

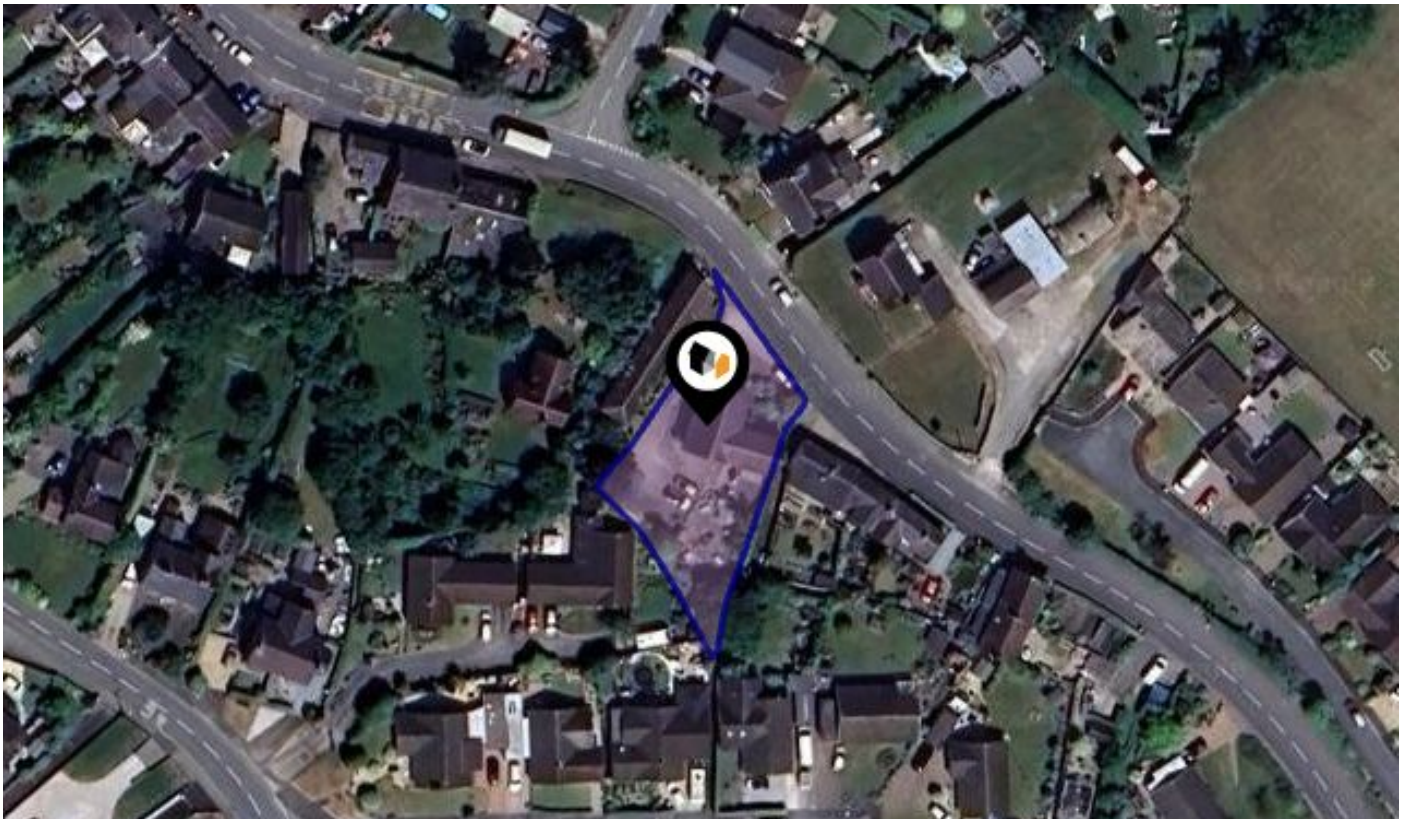


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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 23<sup>rd</sup> September 2024



