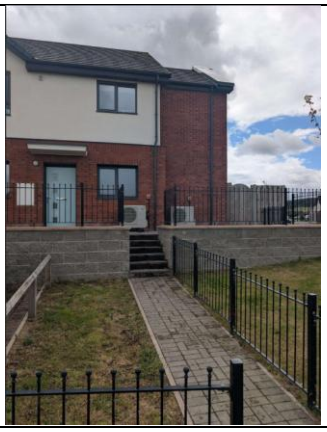
TAI TEG

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<br><br>**Please note relevant information below or attach documents** |
|---|---|
| • **Enw' Datblygiad**<br>• **Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post)**<br><br>• **Development Name**<br>• **Address of property and/or plot numbers (inc post code)** | 5 Ffordd Llwyfen, Ruthin, LL15 1FE |
| • Lluniau/fideo/cynllun llawr o'r eiddo - lluniau i fod mewn fformat jpeg<br><br>• **Pictures/videos/floor plans of the property- pictures to be in jpeg format** |  |
| • Ty ar ben ei hun / **Detached**<br>• Tŷ pâr / **semi detached**<br>• Tŷ terras / **terraced**<br>• Fflat / **apartment** | Fflat / Flat |
| • Nifer o loftydd & person<br>• **No of beds & person**<br><br>(e.g.3b 5p) | 1 lloft, 2 berson<br>1bed, 2person |
| • Deiliadaeth / **Tenure** | Rent Canolraddol / Intermediate Rent |

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|---|---|
| • Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl<br>• **Brief description of property – please amend accordingly** | Mae'r eiddo'n cynnwys cegin ac ystafell fyw cynllun agored, ystafell wely ddwbl ac ystafell ymolchi. Mae hefyd yn elwa ar ardd gymunedol a lle parcio. Mae gan bob fflat ei ddrws ffrynt allanol ei hun, yn hytrach na mynedfa gymunedol.<br><br>The property comprises of an open plan Kitchen / Living room, Double Bedroom, Bathroom. Includes Communal Garden and a Parking Space. Each Apartment has an external front door . (not communal) |
| • Plis noder Isafswn Incwm Cartref dylid eu hystyried<br>• **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**<br><br>Rent x 12 / 30% = £27,069.6 |
| • A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo<br>• **Are carpets and flooring included in the property** | Oes / Yes |
| • Rhent misol<br>• **Monthly rent** | £670.81 |
| • Tal Gwasanaeth<br>• **Service Charges** | £5.93 |
| • Ar gael (dyddiad)<br>• **Available from (date)** | Fuan yn Gorffennaf 2026 / Approximately early July |
| • Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol)<br>• **Deposit – please note the rent and deposit required before start of tenancy (if applicable)** | 1 mis o rent fel blaendal a mis o rent o flaen llaw.<br>1 month's rent deposit and 1 month rent in advance |
| • Math o Denantiaeth<br>• **Type of Tenancy** | Standard Occupation Contract |
| • Meini Prawf Preswylio<br>• **Residency Criteria** | **Please specify community area/ adjoining community areas**<br>Priority 1 a) Applicants who have lived in or have been employed in the Community Council area of Ruthin, Denbighshire, for a continuous period of at least 5 years at the time of application. |

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|---|---|
| | b) Applicants who have lived in or have been employed within a radius of 5 miles of Ruthin for a continuous period of at least 5 years at the time of application.<br><br>c) Applicants who have lived in or have been employed within a radius of 10 miles of Ruthin for a continuous period of at least 5 years at the time of application.<br><br>Priority 2 a) Applicants who have lived in or have been employed in the community council area of Ruthin for a period of 3 years at the time of application<br><br>b) Applicants who have lived in or have been employed within a radius of 5 miles of the community council area of Ruthin for a period of 3 years at the time of application.<br><br>c) Applicants who have lived in or have been employed within a radius of 10 miles of the community council of Ruthin for a continuous period of at least 3 years at the time of application.<br><br>Priority 3 a) Applicants who have previously lived in the community of the community council of Ruthin for a period of at least 5 years and wish to return to live there.<br><br>b) Applicants who need to move to the Community Council of Ruthin to give or receive support to/from an immediate member of family (defined as a parent or child) who have lived within the community for a continuous period of at least 5 years.<br><br>Priority 4 Applicants with a firm offer or have recently taken up employment in the community council area of Ruthin, and who would otherwise be unable to take up the offer because of the lack of affordable housing.<br><br>Priority 5 Applicants satisfying any of the above criteria in relation to Denbighshire as a whole. |
| • Tystysgrifau Perfformiad Ynni | A |

| | Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol<br><br>**Please note relevant information below or attach documents** |
|---|---|
| • **Energy Performance Certificate** | |
| • Band Treth y Cyngor<br>• **Council Tax Band** | I'w gadarnhau / To be Confirmed |
| • Nodwch nifer o anifeiliaid.<br>• **Please specify no of pets.** | Mae anifeiliaid anwes yn cael eu croesawu, ond efallai y bydd angen ffurflen caniatâd / Pets accepted however a permission form may be required |
| • Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb<br>• **Any other restrictions on the development i.e no campervan/now work vehicles etc.** | N/A |
| Ydych yn cwblhau gwiriadau credid?<br>**Do you complete Credit checks?** | Yndan / Yes<br>• Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma.<br>• Credit and affordability checks will be required for this property. |
| Gwybodaeth ychwaengol / Additional Information | 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.<br><br>Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau.<br><br>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.<br><br>Please note we reserve the right to bring forward the closing date if sufficient number of applications received. |