

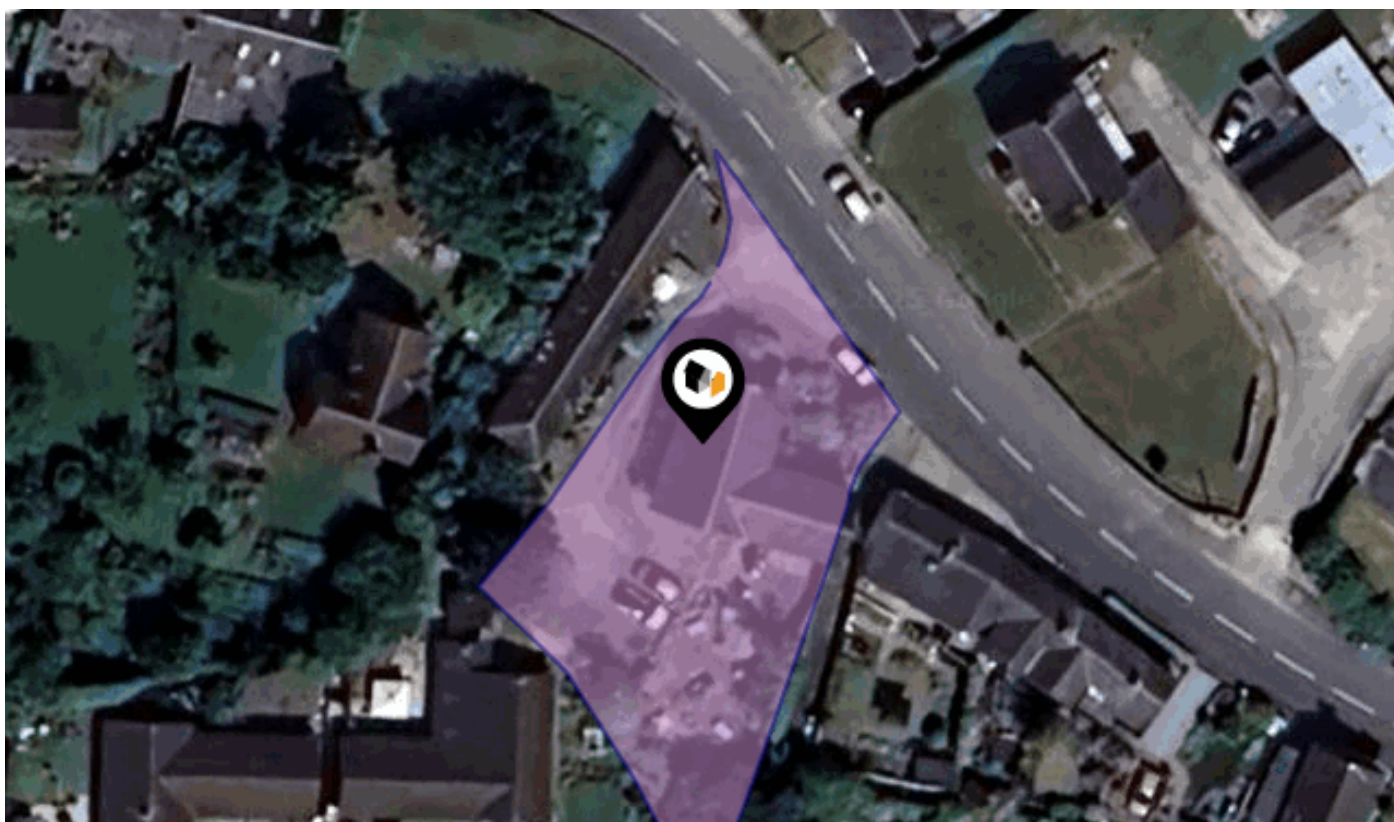


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Monday 03rd February 2025



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

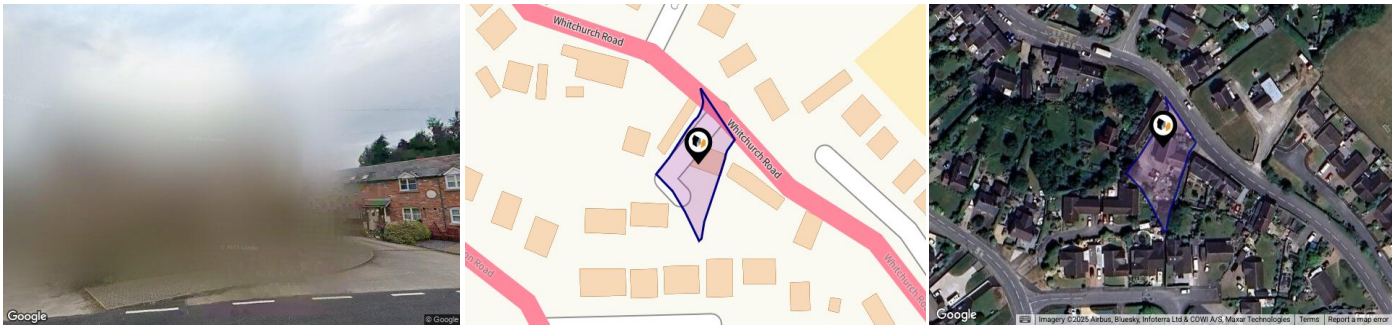
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