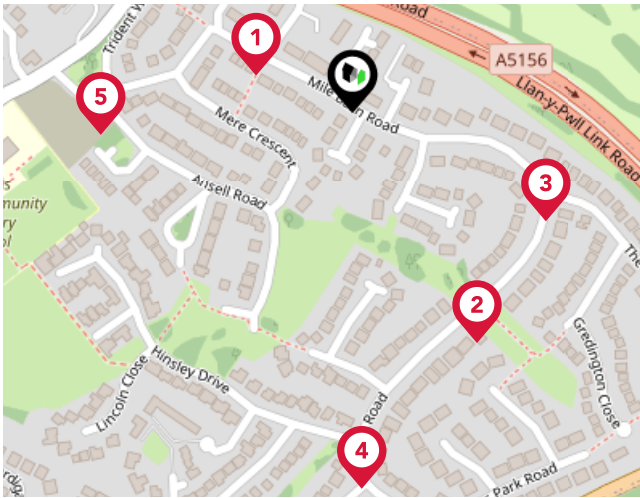
Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	11.34 miles
2	M53 J11	13.33 miles
3	M56 J15	13.62 miles
4	M53 J10	14.32 miles
5	M53 J9	15.83 miles



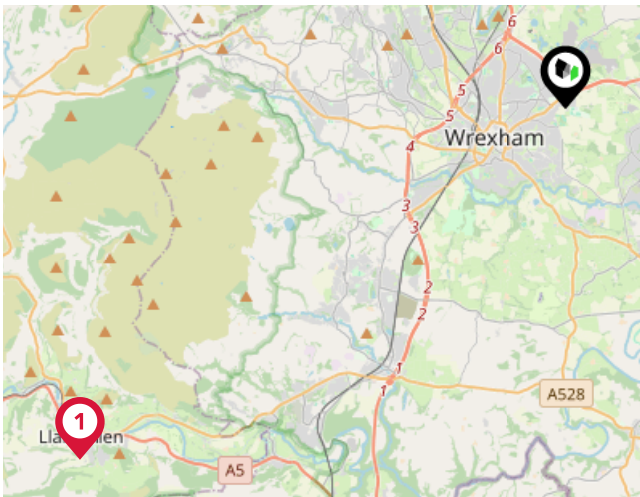
Airports/Helipads

Pin	Name	Distance
1	Liverpool John Lennon Airport	19.6 miles
2	Manchester Airport Terminal 2	35.34 miles
3	Manchester Airport Terminal 1	35.37 miles
4	Manchester Airport	35.33 miles



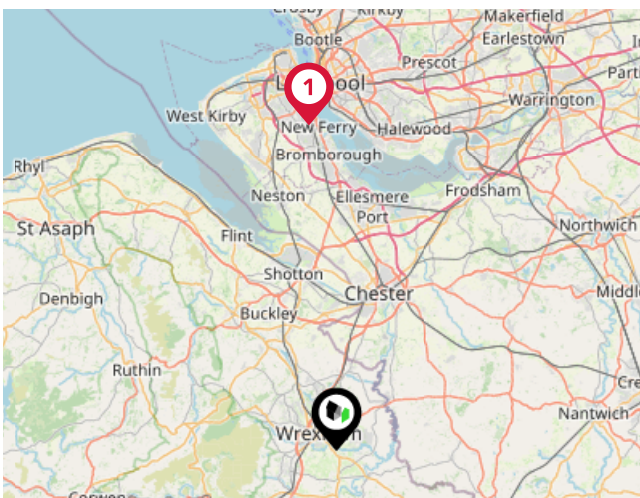
Bus Stops/Stations

Pin	Name	Distance
1	Roundel Close	0.06 miles
2	Conningsby Court	0.15 miles
3	Birkdale Road	0.12 miles
4	Hinsley Drive	0.21 miles
5	Goulbourne	0.14 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	10.66 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	23.11 miles



Wingetts | Wrexham

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UK Government

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