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# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Saturday 03rd October 2026**



**GWYNFRYN, NEW STREET, RHOSLLANERCHRUGOG,  
WREXHAM, LL14 1RE**

## Phillip Arnold Auctions

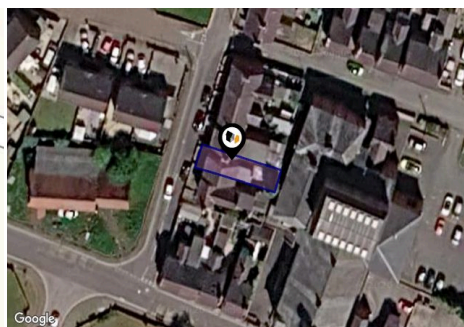
Aurora House, 71 -75 Uxbridge Road, Ealing, London W5 5SL

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk





## Property

|                        |              |
|------------------------|--------------|
| Type:                  | Detached     |
| Bedrooms:              | 2            |
| Plot Area:             | 0.03 acres   |
| Year Built :           | 1930-1949    |
| Council Tax :          | Band C       |
| Annual Estimate:       | £2,052       |
| Title Number:          | CYM204600    |
| UPRN:                  | 100100885154 |
| Restrictive Covenants: | No           |

|                               |            |
|-------------------------------|------------|
| Last Sold Date:               | 21/07/2022 |
| Last Sold Price:              | £146,000   |
| Last Sold £/ft <sup>2</sup> : | £150       |
| Tenure:                       | Freehold   |

## Local Area

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

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

|                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>18</b><br>mb/s                                                                   | <b>80</b><br>mb/s                                                                     | <b>10000</b><br>mb/s                                                                  |
|  |  |  |

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



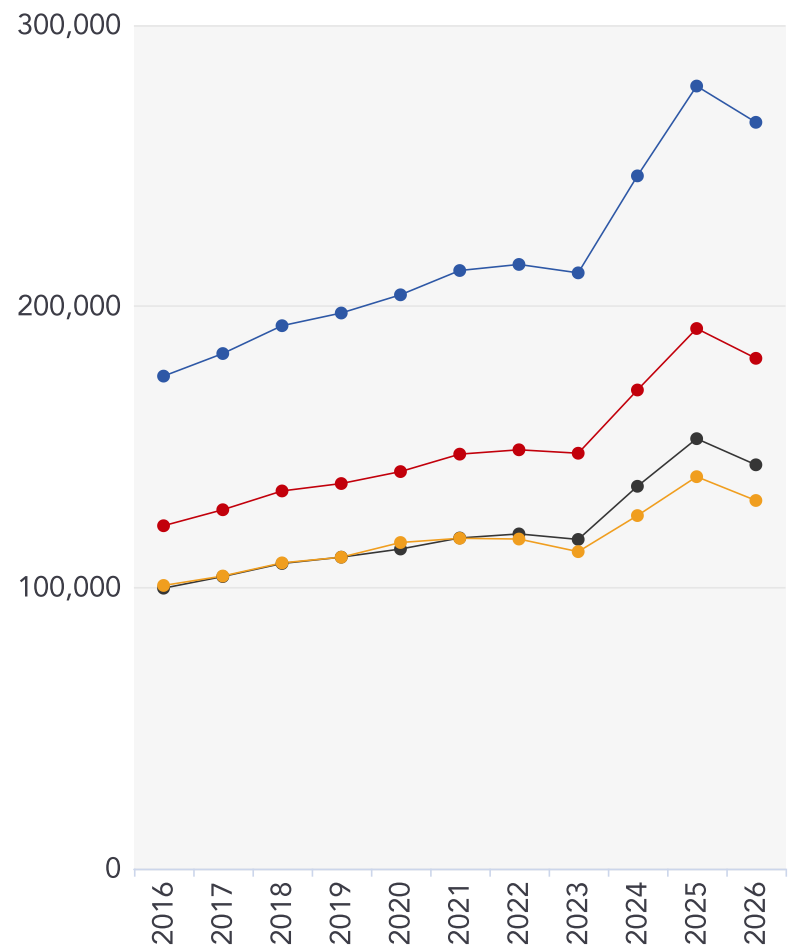
### Satellite/Fibre TV Availability:



# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in LL14



Detached

**+51.52%**

Semi-Detached

**+48.82%**

Terraced

**+43.98%**

Flat

**+30%**

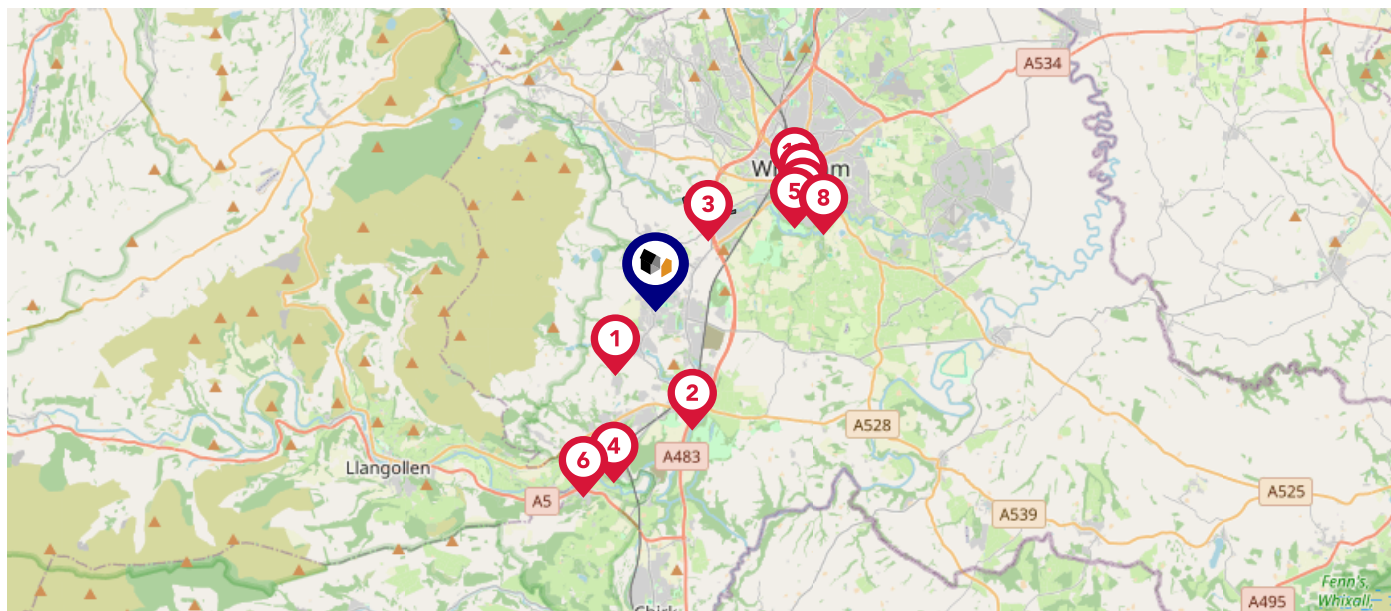
This map displays the Johnstown area in Wales, overlaid with a dense pattern of red 'X' marks. These marks represent locations identified by the Mining Remediation Authority for remediation. The map includes geographical features like the River Towy and surrounding farms and villages. A blue location pin is centered on the main cluster of red 'X' marks. The map is sourced from Leaflet and contains data from the Mining Remediation Authority, dated 2026.