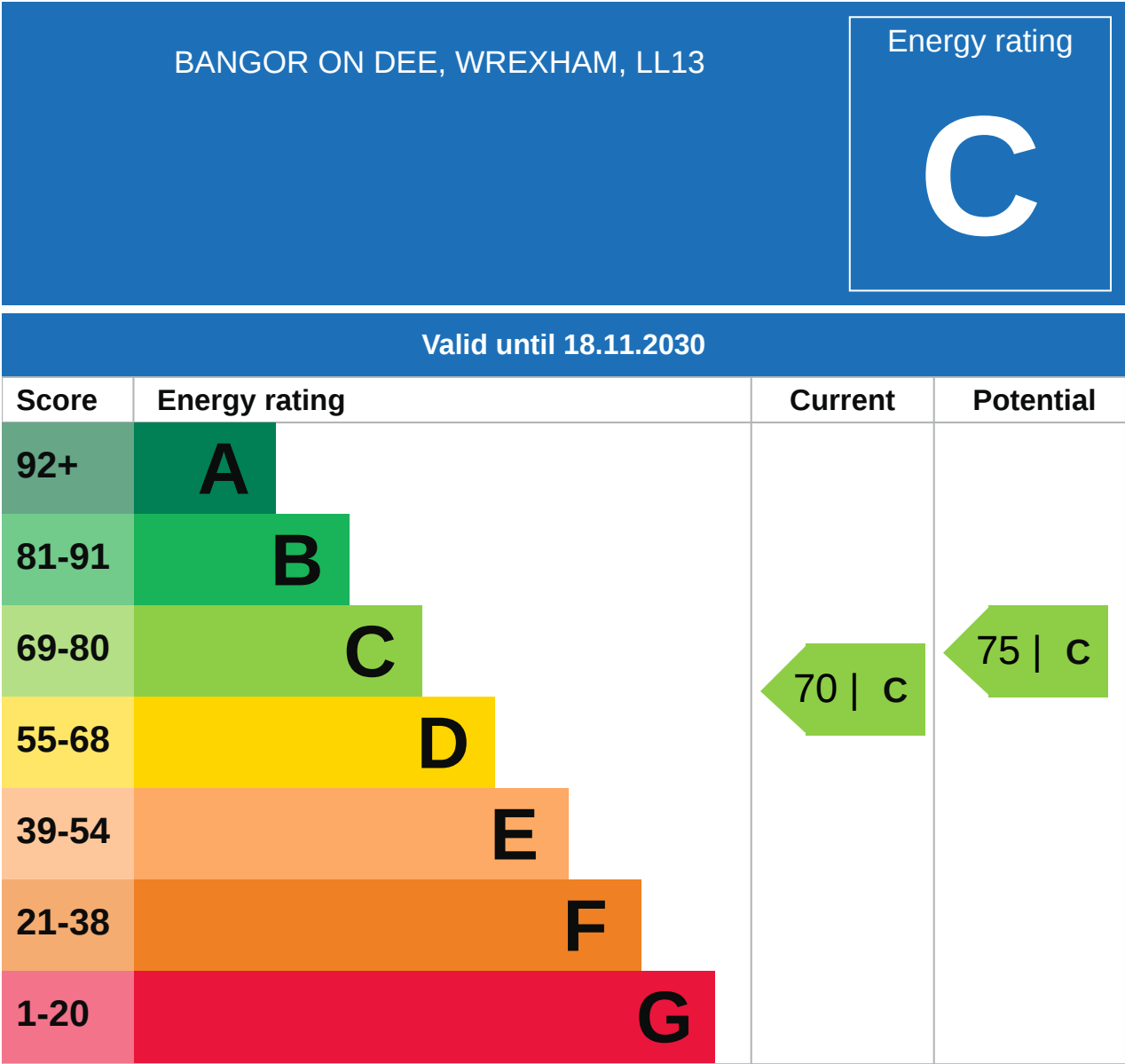
Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	1		
Floor Area:	473 ft ² / 44 m ²		
Plot Area:	0.22 acres		
Year Built :	1976-1982		
Council Tax :	Band C		
Annual Estimate:	£1,790		
Title Number:	WA466433		

