

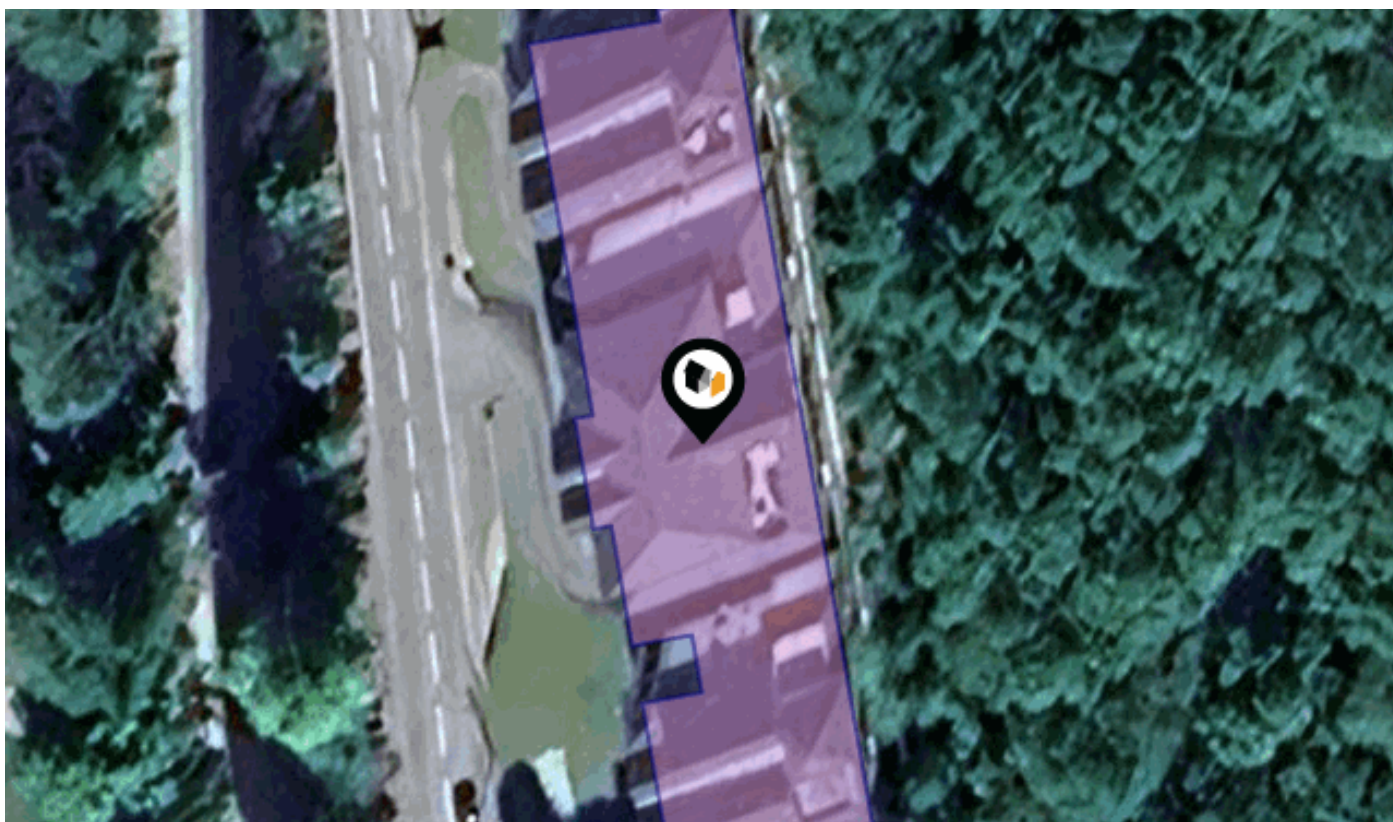


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Tuesday 16th September 2025



PLAS DERWEN, ABBEY ROAD, LLANGOLLEN, LL20

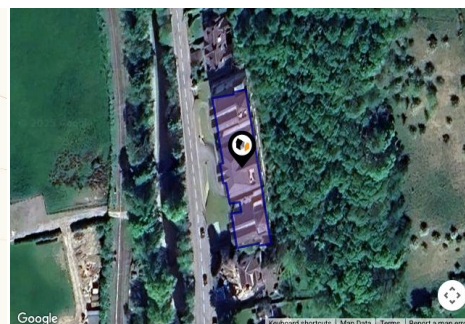
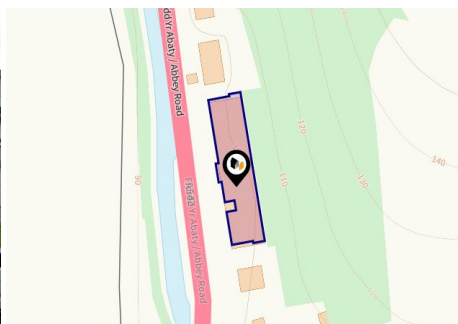
Wingetts | Llangollen

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www.wingetts.co.uk/





Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	1,119 ft ² / 104 m ²
Plot Area:	0.3 acres
Year Built :	2011
Council Tax :	Band D
Annual Estimate:	£2,217
Title Number:	CYM548478

Tenure:	Leasehold
Start Date:	23/11/2011
End Date:	01/01/2258
Lease Term:	250 years from 1 January 2008
Term Remaining:	232 years

Local Area

Local Authority:	Denbighshire
Conservation Area:	No
Flood Risk:	
• Rivers	Very low
• Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	- mb/s

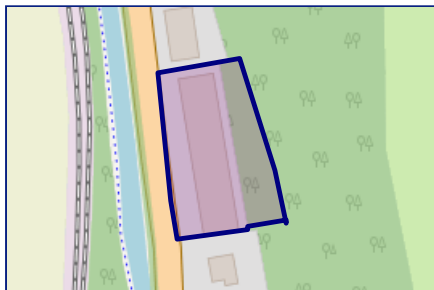
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