**WHITCHURCH ROAD, BANGOR-ON-DEE, WREXHAM, LL13**

**Wingetts | Wrexham**

01978 353553

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Plot Area:</b>	0.22 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,790		
<b>Title Number:</b>	WA466433		

## Local Area

<b>Local Authority:</b>	Wrexham
<b>Conservation Area:</b>	Bangor-is-y-Coed
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

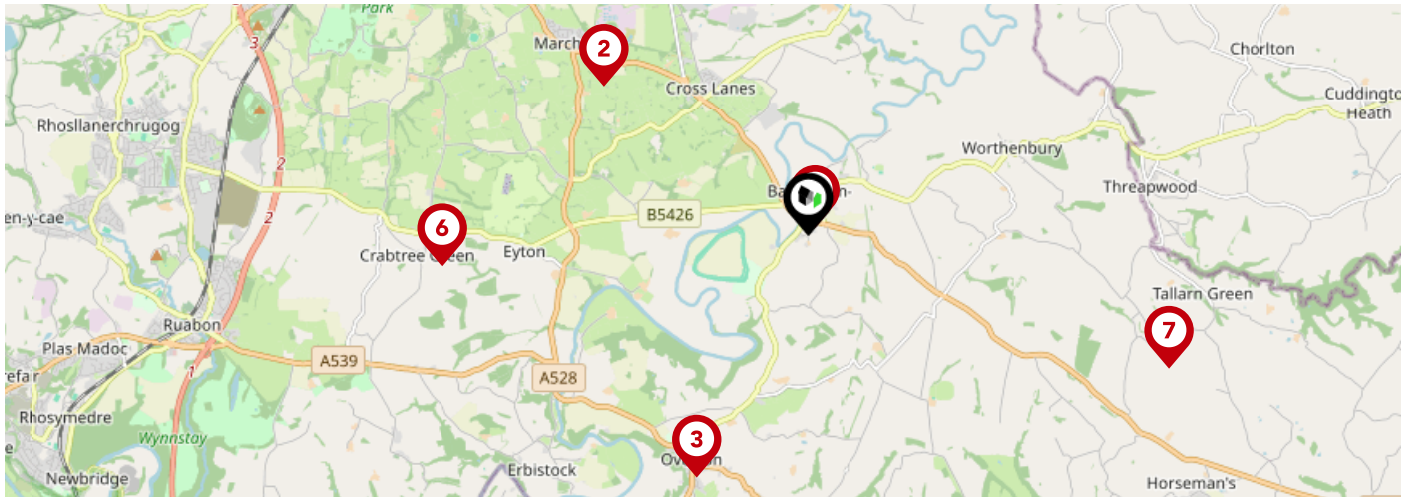
<b>19</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)