Powered by **aprift** 

# Maps

## Conservation Areas

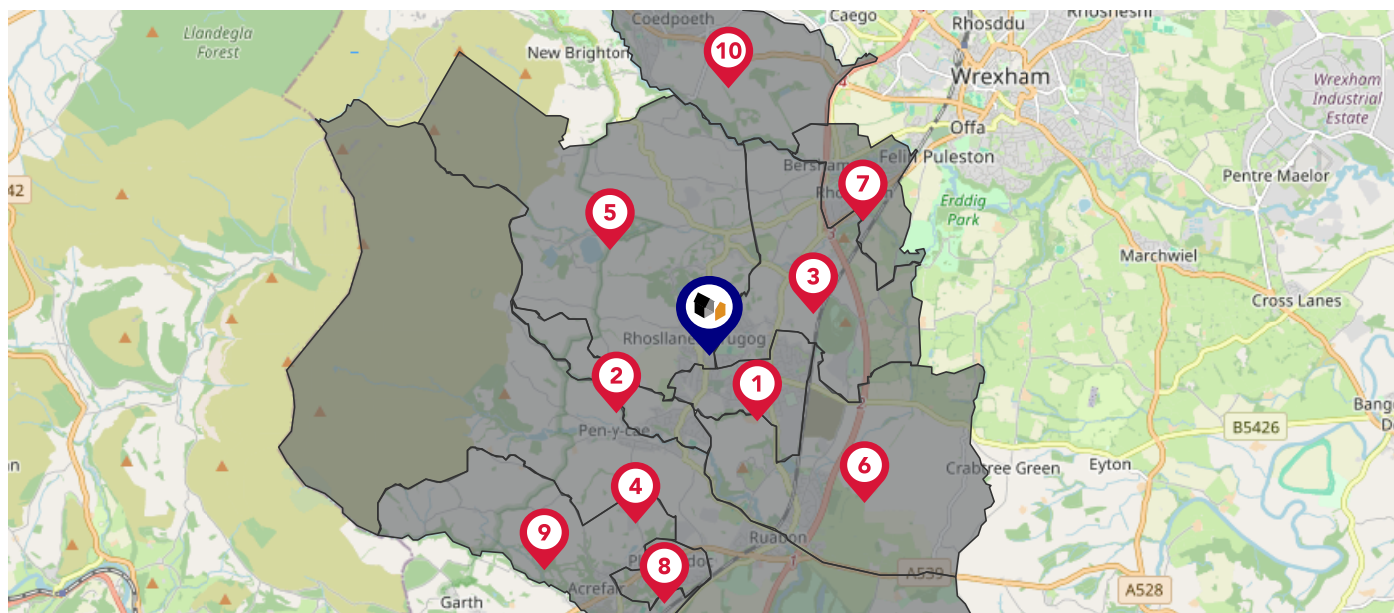
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Penycae
-  Ruabon
-  Bersham
-  Cefn Mawr
-  Fairy Road
-  Pontcysyllte Aqueduct
-  Salisbury Park
-  Hightown Barracks
-  Wrexham Town
-  Grosvenor Road, Wrexham.

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



Pant and Johnstown ED



Penycae ED



Ponciau ED



Penycae and Ruabon South ED



Rhos ED



Ruabon ED



Esclusham ED



Acrefair North ED

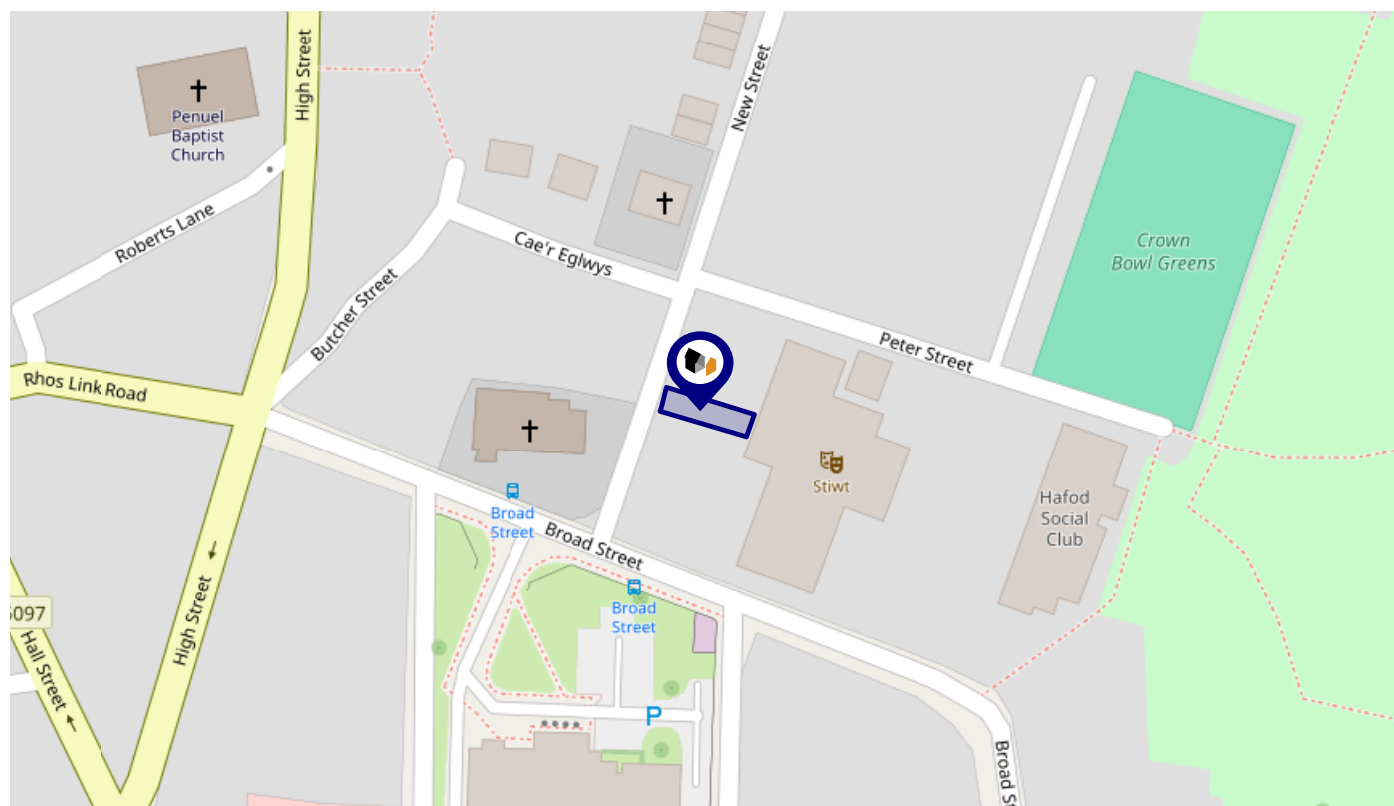


Cefn West ED



Coedpoeth 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.