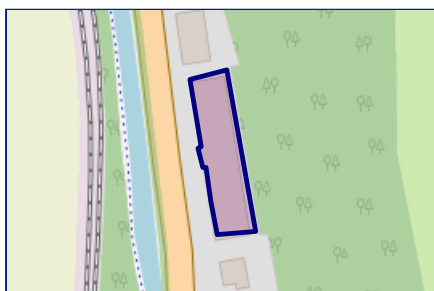


Multiple Freehold Title Plans Detected



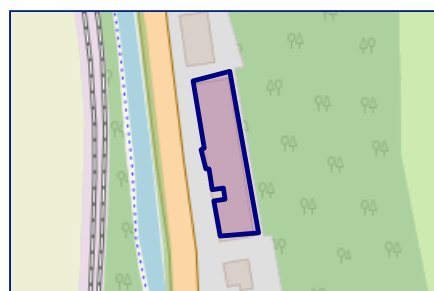
CYM138058

Multiple Freehold Title Plans Detected



CYM138058

Leasehold Title Plan



CYM548478

Start Date:	23/11/2011
End Date:	01/01/2258
Lease Term:	250 years from 1 January 2008
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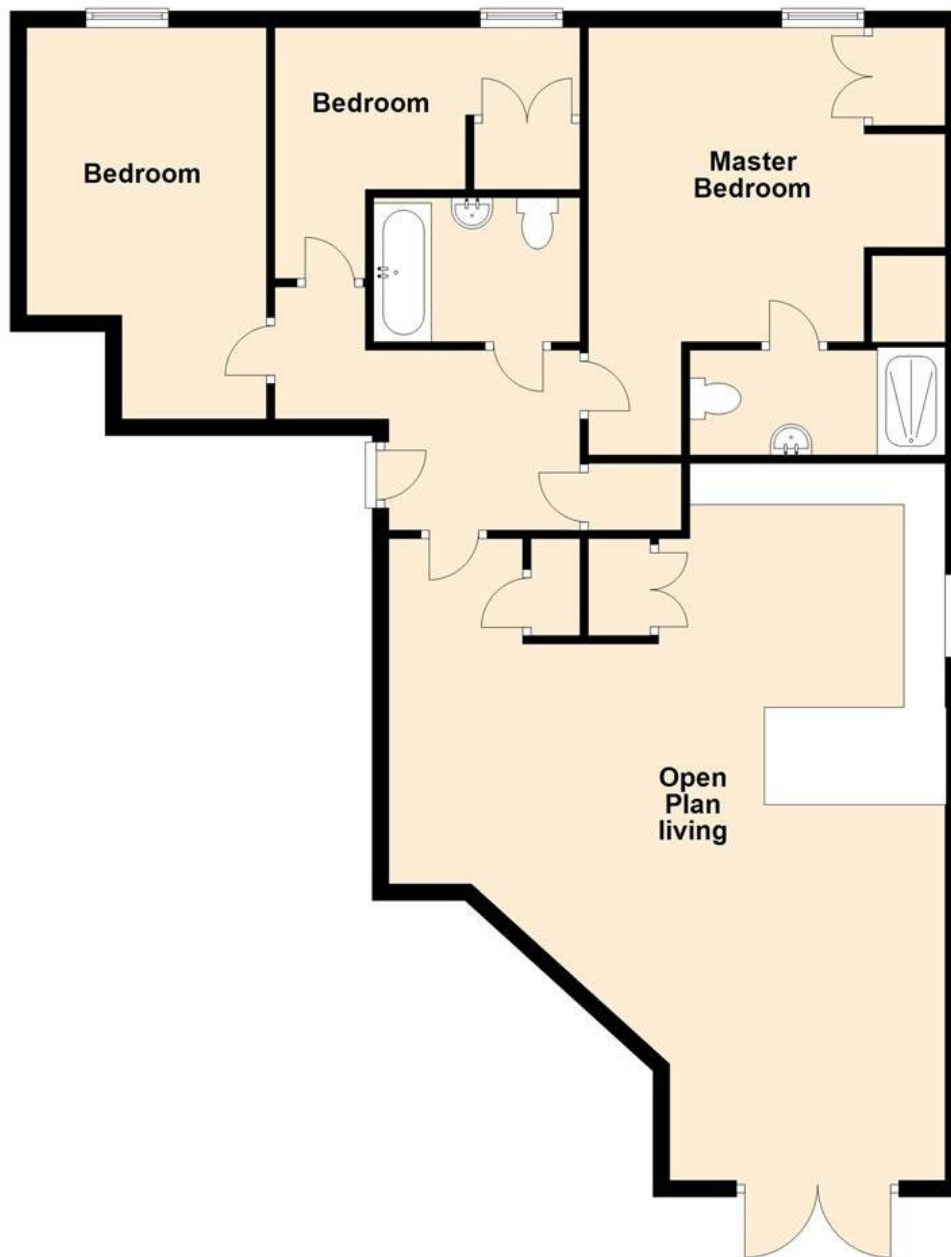




PLAS DERWEN, ABBEY ROAD, LLANGOLLEN, LL20

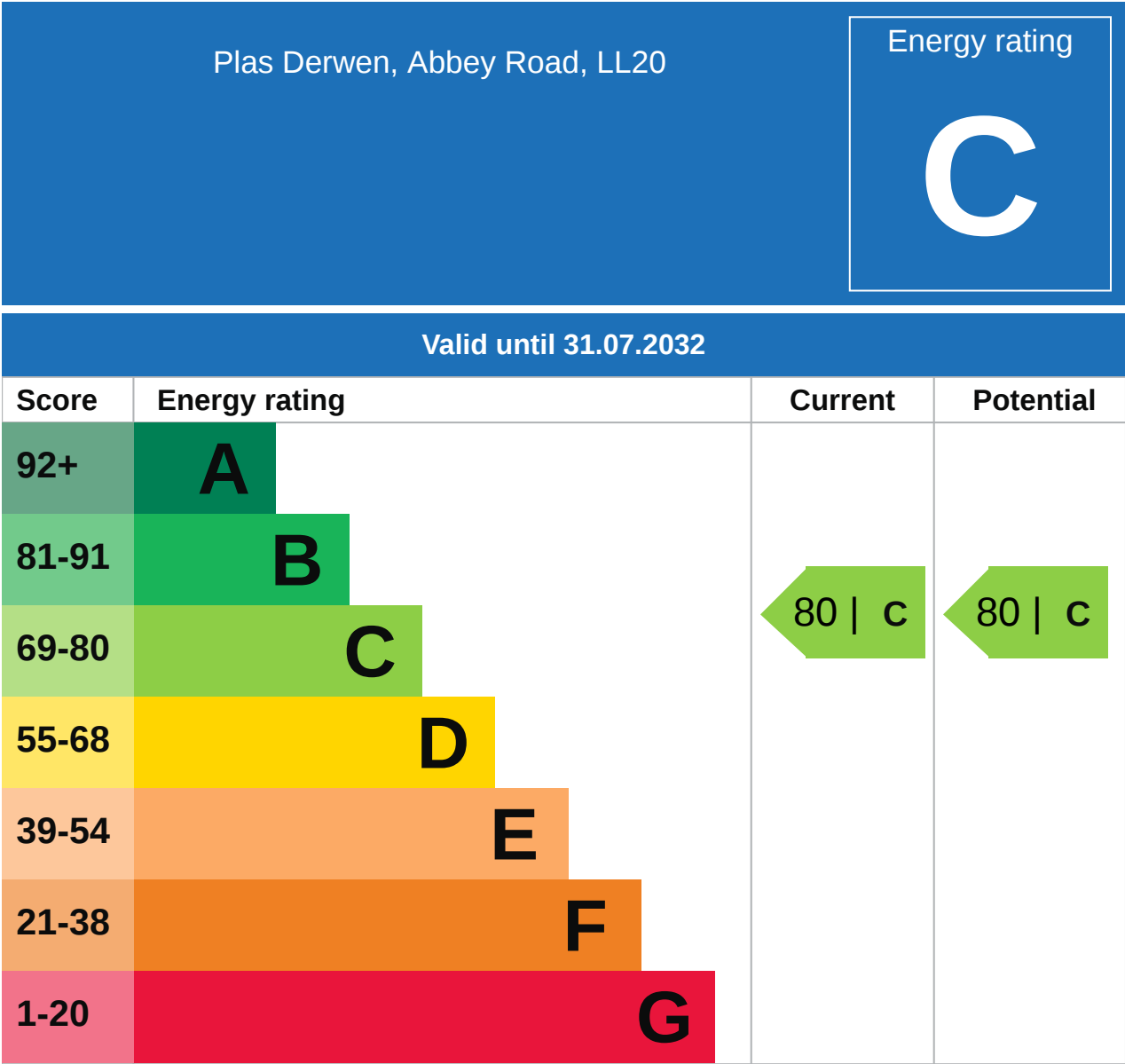
Ground Floor

Approx. 103.6 sq. metres (1115.2 sq. feet)



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, insulated (assumed)
Total Floor Area:	104 m ²

This map displays nearby coal mine entrances and their classifications.