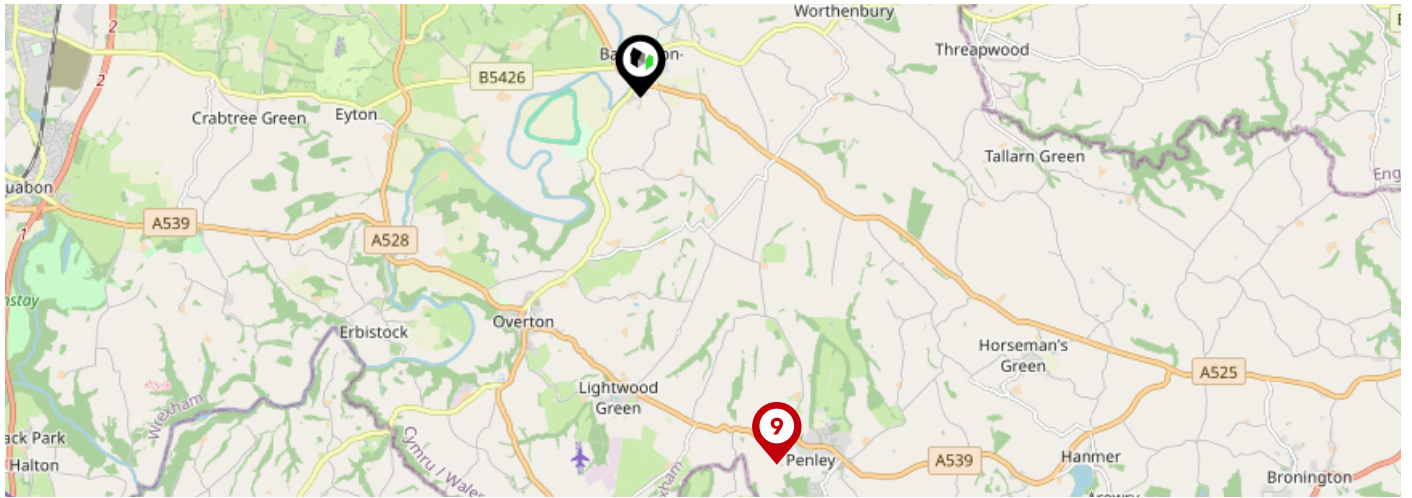


### Satellite/Fibre TV Availability:

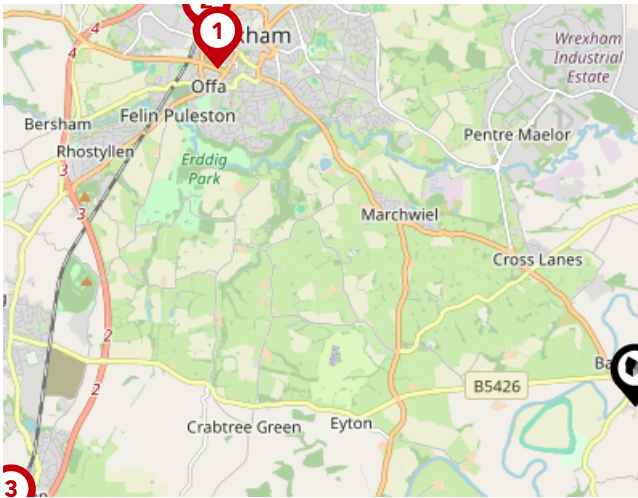




	Nursery	Primary	Secondary	College	Private
<b>Ysgol Sant Dunawd</b> Ofsted Rating: Good   Pupils:0   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Deiniol C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's C.I.W. Aided School</b> Ofsted Rating: Good   Pupils:0   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Pauls Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Paul's Controlled (CIW) Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eyton CIW Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Borderbrook School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Madras Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

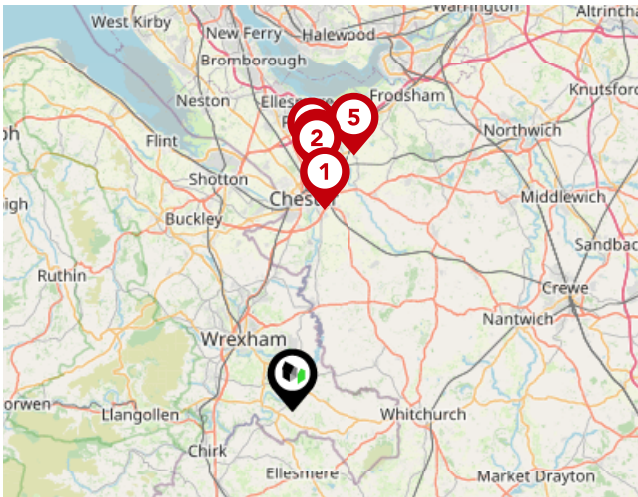


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>The Maelor School</b> Ofsted Rating: Adequate   Pupils:0   Distance:3.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Gwenfro Infants School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.62</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Gwenfro Community Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Gwenfro Junior C.P. School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:3.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Shocklach Oviatt CofE Primary School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Ysgol Bodhyfryd</b> Ofsted Rating: Good   Pupils:0   Distance:3.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Wrexham Early Years Centre</b> Ofsted Rating: Excellent   Pupils:0   Distance:3.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Anne's R.C. Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:3.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