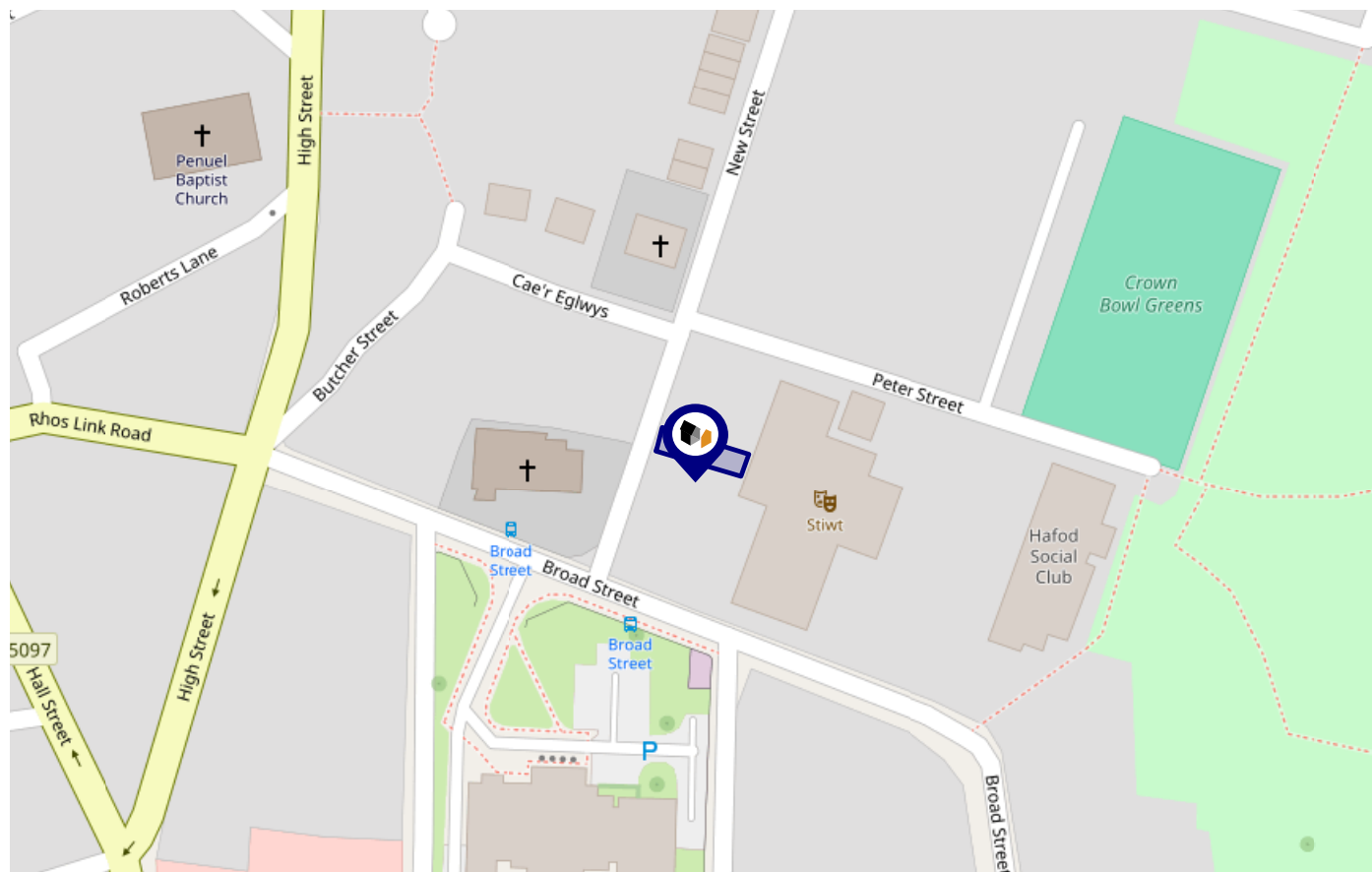
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                                                                     |
|---|--|--------------|-------------------------------------------------------------------------------------|
| 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

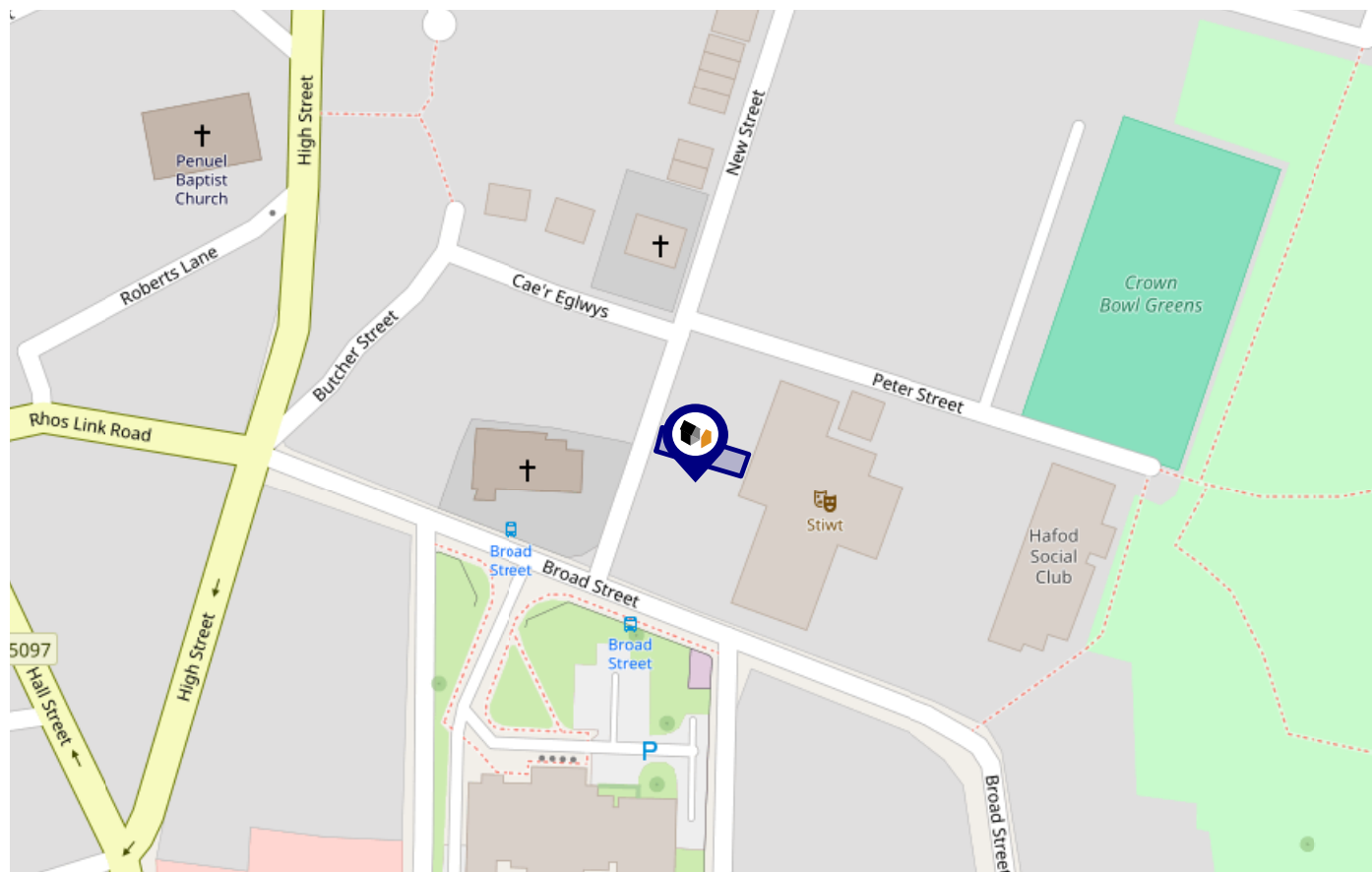
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