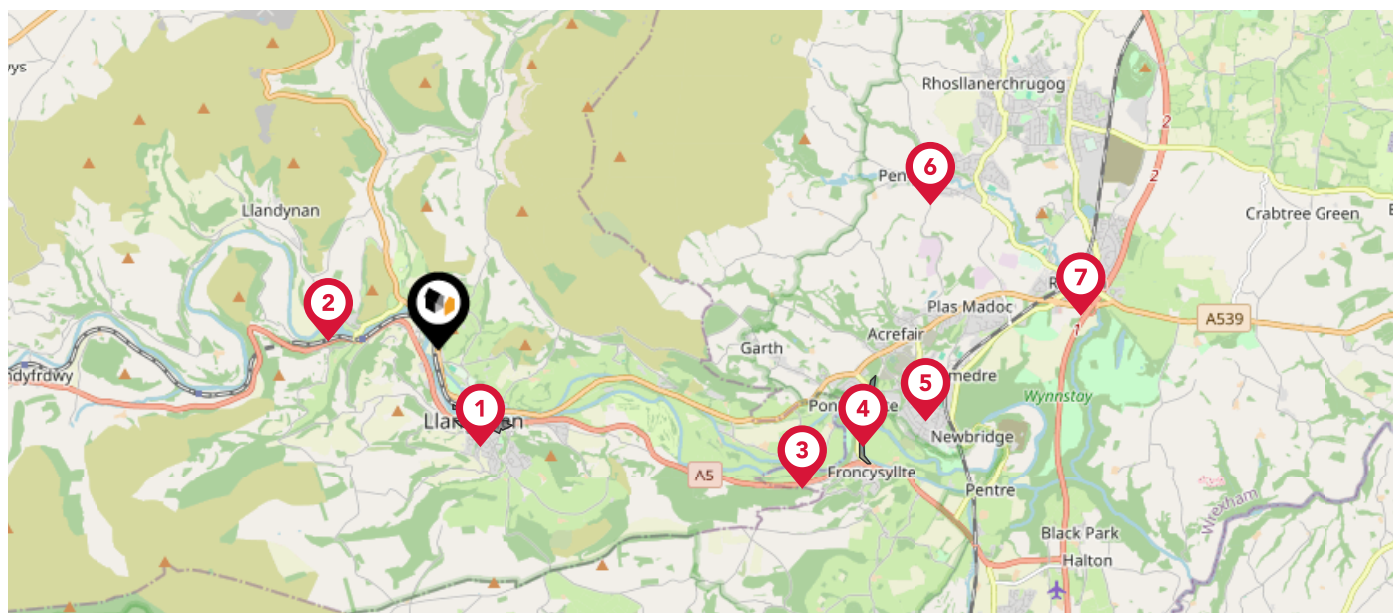
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Llangollen Town



Llantysilio



Plas Yn Pentre



Pontcysyllte Aqueduct



Cefn Mawr

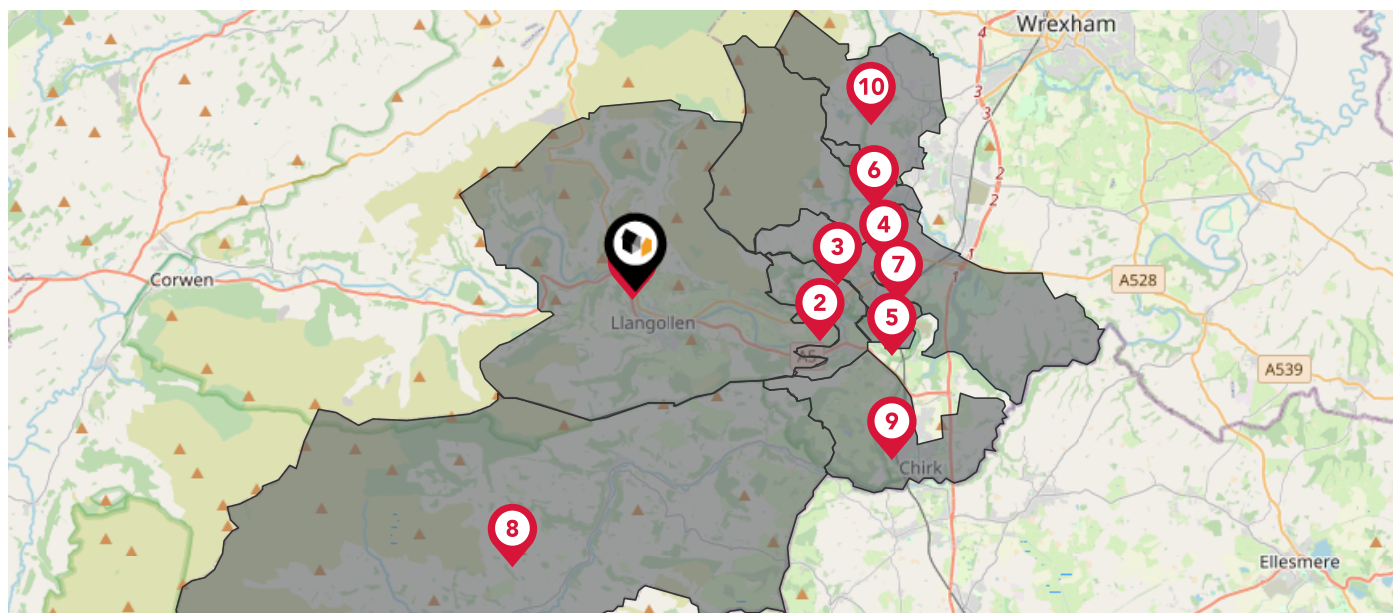


Penycae



Ruabon

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Llangollen ED



Llangollen Rural ED



Cefn West ED



Penycae and Ruabon South ED



Cefn East ED



Penycae ED



Acrefair North ED



Dyffryn Ceiriog ED

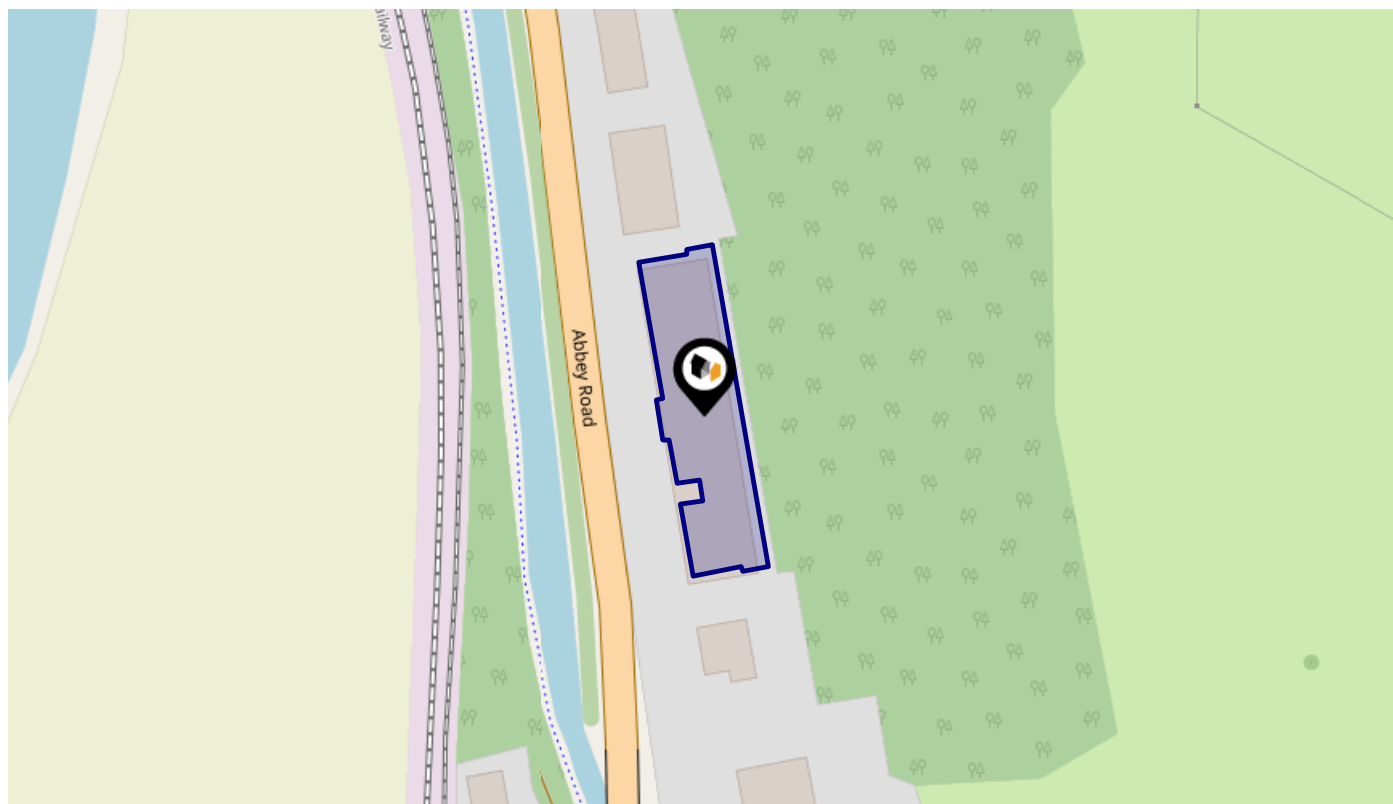


Chirk South ED



Rhos ED

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers Flood Risk

This map shows the chance of flooding from rivers, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.33%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

This map shows the chance of flooding from the sea, taking into account flood defences and their condition.



