

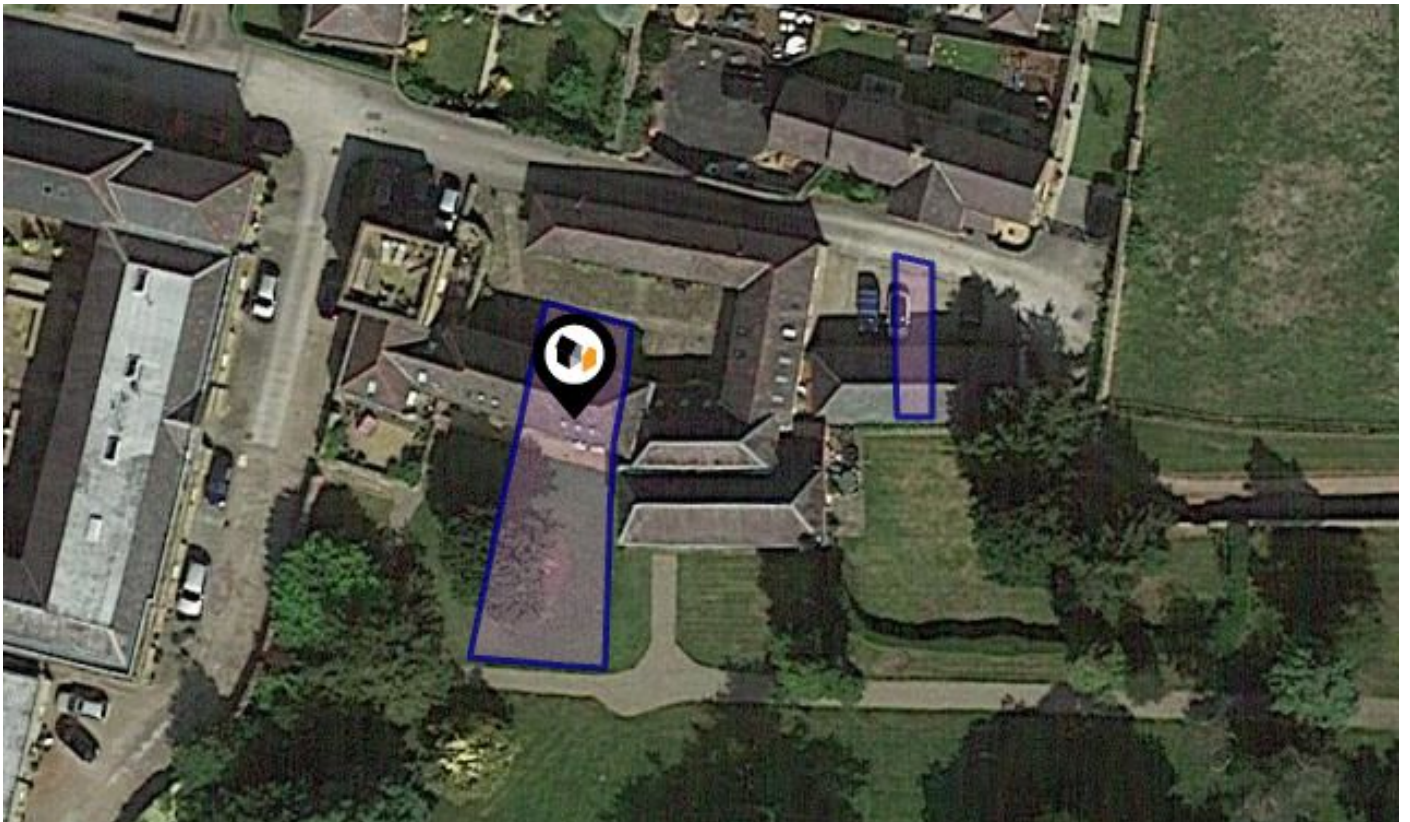


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 21st August 2024



WYNNSTAY HALL ESTATE, RUABON, WREXHAM, LL14

Wingetts | Wrexham

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www.wingetts.co.uk/





Property

| | | | |
|-------------------------|---|------------------------|---------------------------|
| Type: | Terraced | Tenure: | Leasehold |
| Bedrooms: | 3 | Start Date: | 03/05/2001 |
| Floor Area: | 721 ft ² / 67 m ² | End Date: | 04/05/2901 |
| Plot Area: | 0.07 acres | Lease Term: | 900 years from 4 May 2001 |
| Year Built : | Before 1900 | Term Remaining: | 877 years |
| Council Tax : | Band F | | |
| Annual Estimate: | £2,909 | | |
| Title Number: | CYM34401 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|-------------------|---------------------|
| 11 mb/s | 1000 mb/s |
| | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