# Flood Risk

## Seas Flood Risk

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



**Risk Rating: Very low**

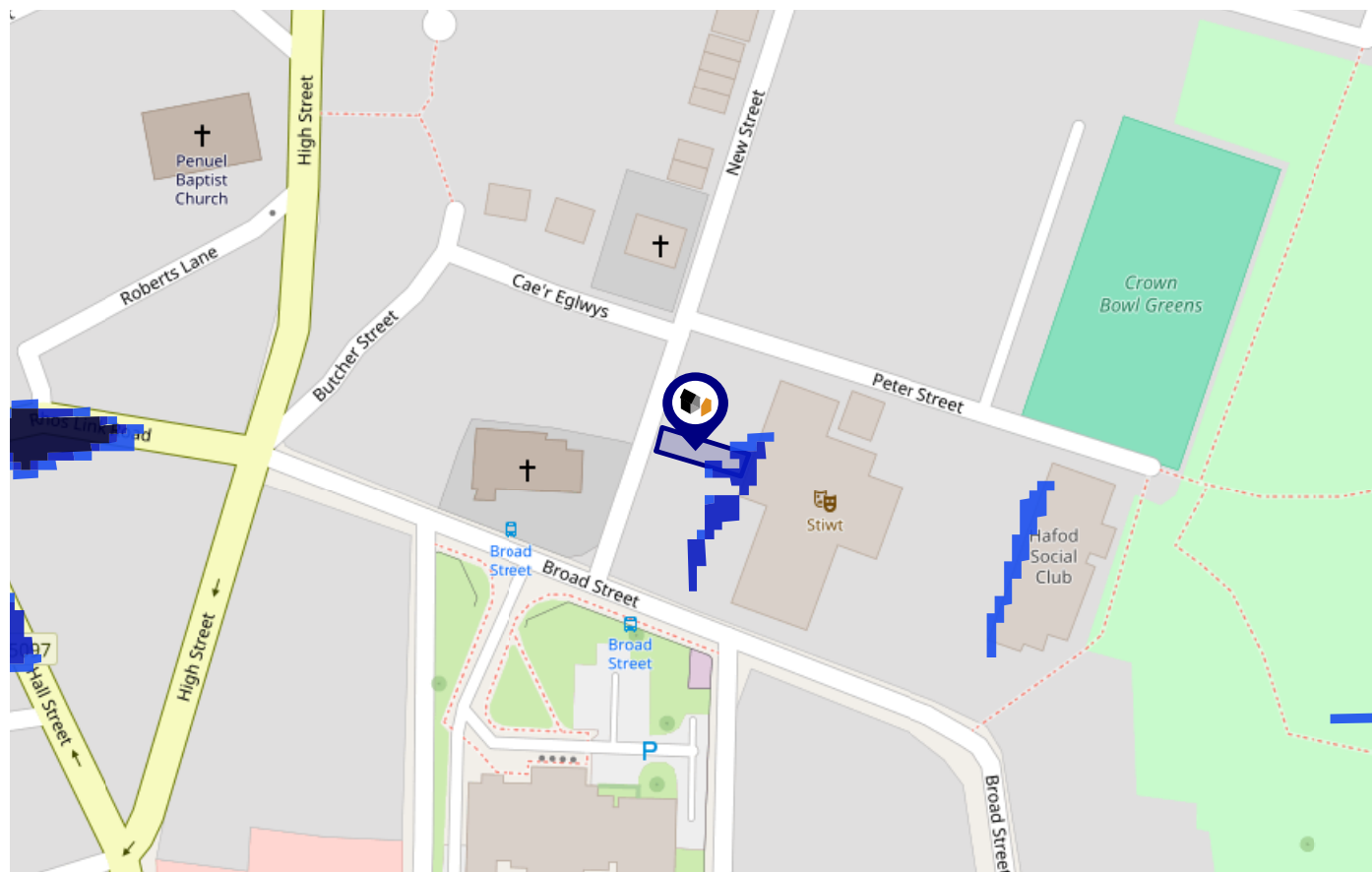
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

# 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.

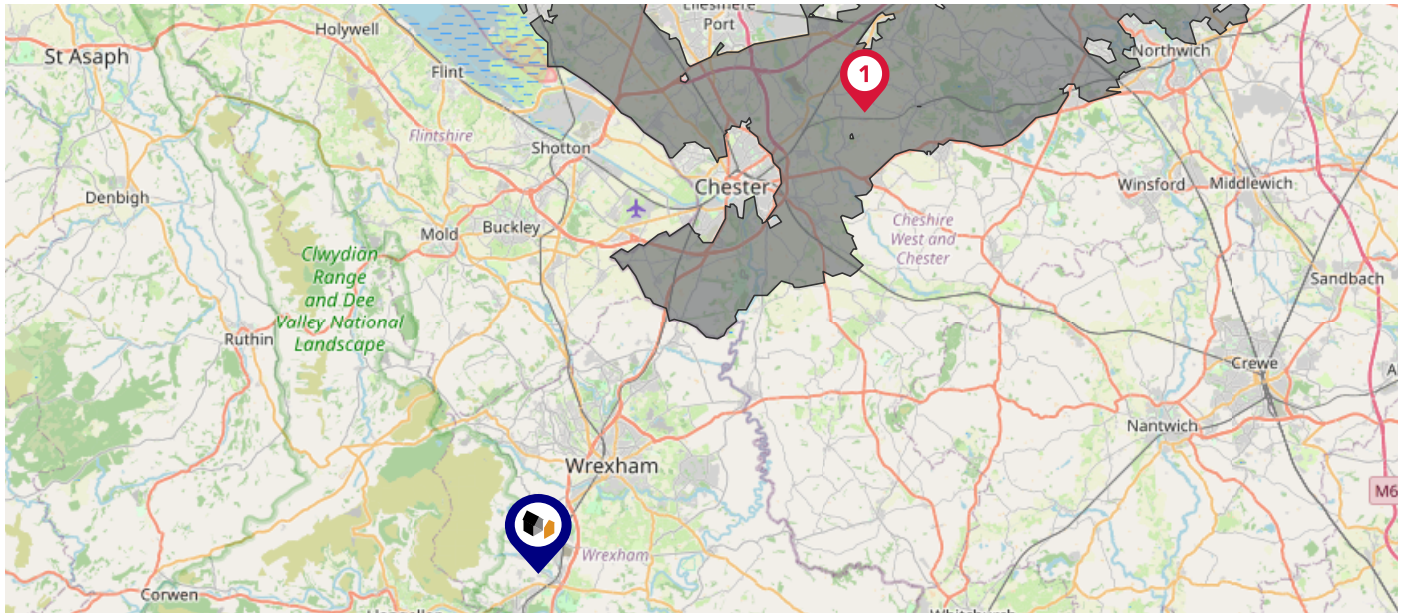


**Risk Rating: Medium**

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.

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-  **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 displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