Risk Rating: Very low

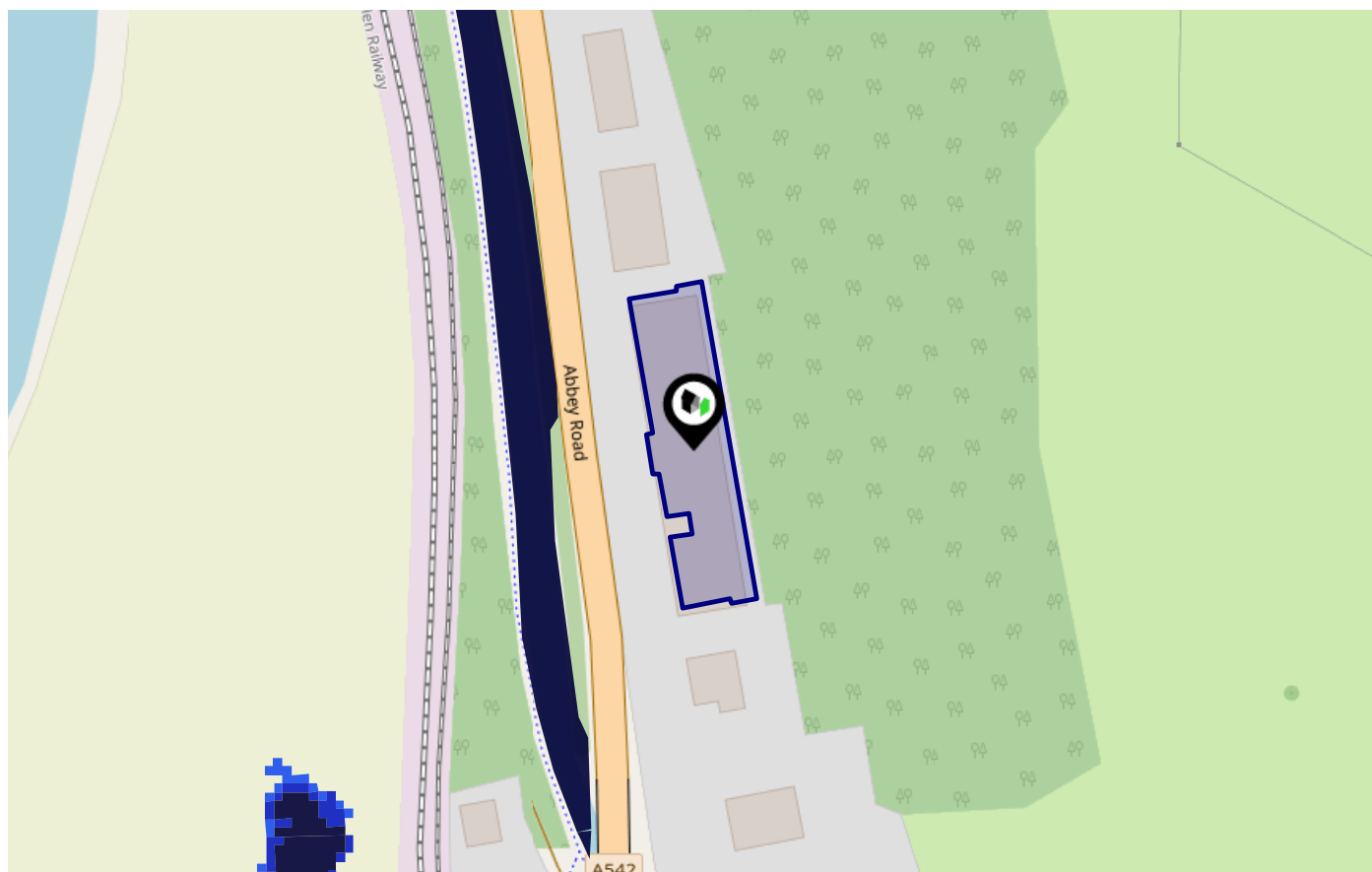
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Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

