TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Cyfeiriad y Datblygiad(gan gynnwys cod post) **Address of property (inc post code)**	17 Cae Topyn, Denbigh, Denbighshire LL16 4AX
Lluniau/fideo/cynllun llawr o'r eiddo neu os yw'r lluniau yn cael ei danfon arwadan plis nodwch. **Pictures/videos/floor plans of the property or if images are sent separately, please note.**	
Ty ar ben ei hun / **Detached** Tŷ pâr / **semi detached** Tŷ terras / **terraced** Fflat / **apartment**	Tŷ teras, 3 gwely 3 bed end terraced house
Nifer o loftydd & person **No of beds & person** (e.g.3b 5p)	3 gwely- 5 Person 3 bed – 5 persons
Deiliadaeth / **Tenure**	Rhentu I Brynu / Rent to Own
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Mae'r eiddo yn cynnwys ystafell fyw, cegin / `diner', 3 ystafell wely, un ystafell wely gyda en-suit a Ystafell folchi teuluol. / The property comprises of living room, kitchen / diner, 3 bedrooms, one bedroom with en-suite and a family bathroom.

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	Offer trydanol integredig y gegin ddim yn cael eu cynnwys. / Kitchen fitted appliances not included. Yn cynnwys gerddi i'r blaen a'r cefn, parcio oddi ar y ffordd ar gyfer 2 geir / Includes gardens to the front and rear, driveway for off road parking for 2 cars.
Plis noder Isafswn Incwm Cartref dylid eu hystyried / **please note the minimum household income to be considered**	Os yw'n eiddo Rhent yna gweithio allan yr 30% fforddadwyedd e.e **If a rental property, then work out the 30% affordability e.g** Rent x 12 / 30% = £44,180.00
Pris Farchnad agored / **Open market price**	Rhentu I brynu yn unig **/ Rent to own only** **£245,000.00**
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	Yndi – capredi yn gael ei rhoi / Yes – carpets are gifted
Rhent misol **Monthly rent**	£1104.50
Tal Gwasanaeth **Service Charges**	£0.00
Ar gael **Available from**	Ogwmpas Rhagfyr 2026 / Approximately December 2026
Blaendal **Deposit**	Blaendal (£1529.39) a 1 mis rhent ymlaen llaw (£1104.50) sy'n cyfanswm £2633.89 / Deposit (£1529.39) and 1 month rent in advance (£1104.50) totalling £2633.89
Tenantiaeth **Tenancy**	Cytundeb Safonnol – rhentu I brynu Standard Contract – Rent to Own
Meini Prawf Preswylio **Residency Criteria**	Priority 1: Must have 12 months location connection (living/working/previously lived work/immediate family) to Denbigh Priority 2: Must have 12 months location connection (living/working/previously lived work/immediate family) to neighbouring communities inc Ruthin, Llanbedr, Llanfair, St Asaph Priority 3: Must have 12 months location connection (living/working/previously lived work/immediate family) to Denbighshire

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Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	B
Band Treth y Cyngor **Council Tax Band**	D
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Anifeiliaid anwes yn cael eu derbyn/ Pets accepted
Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb . **Any other restrictions on the development i.e no campervan/now work vehicles etc.**	Dim carafanau/ motorhomes/campervans ac ati / No caravans/motorhomes/campervans etc
Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	• Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma. / Credit and affordability checks will be required for this property.
Gwybodaeth ychwaengol I rhoi ar yr hysbyseb / Information to note on the avdert	Nodwch, os gwelwch yn dda, mai eich cyfrifoldeb chi yw sicrhau bod y manylion ar eich ffurflen gais yn gywir ar adeg gwneud cais am eiddo gan y gallai effeithio ar eich lle ar y rhestr fer. Os oes angen diweddaru eich manylion, gwnewch yn siŵr eich bod yn rhoi gwybod i ni cyn dyddiad cau'r eiddo. Ni fydd manylion sy'n cael eu diweddaru ar ôl creu'r rhestr fer yn cael eu hystyried. Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau. Please note that it is your responsibility to make sure the details on your application form are correct at the time of applying for a property as it may affect your place on the shortlist. If your details need amending, please be sure to let us know before the property closing date. Details updated after the shortlist is created will not be considered. Please note we reserve the right to bring forward the closing date if sufficient number of applications received.