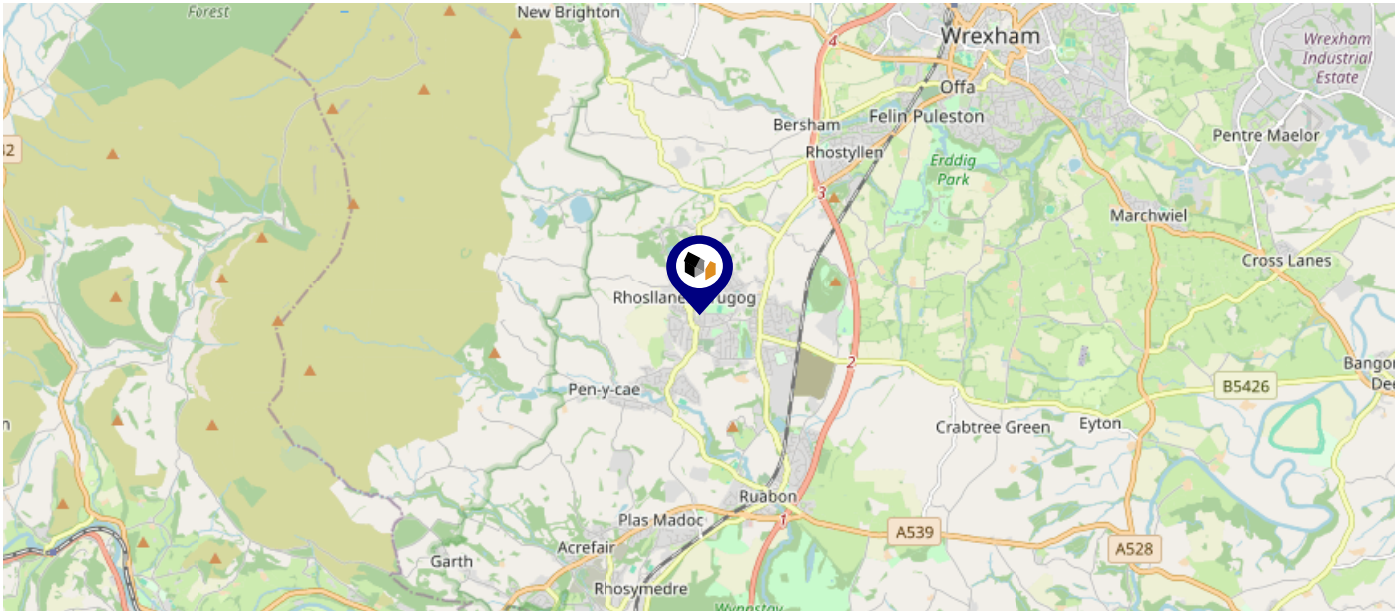


Merseyside and Greater Manchester Green Belt - Cheshire West and Chester

# Maps

## Landfill Sites

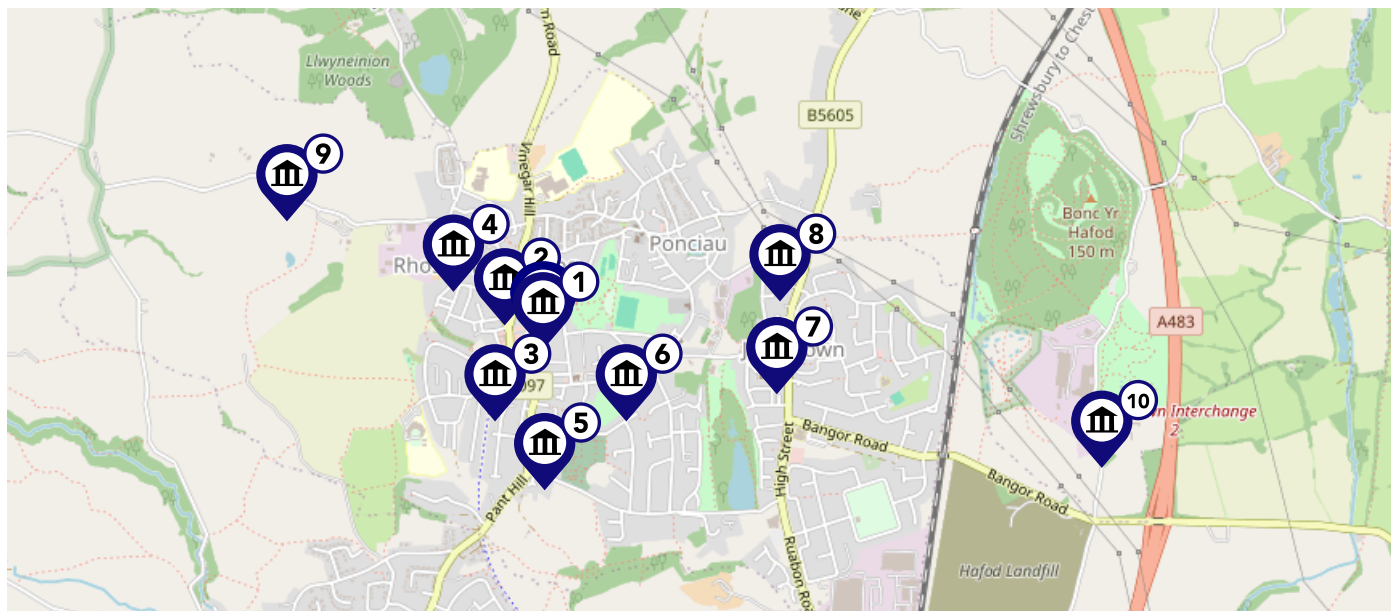
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



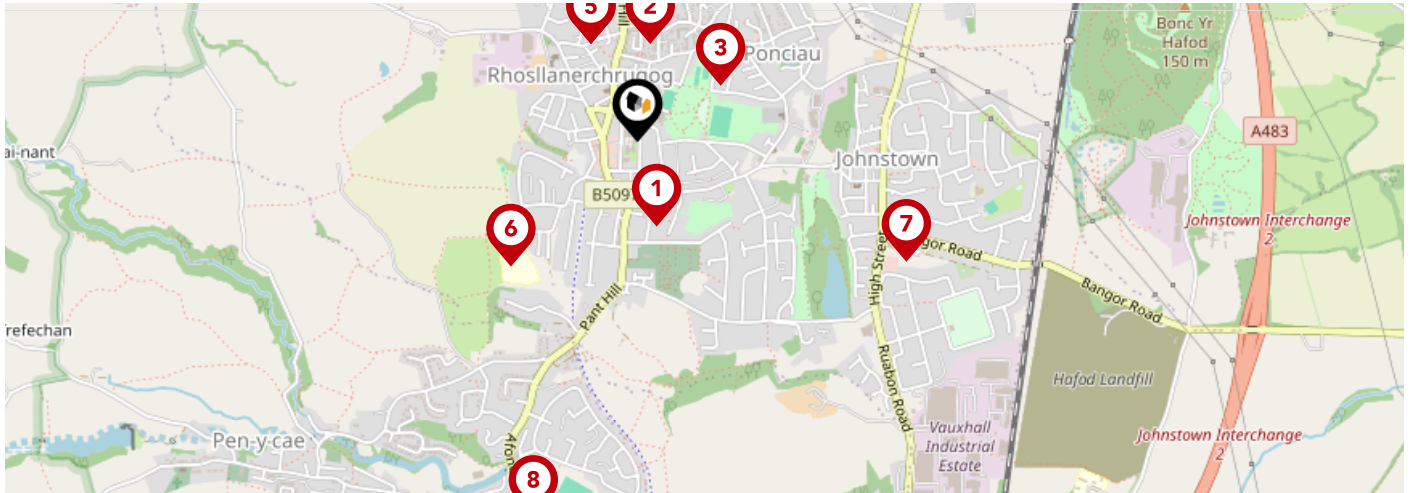
Nearby Landfill Sites

No data available.

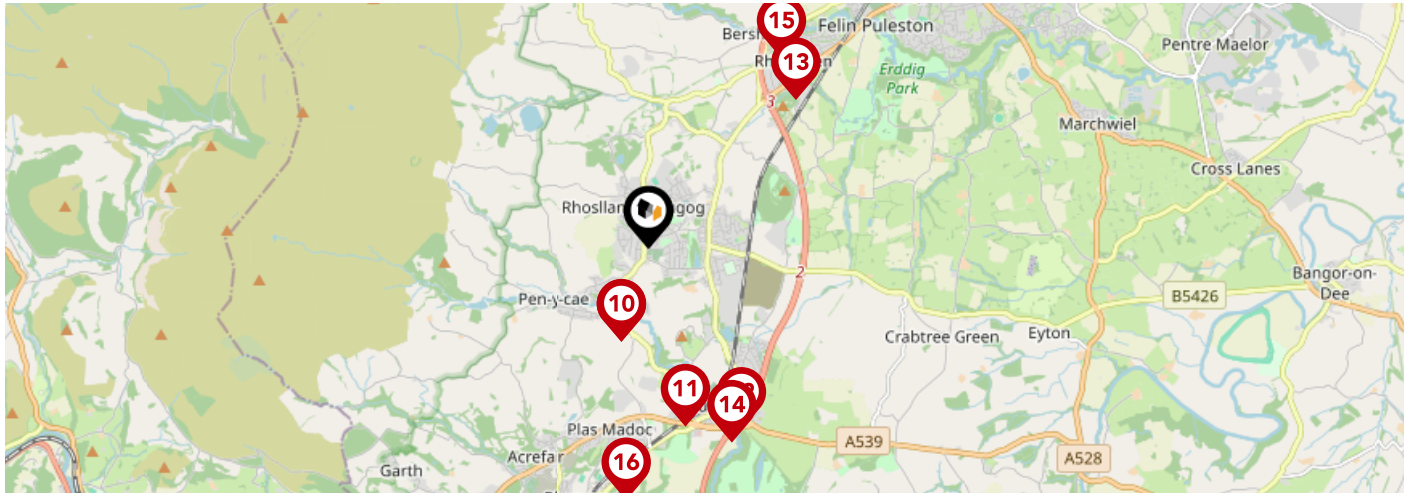
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                                                                    | Grade    | Distance  |
|----------------------------------------|------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1721 - Miners' Institute                                                           | Grade II | 0.0 miles |
|                                        | 17091 - Penuel Baptist Chapel                                                      | Grade II | 0.1 miles |
|                                        | 16845 - Capel Mawr (jerusalem Welsh Presbyterian Chapel) With Attached School Room | Grade II | 0.2 miles |
|                                        | 17090 - Bethlehem Independent Chapel                                               | Grade II | 0.2 miles |
|                                        | 17089 - Church Of Saint John Evangelist                                            | Grade II | 0.3 miles |
|                                        | 17092 - War Memorial                                                               | Grade II | 0.3 miles |
|                                        | 17094 - War Memorial                                                               | Grade II | 0.5 miles |
|                                        | 17093 - Eddystone House                                                            | Grade II | 0.6 miles |
|                                        | 1621 - Llannerchrugog Hall                                                         | Grade II | 0.6 miles |
|                                        | 1589 - Hafod House Farmhouse                                                       | Grade II | 1.3 miles |