Local Area

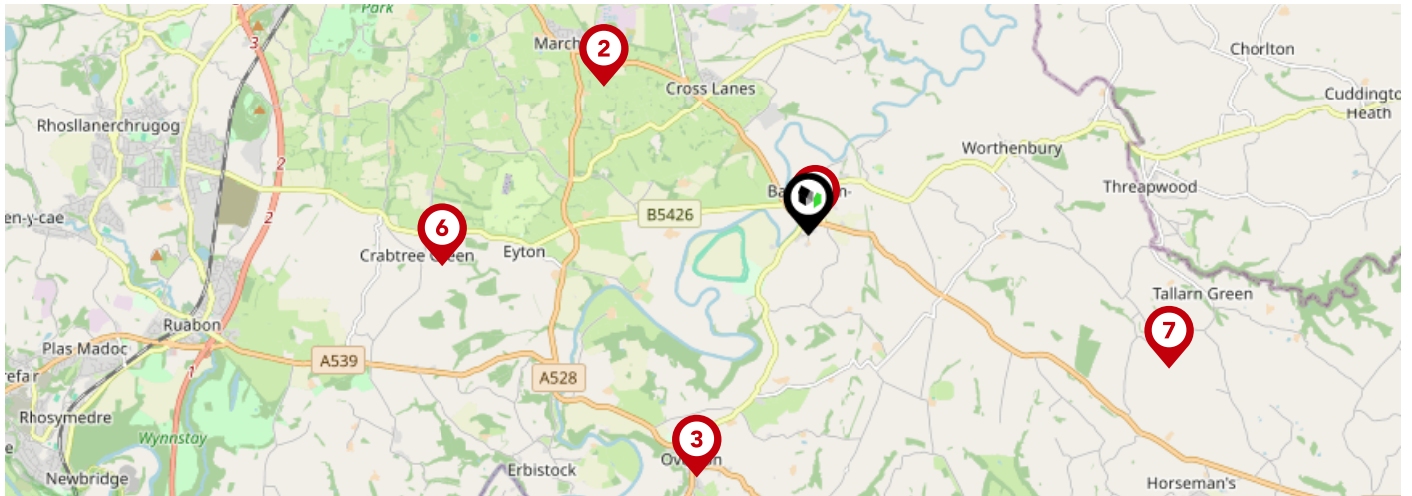
Local Authority:	Wrexham	Estimated Broadband Speeds		
Conservation Area:	Bangor-is-y-Coed	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	19	80	-
● Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:					
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