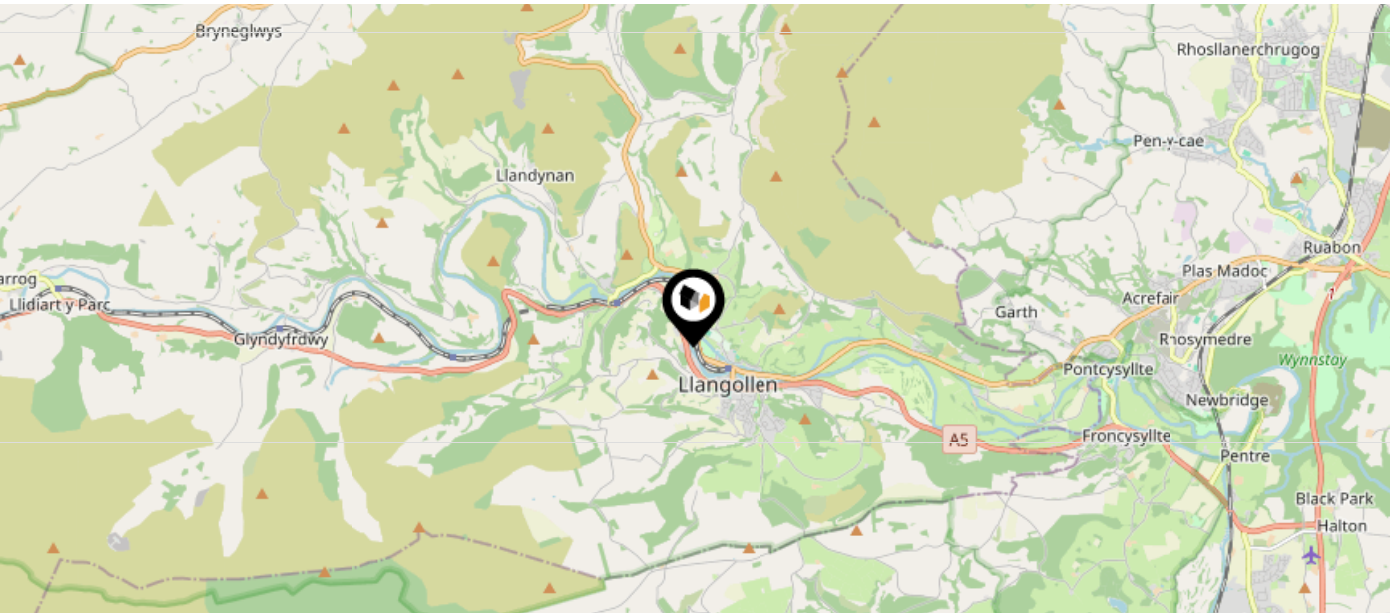


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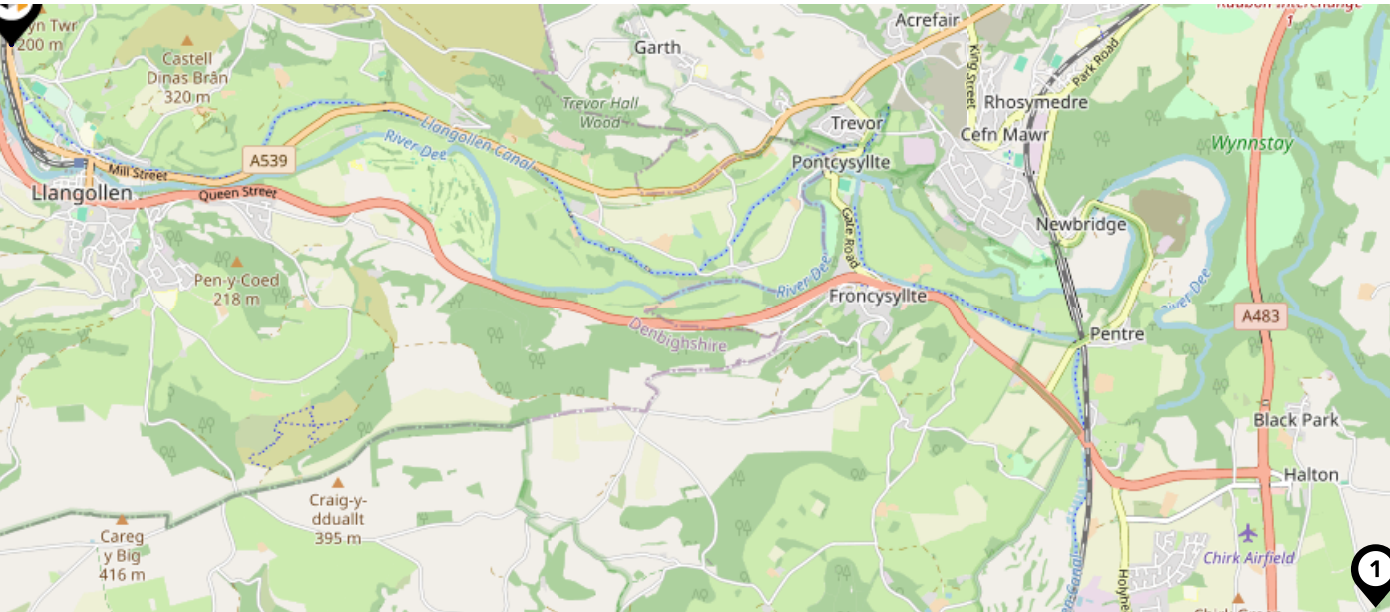
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

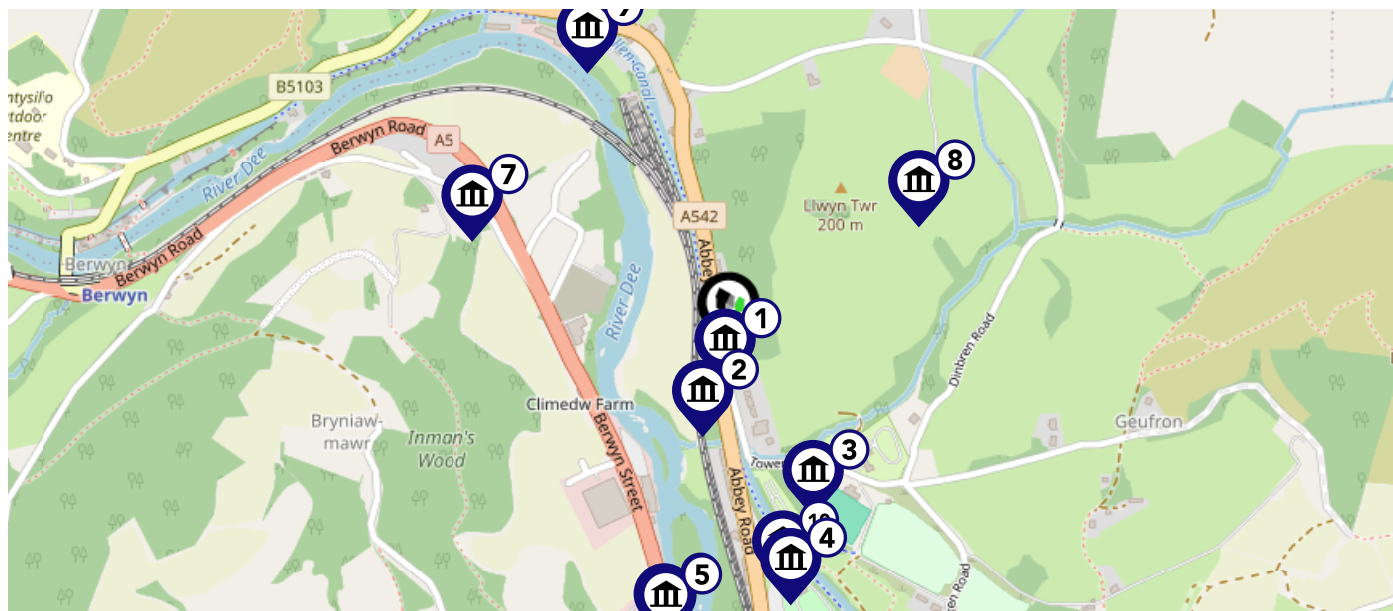
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



