Manylion / Details	Gwybodaeth / Information
Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	31 Waverley Drive Drury Buckley CH7 3FA
Lluniau o'r eiddo / Pictures of the property	Gweler yr hysbyseb / See advert
Tŷ ar ben ei hun / Detached Tŷ pâr / Semi-detached Tŷ teras / Terraced Fflat / Flat	Tŷ pâr / Semi-detached
Nifer o lofftydd / Number of bedrooms	Dwy / Two
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo Brief description of the property – amend for each property Gweler esiampl wedi amgau / See example enclosed	Tŷ pâr modern â dwy ystafell wely. Mae'r llety'n cynnwys mynedfa, ystafell gotiau, lolfa cynllun agored a chegin/ystafell fwyta. Ar y llawr cyntaf mae ystafell wely ddwbl ac ystafell ymolchi i'r teulu. Gwres canolog nwy ac UPVC drwy'r eiddo. Man parcio wedi'i neilltuo. Gerddi yn y blaen a'r cefn. Modern two bed semi. Accommodation comprises of entrance, cloakroom, open plan lounge and kitchen/diner. To the first floor are double bedroom and family bathroom. Gas central heating and UPVC throughout. Allocated parking space . Front and rear gardens.
Pris Farchnad agored / Open market price	£192,000
Pris Fforddiadwy / Affordable Price	£134,400
Tâl Gwasanaeth / Service Charges	£33.74 y mis / £33.74 per month.
Deiliadaeth a nifer o flynyddoedd ar ôl ar y les / Tenure & number of years remaining on lease (Freehold/leasehold)	Rhydd-ddaliad / Freehold.
Rhent Tir / Ground Rent	Ddim yn berthnasol / Not applicable.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates Amg / Enc	Find an energy certificate - GOV.UK C
Band Treth y Cyngor / Council Tax Band	C
Cysylltiad Lleol / Local Connection	Local Connection A person shall have a "Local Connection" if they: Case1204084015/S106 Agreement 20.06.11 ENG 4 (a) have immediately prior to being assessed been continuously resident for three

	years; or (b) have immediately prior to being assessed been continuously employed for three years in the Community; or (c) has strong local connections with the Community by reason of having a spouse parent brother sister child grandparent or grandchild who is resident in the Community and has been resident there for a minimum of three continuous years Provided That: (i) if no such person meeting the requirements of paragraphs (a) (b) or (c) above is nominated or approved by the Council or the Nominated Agent within 8 weeks of the Council or Nominated Agent having been notified that marketing of the relevant Affordable Dwelling has commenced then references above to the Community shall be treated as if they include neighbouring communities identified by the Council in its absolute Discretion (ii) if no such person meeting the requirements of paragraphs (a) (b) or (c) above (as extended by paragraph (i) above) is nominated or approved by the Council or the Nominated Agent within 12 weeks of the Council or Nominated Agent having been notified that marketing of the relevant Affordable Dwelling has commenced then references above to the Community shall be treated as if they include the whole of the County of Flintshire and references to the period of "three years" mentioned in paragraphs (a) (b) and (c) shall be reduced to two years (iii) if no such person meeting the requirements of paragraphs (a) (b) or (c) above (as extended by paragraph (ii) above) is nominated or approved by the Council or the Nominated Agent within 16 weeks of the Council or Nominated Agent having been notified that marketing of the relevant Affordable Dwelling has commenced then references above to the Case/2040840/5/S1 06 Agreement 2006.1 I ENG 5

	Low Cost Home Ownership Units Community shall be treated as if they include the whole of the County of Flintshire and the whole of the County of Denbighshire and the County Borough of Wrexham and references to the period of "three years" mentioned in paragraphs (a) (b) and (c) shall be further reduced to twelve months