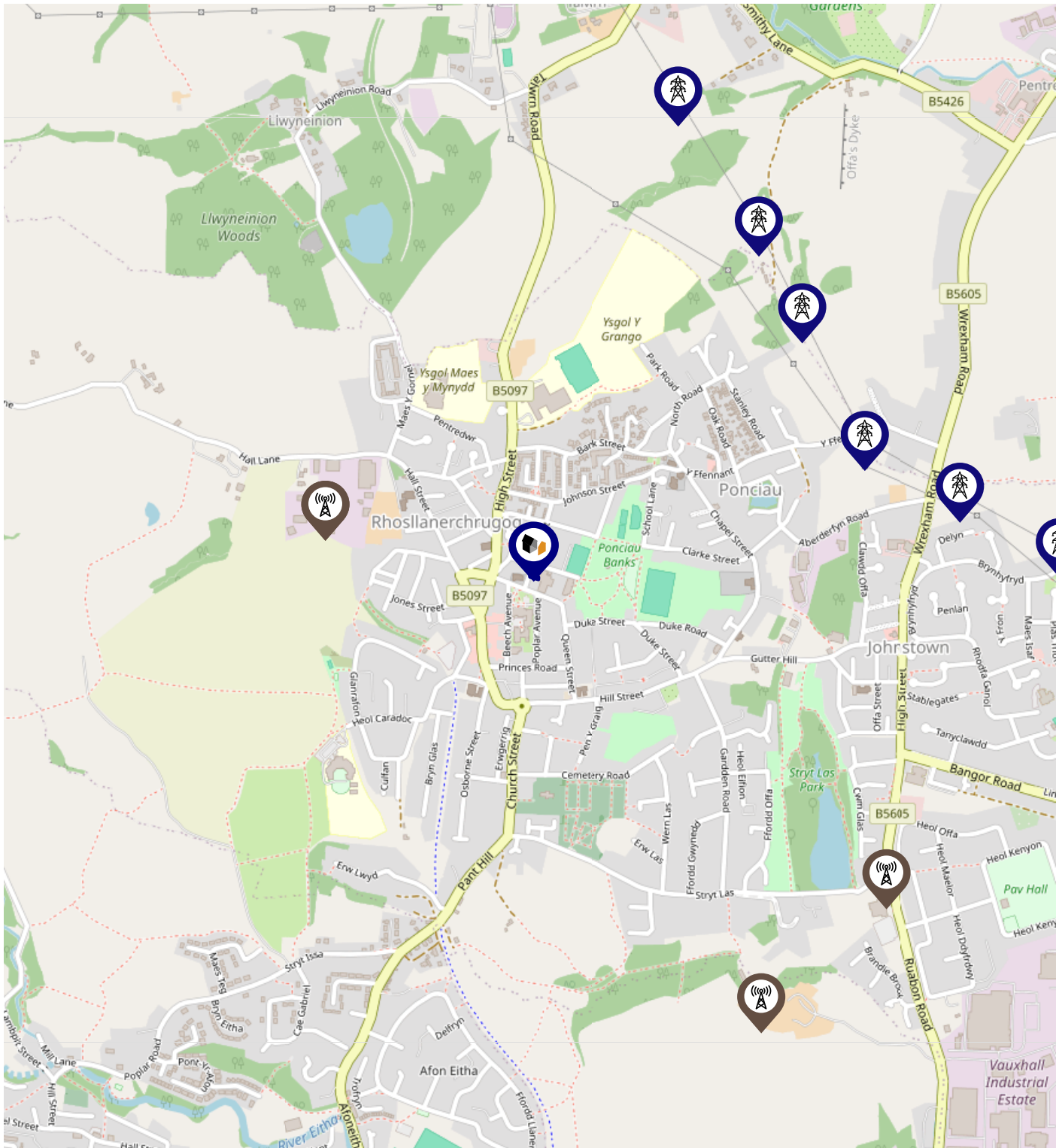
|                                                                                     |                                                                                      | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Ysgol-Y-Wern</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.19           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Ysgol-Y-Grango</b><br>Ofsted Rating: Adequate   Pupils:0   Distance:0.22          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Y Ponciau</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.22        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Maes Y Mynydd</b><br>Ofsted Rating: Adequate   Pupils:0   Distance:0.24     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Y Rhos</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.24           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Hooson</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.4                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Yr Hafod</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.65         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penycae Infants School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.87 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Penycae Community Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.87    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Penycae Junior C.P. School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.87     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Rhiwabon</b><br>Ofsted Rating: Adequate   Pupils:0   Distance:1.62                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ysgol Maesyllan</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.81                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Rhostyllen C.P. School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.87         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Mary's Primary (Ruabon) School</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.89   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Riverside School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:2.06               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Rhosymedre Infants C.P. School</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:2.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