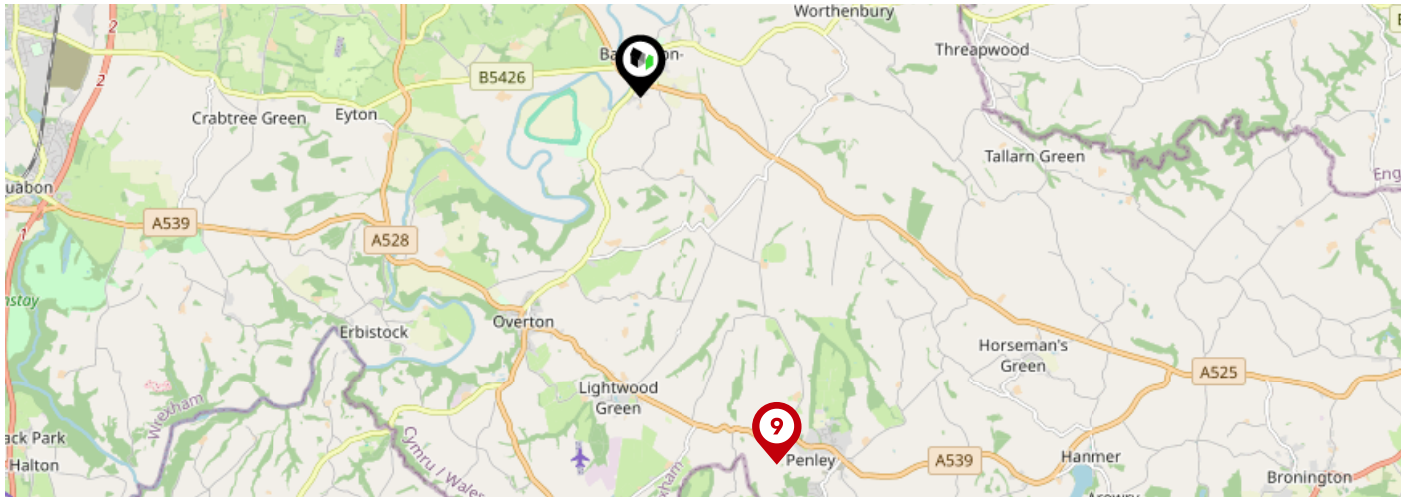


Additional EPC Data

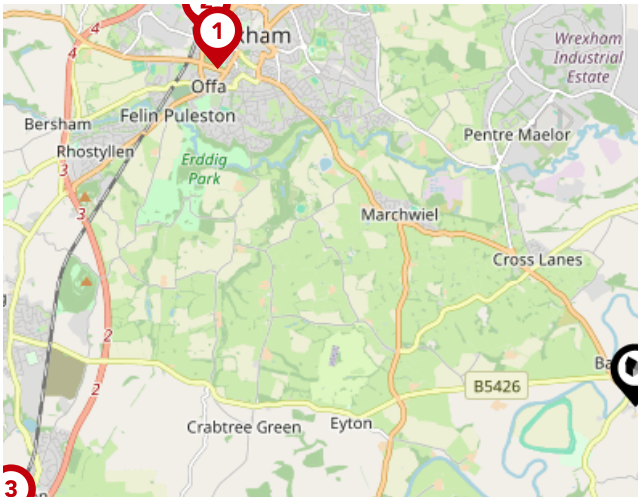
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
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 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	44 m ²






		Nursery	Primary	Secondary	College	Private
1	Ysgol Sant Dunawd Ofsted Rating: Good Pupils:0 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Deiniol C.P. School 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"/>
3	St Mary's C.I.W. Aided School Ofsted Rating: Good Pupils:0 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Pauls Voluntary Aided Primary School Ofsted Rating: Good Pupils:0 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Paul's Controlled (CIW) Primary School 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"/>
6	Eyton CIW Voluntary Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Borderbrook School 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"/>
8	Madras Primary School Ofsted Rating: Good Pupils:0 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

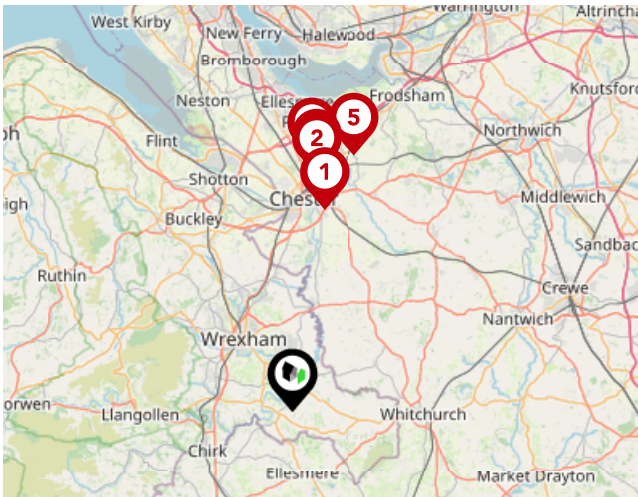


		Nursery	Primary	Secondary	College	Private
9	The Maelor School Ofsted Rating: Adequate Pupils:0 Distance:3.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Gwenfro Infants School Ofsted Rating: Not Rated Pupils:0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