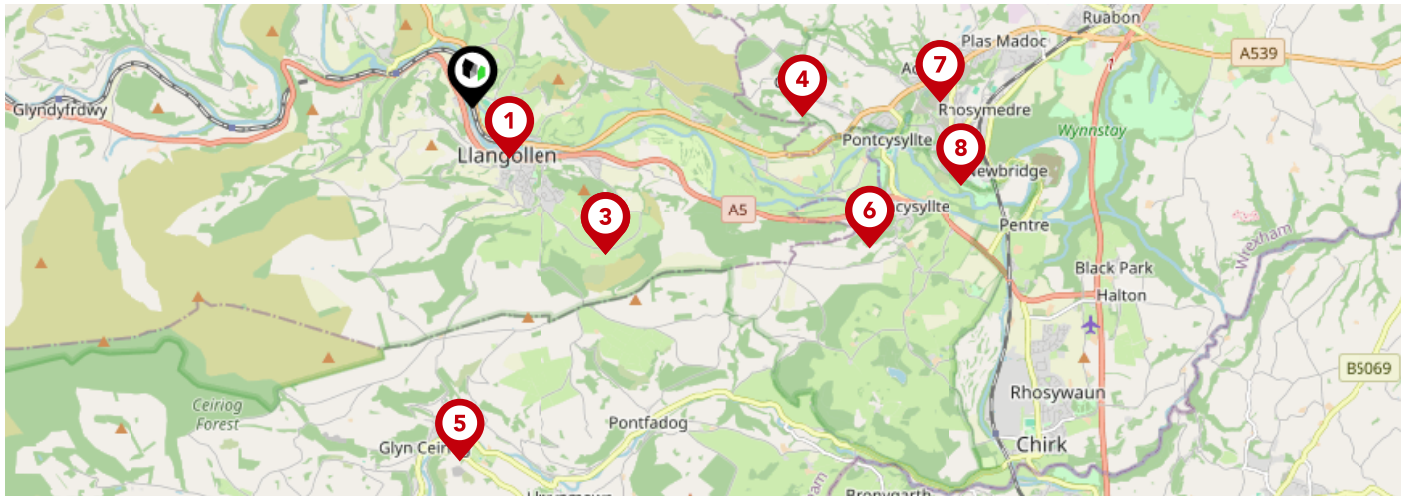
Nearby Landfill Sites

1	Lower Halton-Chirk, Clwyd	Historic Landfill
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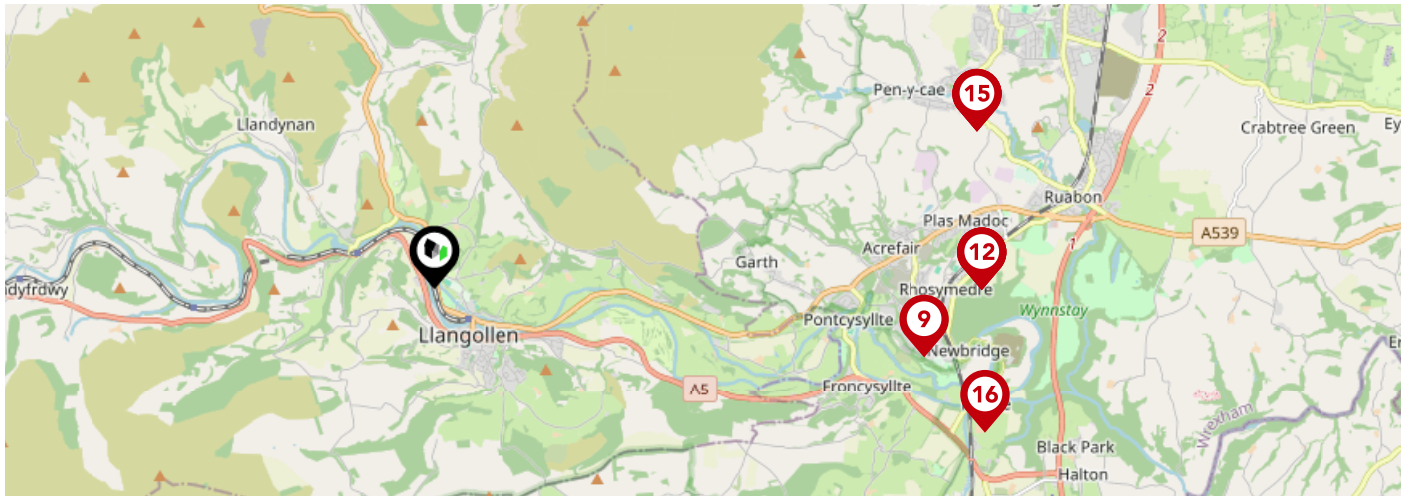
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1243 - Fron Deg	Grade II	0.0 miles
	1244 - Sycamore	Grade II	0.1 miles
	1245 - The Tower	Grade II	0.2 miles
	1241 - Canal Bridge (no.46 At Penddol)	Grade II	0.3 miles
	1247 - Colmedw Cottages	Grade II	0.3 miles
	1248 - Cilmedw Cottages	Grade II	0.3 miles
	1246 - Henllys	Grade II	0.3 miles
	1238 - Dinbren Hall	Grade II	0.3 miles
	1325 - Pentrefelin Bridge, Llangollen Canal Bridge No 48	Grade II	0.3 miles
	1242 - Penddol	Grade II	0.3 miles



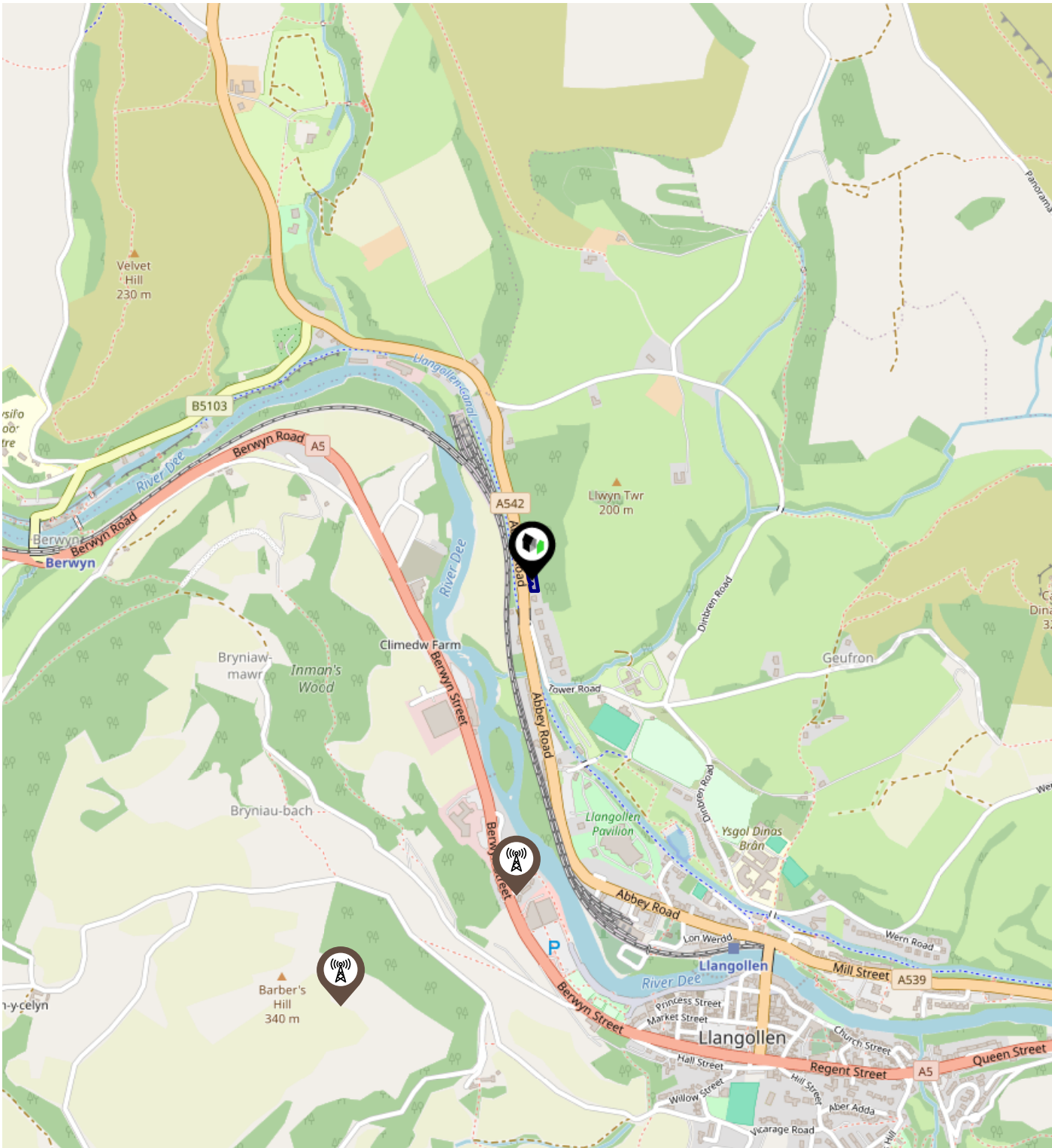
		Nursery	Primary	Secondary	College	Private
1	Ysgol Dinas Bran Ofsted Rating: Adequate Pupils:0 Distance:0.56	☐	☐	☒	☐	☐
2	Ysgol Bryn Collen Llangollen Ofsted Rating: Not Rated Pupils:0 Distance:1.76	☐	☒	☐	☐	☐
3	Ysgol Gymraeg y Gwernant Ofsted Rating: Excellent Pupils:0 Distance:1.76	☐	☒	☐	☐	☐
4	Garth C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:2.95	☐	☒	☐	☐	☐
5	Ysgol Cynddelw Ofsted Rating: Adequate Pupils:0 Distance:3.15	☐	☒	☐	☐	☐
6	Froncysyllte C.P. School Ofsted Rating: Good Pupils:0 Distance:3.76	☐	☒	☐	☐	☐
7	Ysgol Acrefair Ofsted Rating: Good Pupils:0 Distance:4.18	☐	☒	☐	☐	☐
8	Ysgol Min-Y-Ddol Ofsted Rating: Not Rated Pupils:0 Distance:4.42	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Cefn Mawr Primary School Ofsted Rating: Adequate Pupils:0 Distance:4.43	☐	☒	☐	☐	☐
10	Rhosymedre Infants C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:4.9	☐	☒	☐	☐	☐
11	Rhosymedre Community Primary School Ofsted Rating: Good Pupils:0 Distance:4.9	☐	☒	☐	☐	☐
12	Rhosymedre Junior C.P Ofsted Rating: Not Rated Pupils:0 Distance:4.9	☐	☒	☐	☐	☐
13	Penycae Infants School Ofsted Rating: Not Rated Pupils:0 Distance:5.05	☒	☐	☐	☐	☐
14	Penycae Community Primary School Ofsted Rating: Good Pupils:0 Distance:5.05	☐	☒	☐	☐	☐
15	Penycae Junior C.P. School Ofsted Rating: Not Rated Pupils:0 Distance:5.05	☐	☒	☐	☐	☐
16	Pentre Church in Wales Controlled Primary School Ofsted Rating: Good Pupils:0 Distance:5.1	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