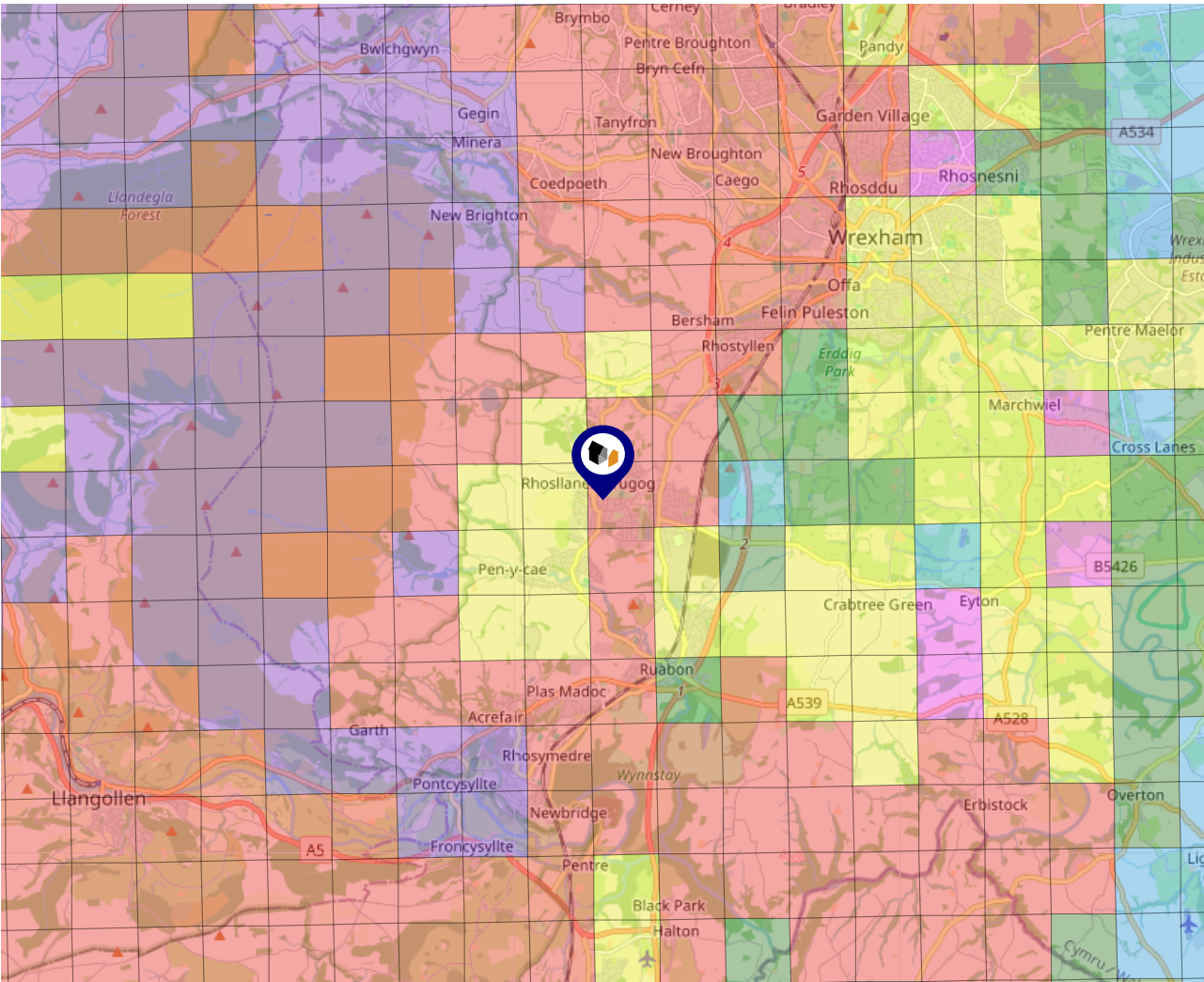
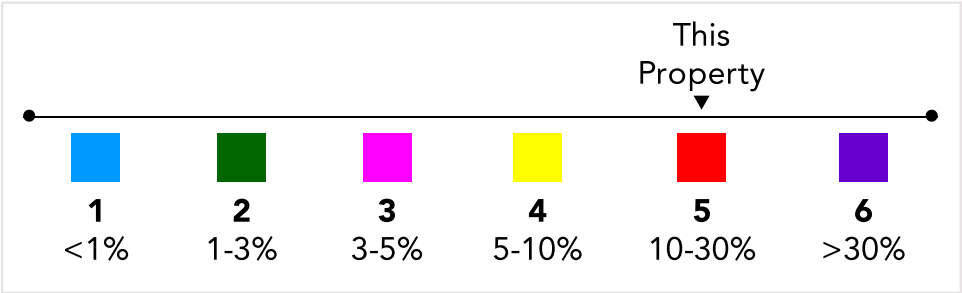


### Key:

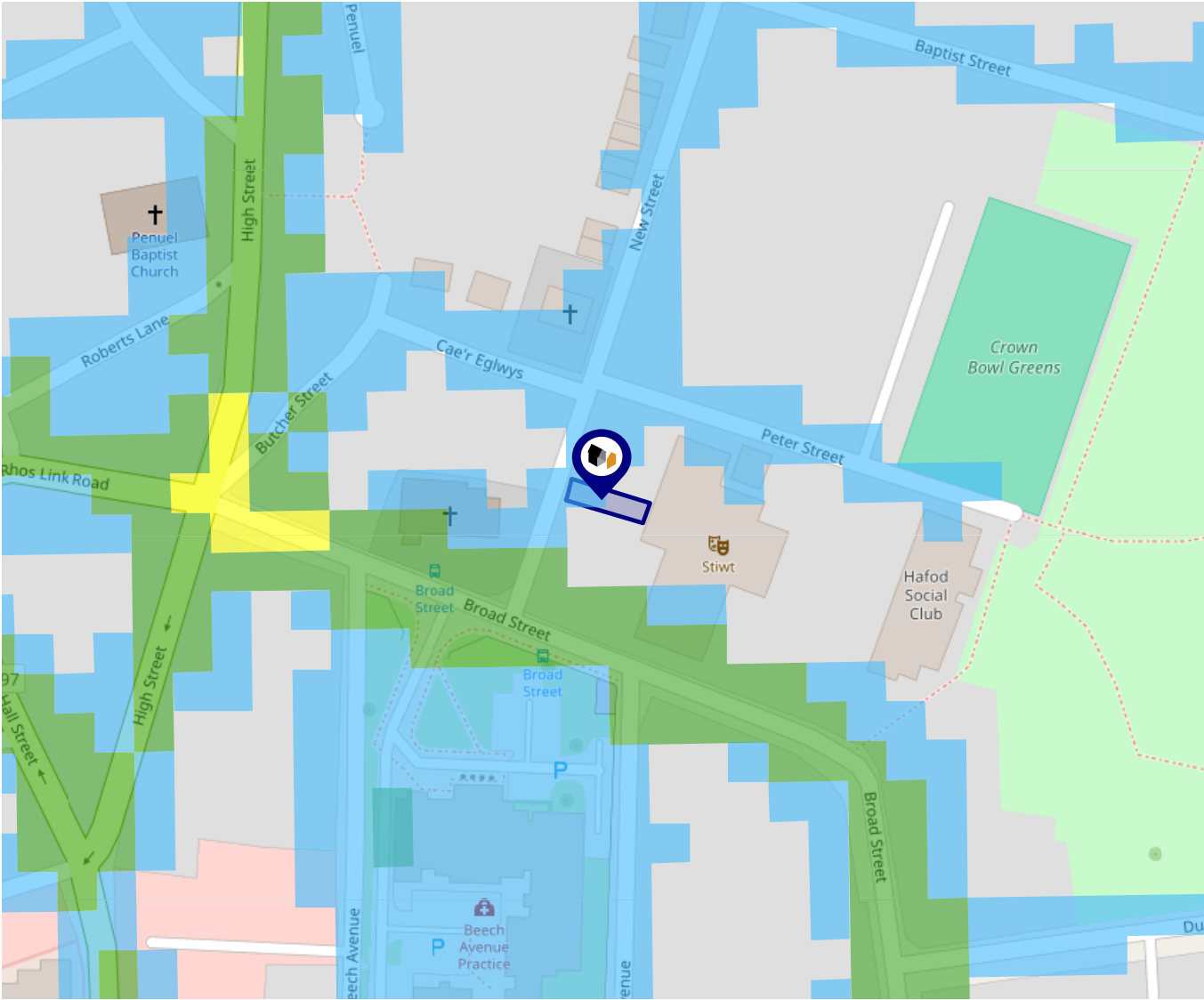
-  Power Pylons
-  Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise

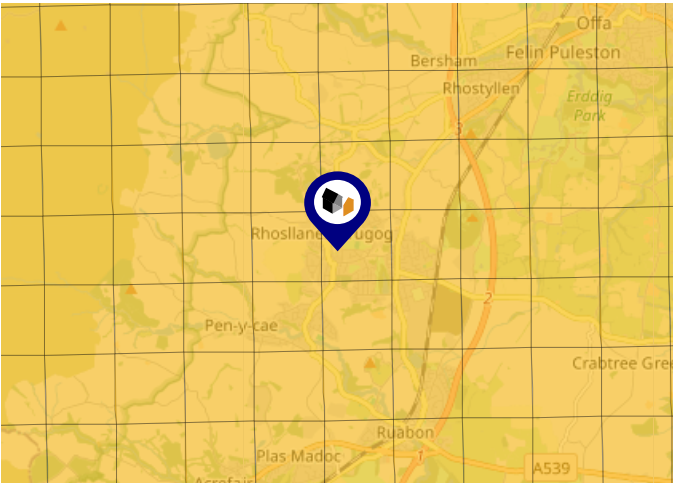


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

|                               |                                    |                      |                      |
|-------------------------------|------------------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | LOW                                | <b>Soil Texture:</b> | CLAYEY LOAM TO SANDY |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-<br>RUDACEOUS)     |                      | LOAM                 |
|                               |                                    | <b>Soil Depth:</b>   | DEEP                 |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY |                      |                      |