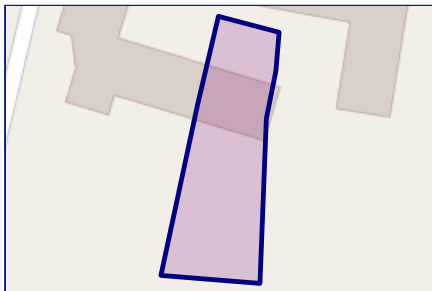


Freehold Title Plan



WA811555

Leasehold Title Plan



CYM34401

Start Date: 03/05/2001
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Wynnstay Hall Estate, Ruabon, LL14

Energy rating

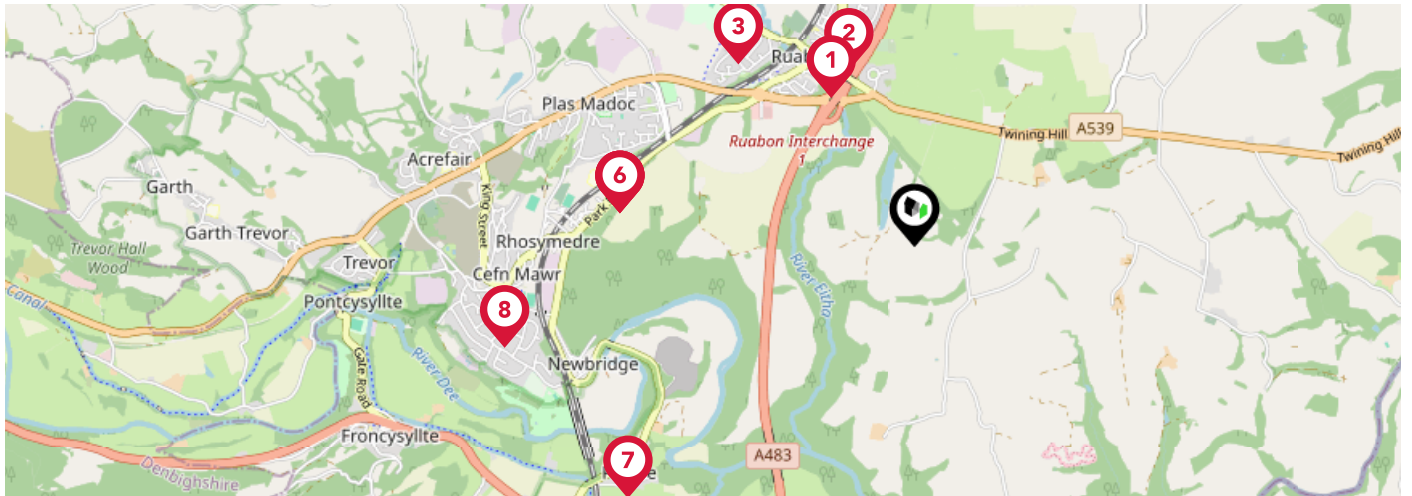
C

Valid until 18.09.2033

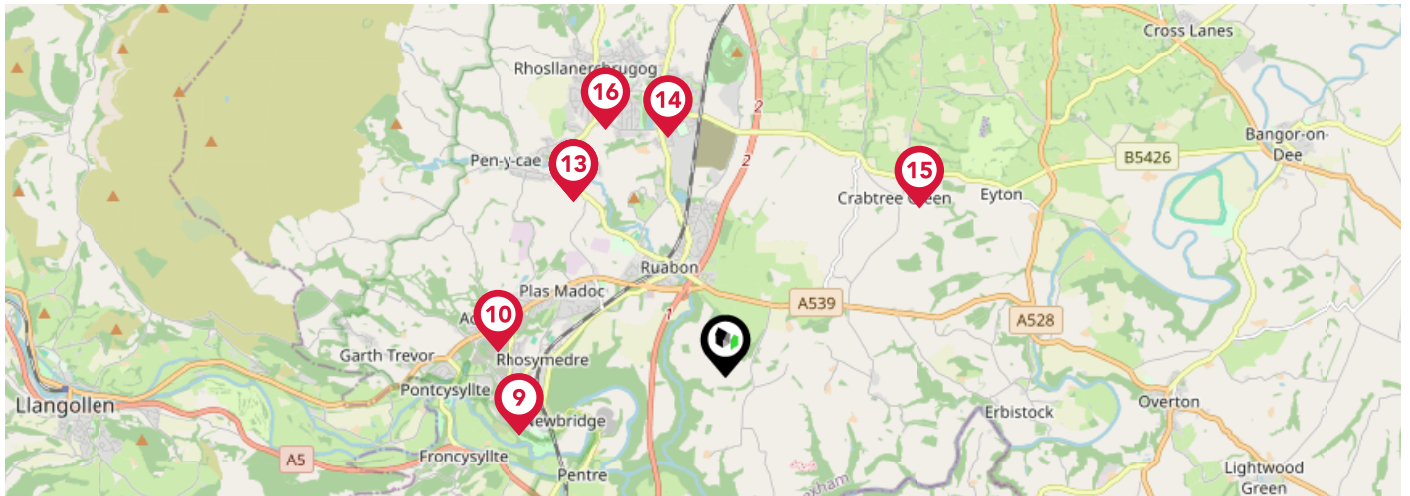
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 70 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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: | Sandstone or limestone, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| 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 all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 67 m ² |