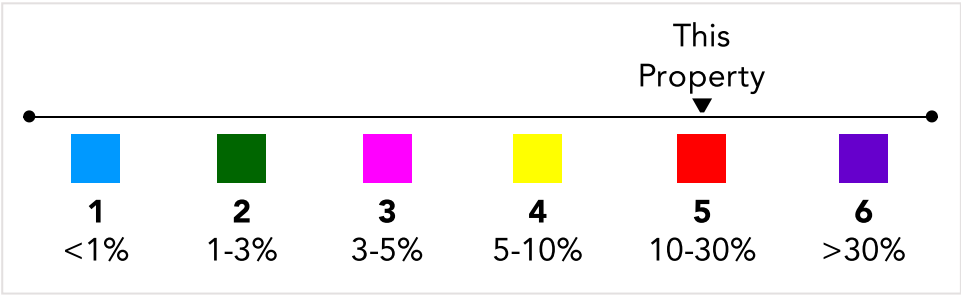
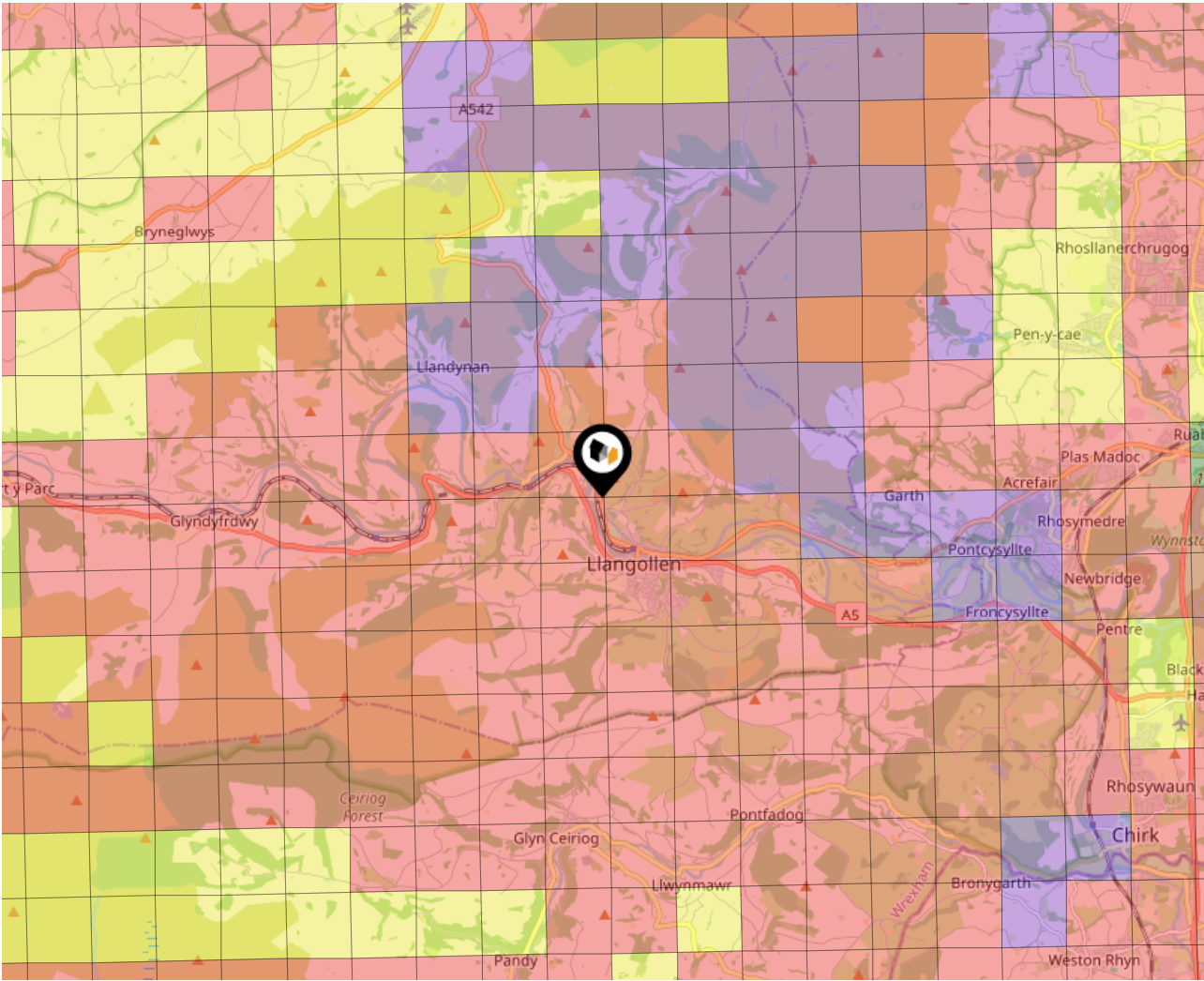


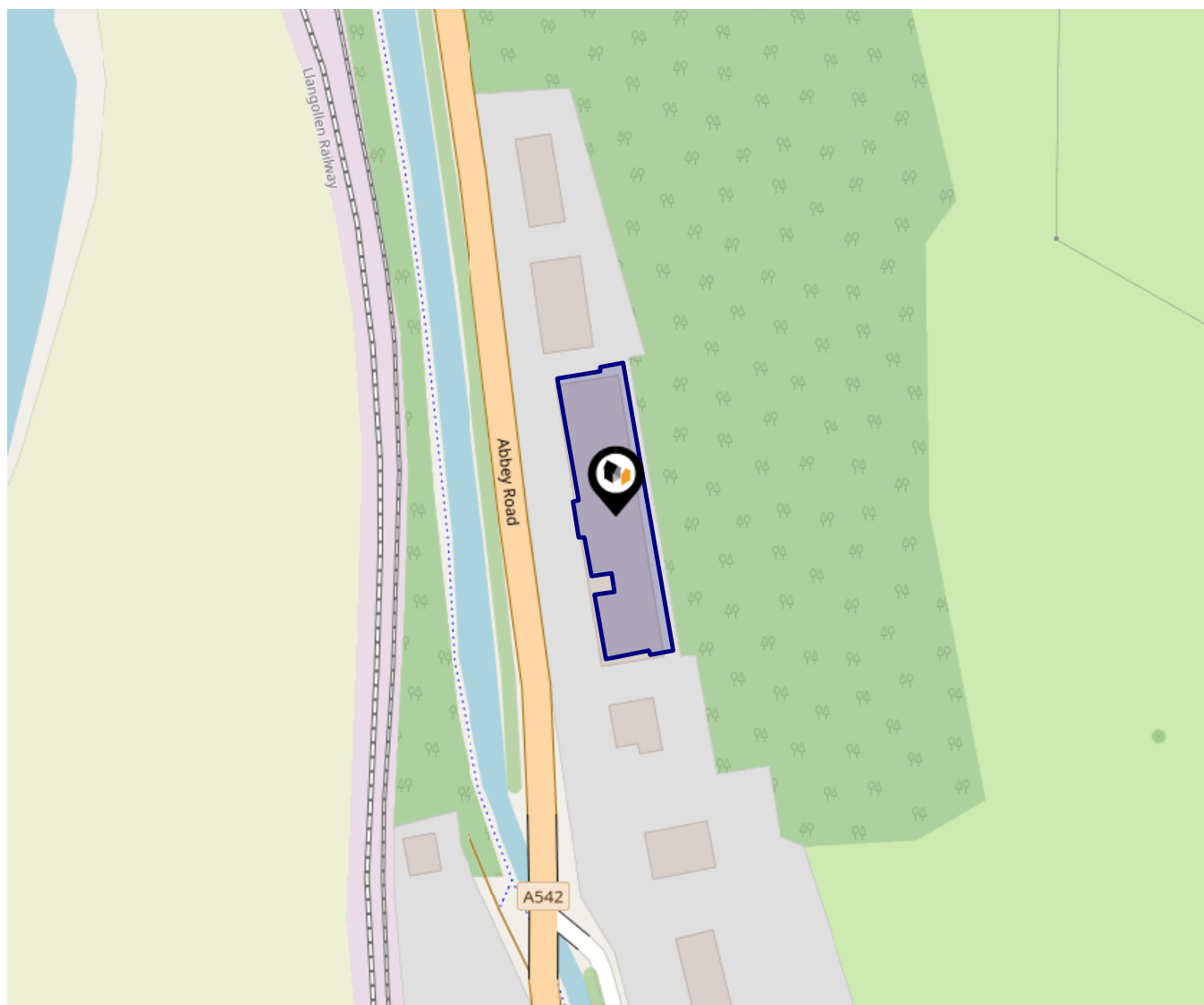
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