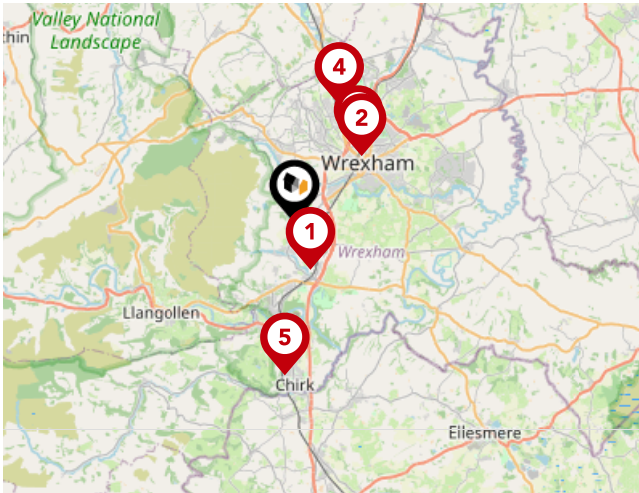


Primary Classifications (Most Common Clay Types)

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

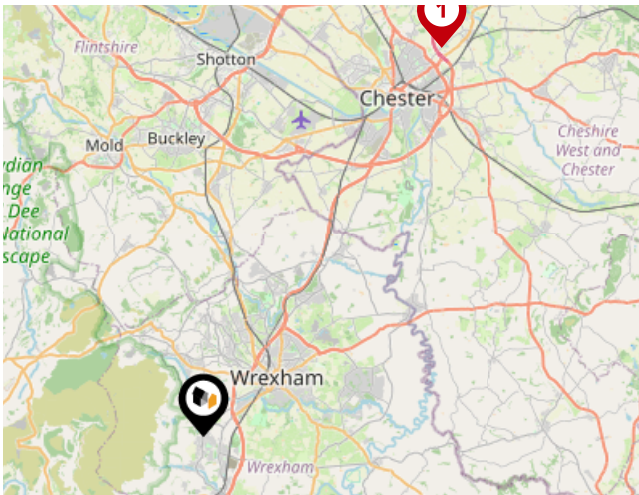
# Area

## Transport (National)



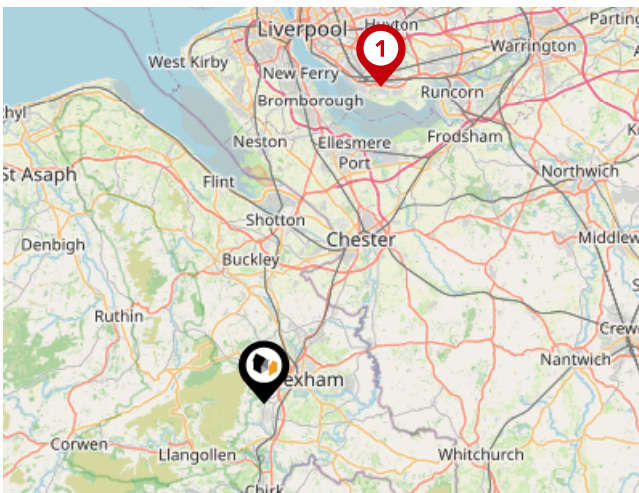
### National Rail Stations

| Pin                                                                               | Name                         | Distance   |
|-----------------------------------------------------------------------------------|------------------------------|------------|
|  | Ruabon Rail Station          | 1.77 miles |
|  | Wrexham Central Rail Station | 3.37 miles |
|  | Wrexham General Rail Station | 3.48 miles |
|  | Gwersyllt Rail Station       | 4.5 miles  |
|  | Chirk Rail Station           | 5.43 miles |



### Trunk Roads/Motorways

| Pin                                                                                | Name    | Distance   |
|------------------------------------------------------------------------------------|---------|------------|
|  | M53 J12 | 16.2 miles |

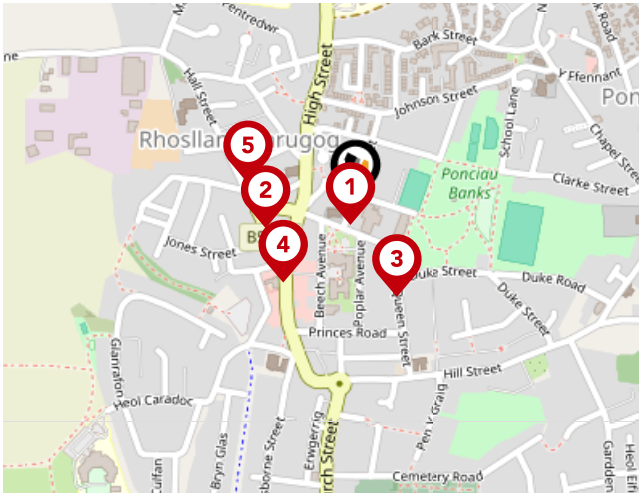


### Airports/Helipads

| Pin                                                                                 | Name                          | Distance    |
|-------------------------------------------------------------------------------------|-------------------------------|-------------|
|  | Liverpool John Lennon Airport | 24.02 miles |

# Area

## Transport (Local)



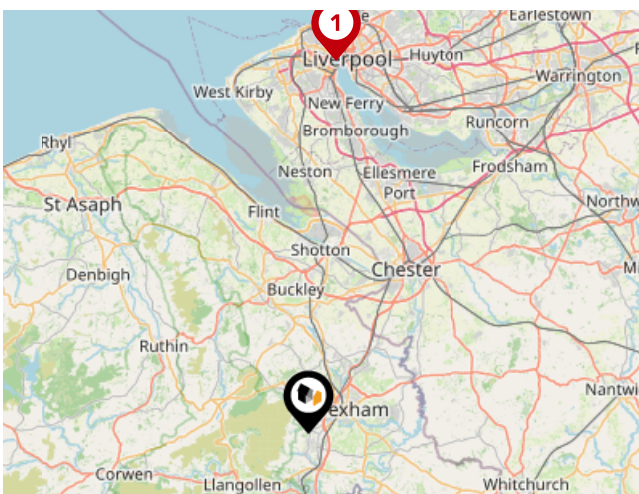
### Bus Stops/Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Broad Street            | 0.02 miles |
| 2   | Nag's Head              | 0.1 miles  |
| 3   | Capel Ebenezer          | 0.11 miles |
| 4   | Rhosllanerchrugog Cross | 0.11 miles |
| 5   | Old Swan House          | 0.12 miles |



### Local Connections

| Pin | Name                             | Distance    |
|-----|----------------------------------|-------------|
| 1   | Llangollen (Llangollen Railway)  | 5.52 miles  |
| 2   | Berwyn (Llangollen Railway)      | 6.18 miles  |
| 3   | Glyndyfrdwy (Llangollen Railway) | 9.07 miles  |
| 4   | Carrog (Llangollen Railway)      | 10.97 miles |



### Ferry Terminals

| Pin | Name                               | Distance    |
|-----|------------------------------------|-------------|
| 1   | Woodside Birkenhead Ferry Terminal | 26.55 miles |



### Phillip Arnold Auctions

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Phillip Arnold Auctions is a well-established public auction house based in Ealing W5 offering a professional yet friendly auction service for the disposal of residential and commercial properties across the whole of the UK. We also have a Chartered Surveyors Division offering RICS valuations for probate or other purposes.

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Our comprehensive website will hopefully be able to answer most of your questions but if you



### Phillip Arnold

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frics fnava fnaea cem crem Auctioneer, Chartered Surveyor and Managing Partner

# Phillip Arnold Auctions

## 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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