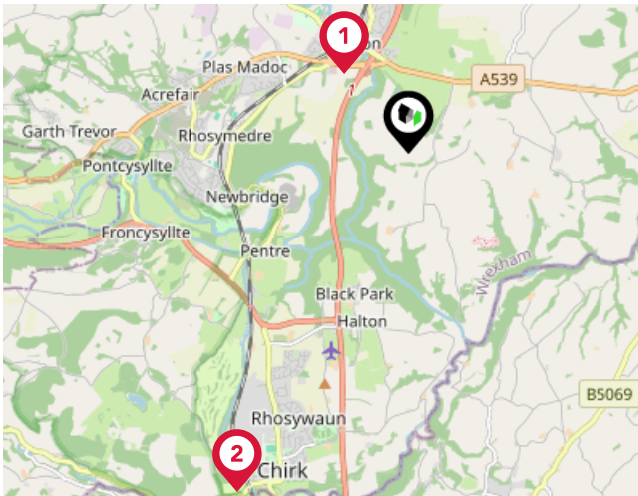
| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 St Mary's Primary (Ruabon) School Ofsted Rating: Good Pupils:0 Distance:0.77</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Ysgol Maesyllan Ofsted Rating: Not Rated Pupils:0 Distance:0.84</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Ysgol Rhiwabon Ofsted Rating: Adequate Pupils:0 Distance:1.13</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 Rhosymedre Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:1.33</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Rhosymedre Community Primary School Ofsted Rating: Good Pupils:0 Distance:1.33</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Rhosymedre Junior C.P Ofsted Rating: Not Rated Pupils:0 Distance:1.33</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Pentre Church in Wales Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:1.7</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Cefn Mawr Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.89</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | Nursery | Primary | Secondary | College | Private |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Ysgol Min-Y-Ddol Ofsted Rating: Not Rated Pupils:0 Distance:1.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ysgol Acrefair Ofsted Rating: Good Pupils:0 Distance:2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Penycae Infants School Ofsted Rating: Not Rated Pupils:0 Distance:2.07 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Penycae Community Primary School Ofsted Rating: Good Pupils:0 Distance:2.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Penycae Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:2.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ysgol Yr Hafod Ofsted Rating: Not Rated Pupils:0 Distance:2.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eyton CIW Voluntary Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:2.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ysgol-Y-Wern Ofsted Rating: Not Rated Pupils:0 Distance:2.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

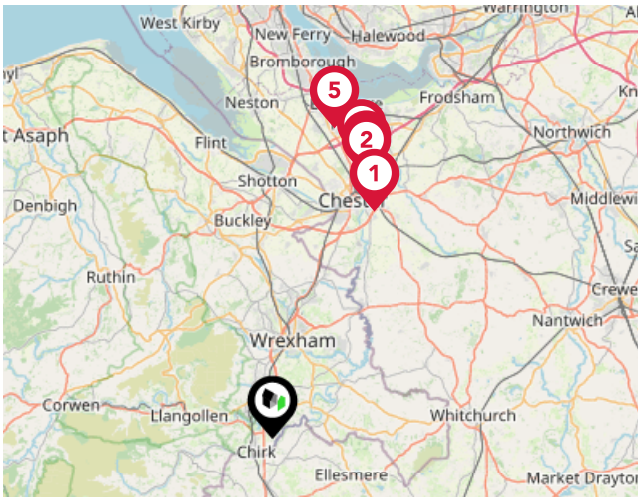
Area

Transport (National)



