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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 19th September 2024



PEN Y GEULAN BACH, CORWEN, LL21 0EN

Wingetts | Llangollen

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Property

Type:	Semi-Detached	Last Sold £/ft²:	£676
Bedrooms:	2		
Floor Area:	850 ft ² / 79 m ²		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,858		
UPRN:	10093588260		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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Energy rating

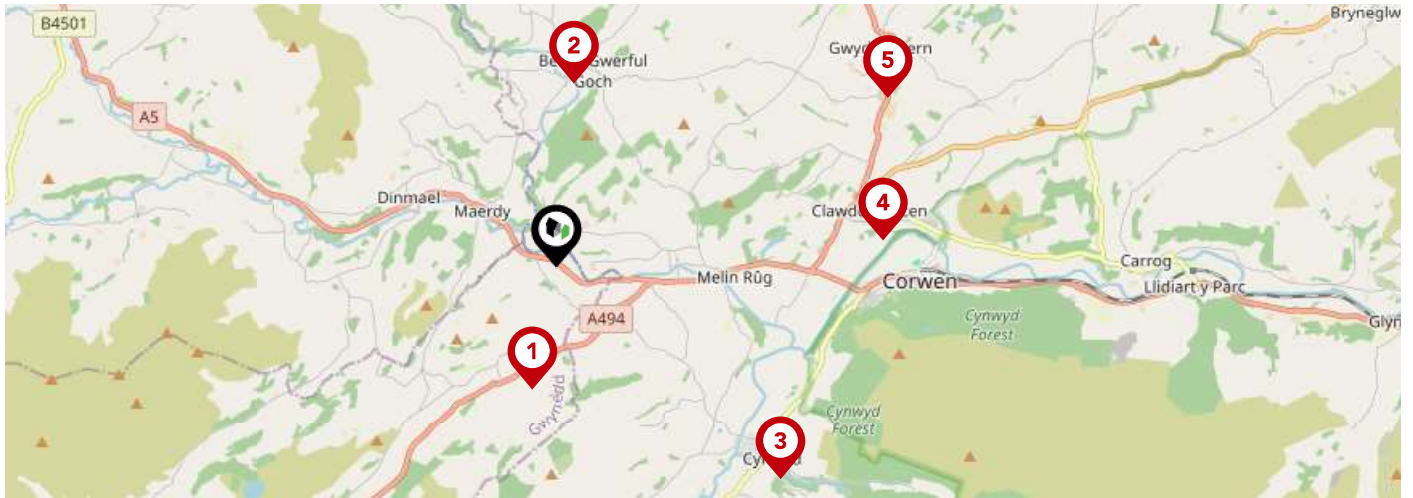
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Valid until 10.02.2029

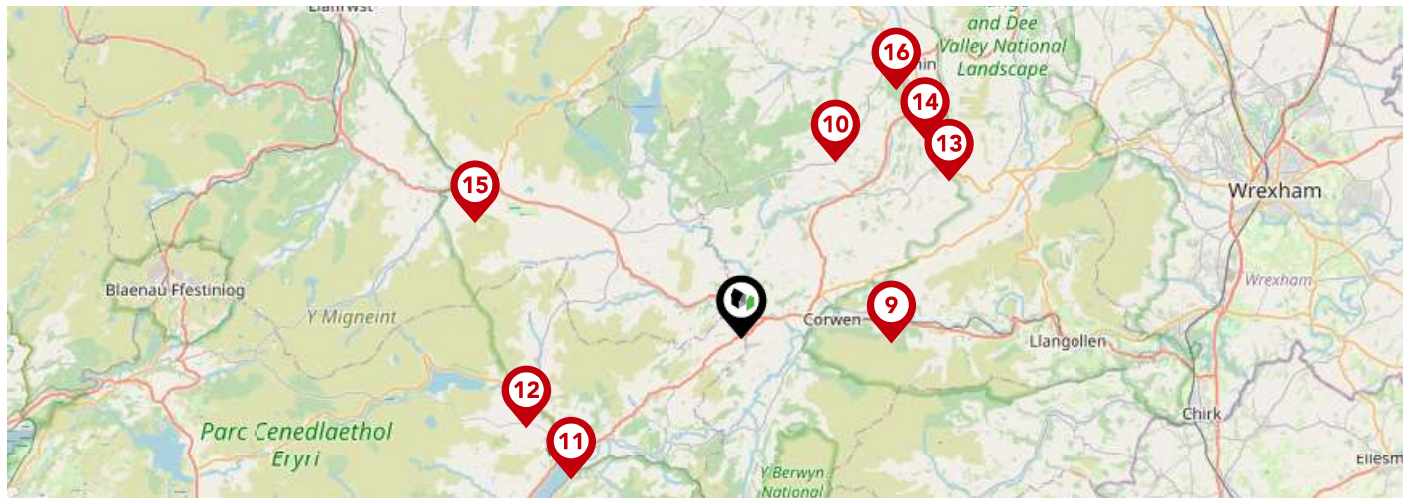
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²



		Nursery	Primary	Secondary	College	Private
1	Ysgol Llaur Y Betws Ofsted Rating: Not Rated Pupils:0 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ysgol Betws Gwerful Goch Ofsted Rating: Good Pupils:0 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ysgol Bro Dyfrdwy Ofsted Rating: Good Pupils:0 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ysgol Caer Drewyn Ofsted Rating: Good Pupils:0 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ysgol Bro Elwern Ofsted Rating: Good Pupils:0 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Branas School Ofsted Rating: Not Rated Pupils:0 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ysgol Ffridd y Llyn Ofsted Rating: Good Pupils:0 Distance:5.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ysgol Cerrigydrudion Ofsted Rating: Good Pupils:0 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Ysgol Gynradd Carrog Ofsted Rating: Not Rated Pupils:0 Distance:5.36	<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:7.12	<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:7.9	<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:8.28	<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:9.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Reoledig Llanfair D.C. Ofsted Rating: Good Pupils:0 Distance:9.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ysgol Pentrefoelas Ofsted Rating: Good Pupils:0 Distance:10.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Borthyn V.C. Primary School Ofsted Rating: Adequate Pupils:0 Distance:10.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Betws-y-Coed Rail Station	16.29 miles
2	Chirk Rail Station	16.46 miles
3	Ruabon Rail Station	17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J5	29.92 miles
2	M53 J6	30.25 miles
3	M53 J11	30.14 miles
4	M53 J12	29.36 miles
5	M56 J15	30.35 miles



Airports/Helipads

Pin	Name	Distance
1	Speke	34.68 miles
2	Highfield	57.33 miles
3	Penrhyn	48.64 miles
4	Manchester Airport	55.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	St James' Church	1.02 miles
2	Fourcrosses Farm	0.86 miles
3	Goat Hotel	0.67 miles
4	The Druids	1.01 miles
5	Dinmael	1.37 miles



Local Connections

Pin	Name	Distance
1	Carrog (Llangollen Railway)	5.66 miles
2	Glyndyfrdwy (Llangollen Railway)	7.71 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.

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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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