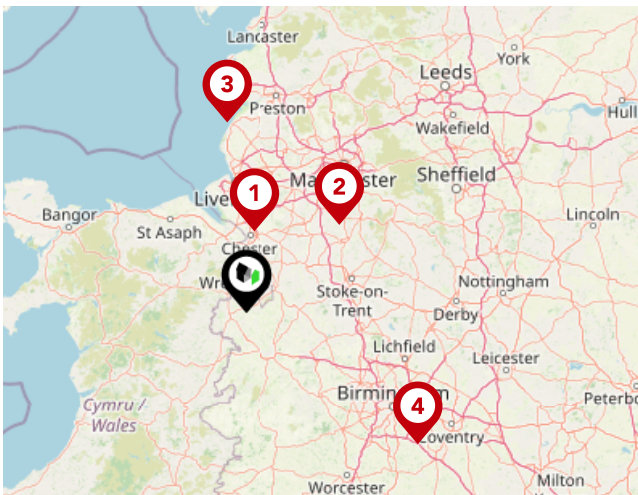
National Rail Stations

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



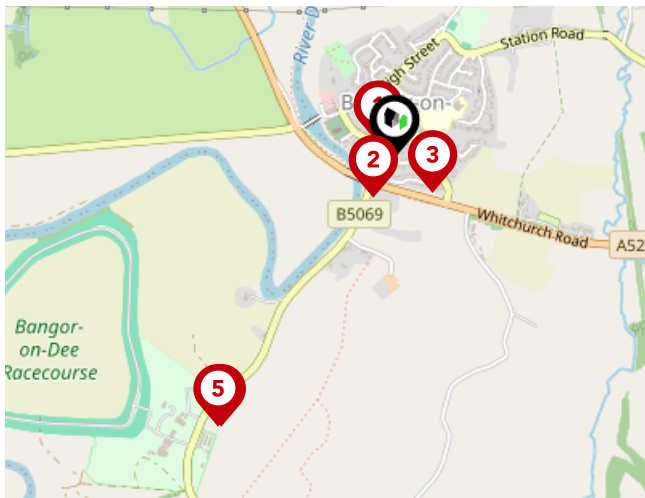
Trunk Roads/Motorways

Pin	Name	Distance
	M53 J12	14.65 miles
	M53 J11	16.91 miles
	M56 J15	17.2 miles
	M53 J10	18 miles
	M56 J14	18.78 miles



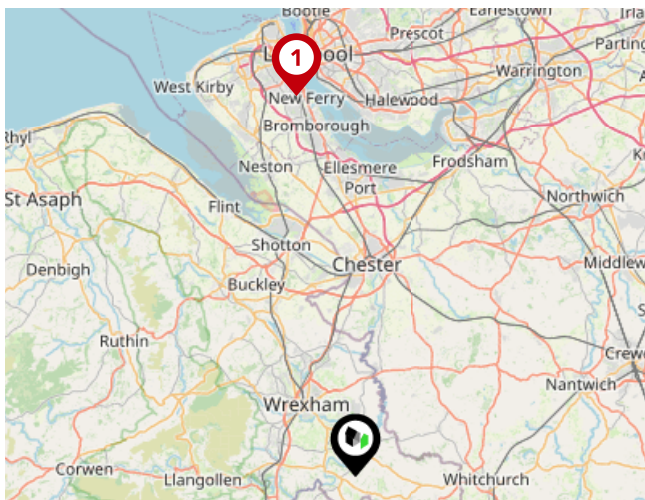
Airports/Helipads

Pin	Name	Distance
	Speke	23.29 miles
	Manchester Airport	36.26 miles
	Highfield	53.91 miles
	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	0.12 miles
4	Bangor on Dee Racecourse	0.71 miles
5	Bangor on Dee Racecourse	0.72 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Ferry Terminal	27.45 miles



Wingetts | Wrexham

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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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