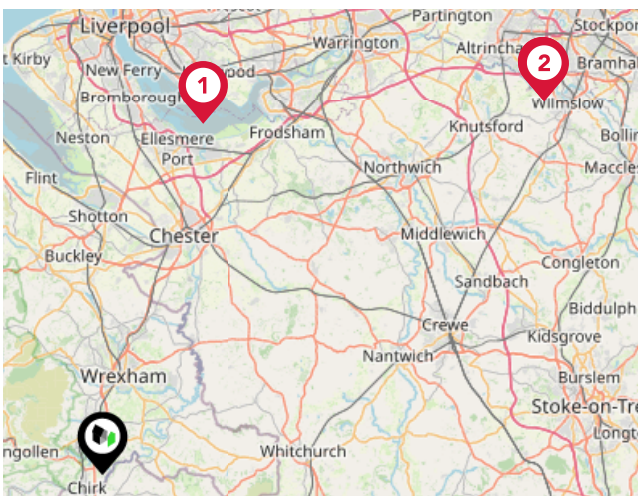
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Ruabon Rail Station | 0.92 miles |
| 2 | Chirk Rail Station | 3.38 miles |
| 3 | Wrexham Central Rail Station | 4.96 miles |



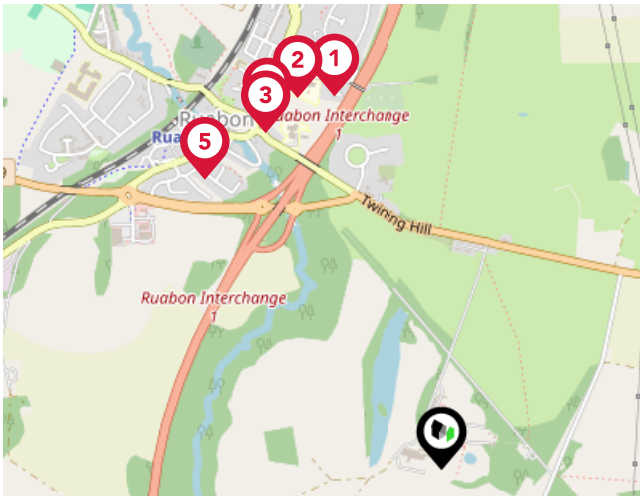
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M53 J12 | 17.83 miles |
| 2 | M53 J11 | 19.78 miles |
| 3 | M56 J15 | 20.06 miles |
| 4 | M53 J10 | 20.73 miles |
| 5 | M53 J7 | 22.6 miles |



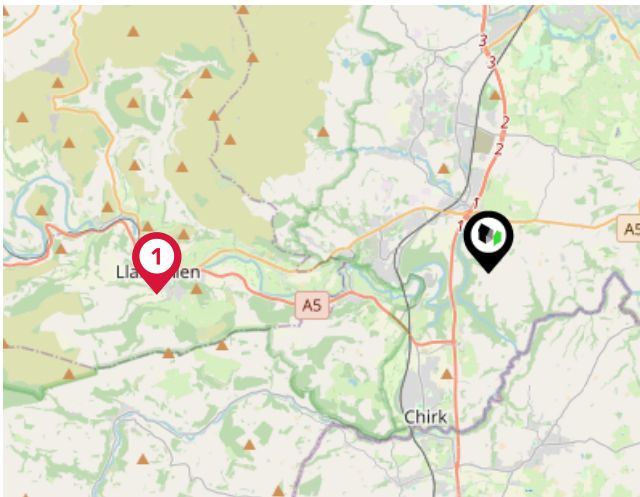
Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Liverpool John Lennon Airport | 25.99 miles |
| 2 | Manchester Airport | 41.12 miles |
| 3 | Manchester Airport Terminal 1 | 41.17 miles |
| 4 | Terminal One Access | 41.17 miles |



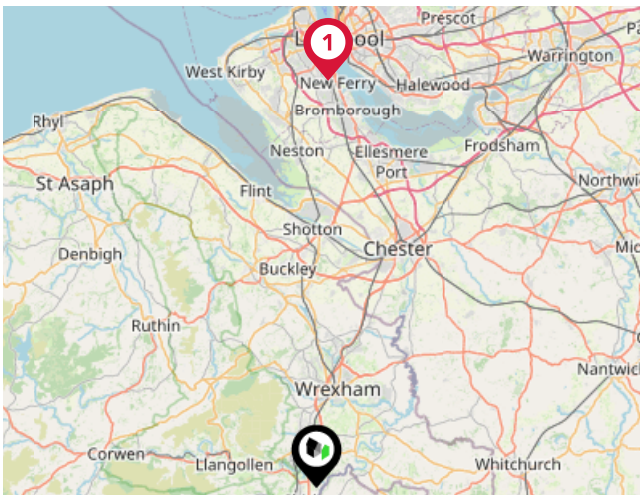
Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Albert Grove | 0.87 miles |
| 2 | Maes y Llan Lane | 0.89 miles |
| 3 | Wynnstey Arms Hotel | 0.85 miles |
| 4 | Kandy Lodge | 0.87 miles |
| 5 | Station Road | 0.84 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------|------------|
| 1 | Llangollen (Llangollen Railway) | 5.92 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Woodside Ferry Terminal | 28.93 miles |



Wingetts | Wrexham

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UK Government

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