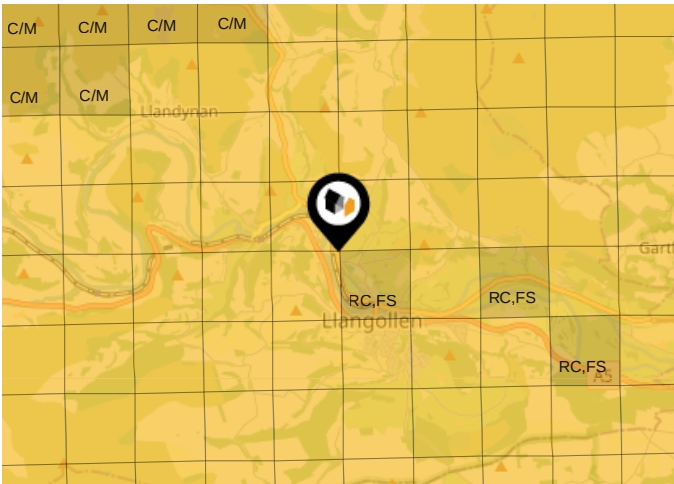
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

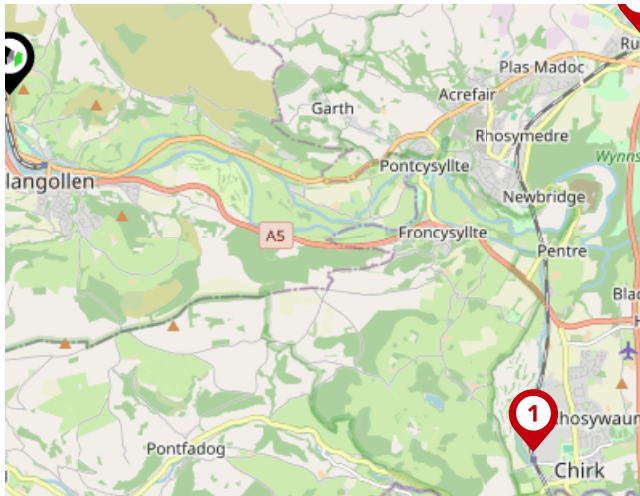
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		



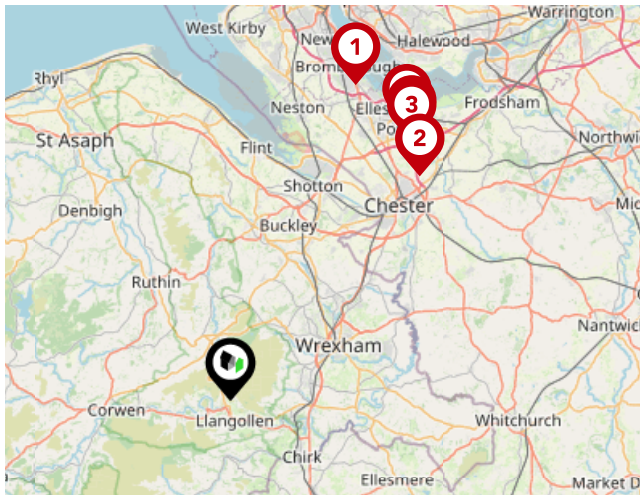
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



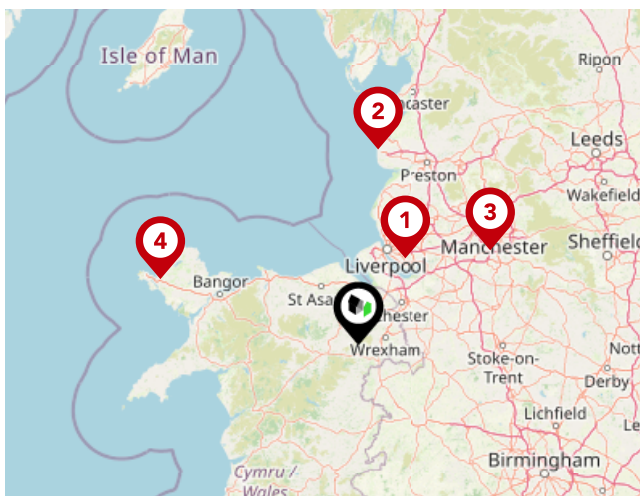
National Rail Stations

Pin	Name	Distance
	Chirk Rail Station	5.67 miles
	Ruabon Rail Station	5.67 miles
	Gobowen Rail Station	8.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M53 J5	24.19 miles
	M53 J12	21.02 miles
	M53 J11	22.49 miles
	M56 J15	22.75 miles
	M53 J10	23.25 miles

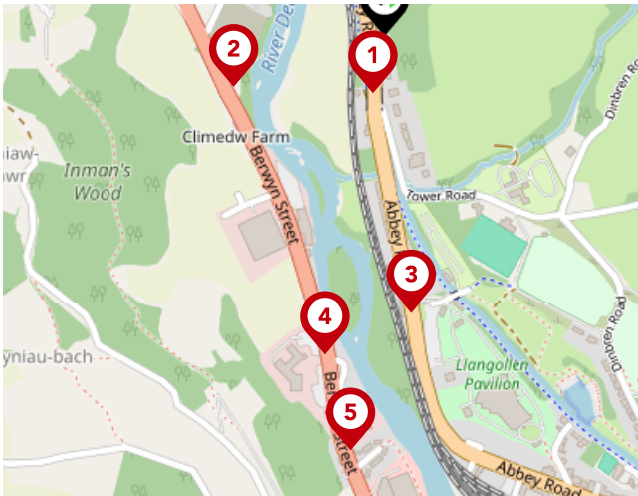


Airports/Helipads

Pin	Name	Distance
	Speke	28.19 miles
	Highfield	55.54 miles
	Manchester Airport	45.95 miles
	Penrhyn	59.4 miles

Area

Transport (Local)



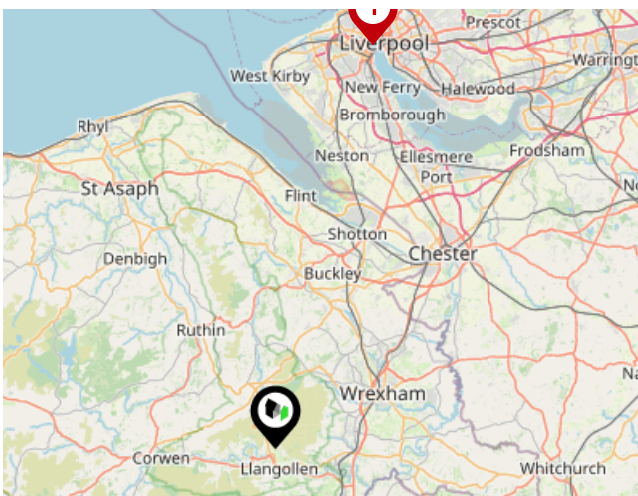
Bus Stops/Stations

Pin	Name	Distance
1	Bryn Derwen Hotel	0.06 miles
2	Ystrad Hall	0.18 miles
3	Eisteddfod Pavilion	0.31 miles
4	Wild Pheasant Hotel	0.36 miles
5	Park Avenue	0.46 miles



Local Connections

Pin	Name	Distance
1	Llangollen (Llangollen Railway)	0.62 miles



Ferry Terminals

Pin	Name	Distance
1	Woodside Birkenhead Ferry Terminal	29.59 miles



Wingetts | Llangollen

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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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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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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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sharron@wingetts.co.uk

www.wingetts.co.uk/