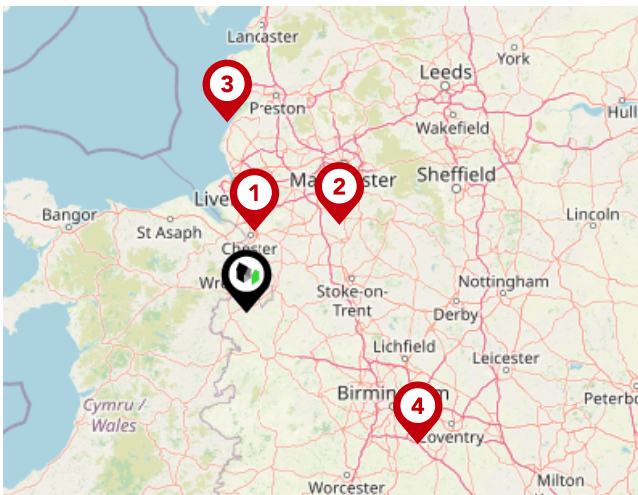
## National Rail Stations

Pin	Name	Distance
1	Wrexham Central Rail Station	4.8 miles
2	Wrexham General Rail Station	5.05 miles
3	Ruabon Rail Station	5.67 miles



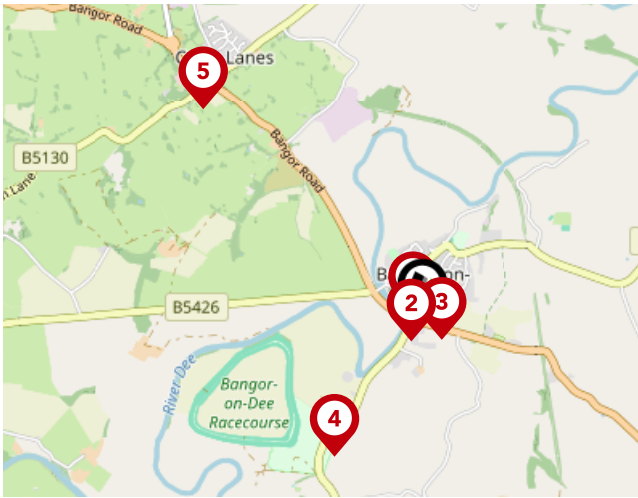
## Trunk Roads/Motorways

Pin	Name	Distance
1	M53 J12	14.65 miles
2	M53 J11	16.91 miles
3	M56 J15	17.2 miles
4	M53 J10	18 miles
5	M56 J14	18.78 miles



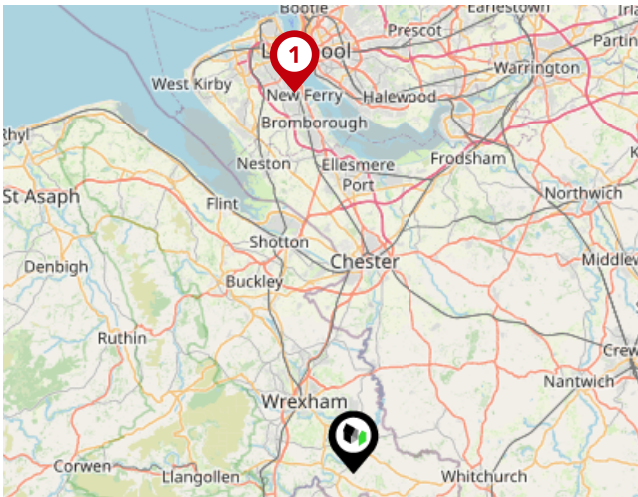
## Airports/Helipads

Pin	Name	Distance
1	Speke	23.29 miles
2	Manchester Airport	36.26 miles
3	Highfield	53.92 miles
4	Birmingham Airport	62.28 miles



## Bus Stops/Stations

Pin	Name	Distance
1	Dee Court	0.05 miles
2	Abbey Gardens	0.1 miles
3	Abbeygate Walk	0.11 miles
4	Bangor on Dee Racecourse	0.71 miles
5	Cross Lanes	1.36 miles



## Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	27.45 miles



### Wingetts | Wrexham

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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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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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