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**
Enw' Datblygiad Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post) **Development Name** **Address of property and/or plot numbers (inc post code)**	5 Gerddi'r Plas, Rhostyllen, Wrexham, LL144FL
Lluniau/fideo/cynllun llawr o'r eiddo - lluniau i fod mewn fformat jpeg **Pictures/videos/floor plans of the property- pictures to be in jpeg format**	  Room Sizes 1172 sqft GROUND FLOOR — imperial / metric Living Room 10'2" x 16' — 3.11m x 4.86m Kitchen Area 10'2" x 8'10" — 4.80m x 2.61m Dining Area Inc — Inc Hall 15'9" x 3'5" — 4.80m x 1.05m WC 6'7" x 3'1" — 2.01m x 0.95m FIRST FLOOR — imperial / metric Bedroom Two 11'6" x 8'6" — 3.51m x 2.61m En-suite 3'10" x 8'6" — 1.18m x 2.61m Bathroom 6'8" x 6'10" — 2.04m x 2.10m Bedroom Three 10'2 x 8'6" — 3.11m x 2.61m Bedroom Four 7'4" x 6'10" — 2.25m x 2.10m SECOND FLOOR — imperial / metric Master Bedroom 16'4" x 15'11" — 5.00m x 4.86m En-Suite 8'3" x 8'1" — 2.52m x 2.48m Store 3'5" x 7'4" — 1.05m x 2.25m Living Room · Hall · Kitchen/Dining · Cloakroom Bathroom · Bedroom 3 · FF Landing · En-suite · Bedroom 2 · Bedroom 4/ Study ST · En-suite 1 · Bedroom 1 GROUND FLOOR FIRST FLOOR SECOND FLOOR
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	Ty canol teras / mid Terrace
• Nifer o loftydd & person • **No of beds & person**	4B 6P

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(e.g.3b 5p)	
Deiliadaeth / **Tenure**	Rhent Canaolraddol / Intermediate rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Llawr gwaelod – cegin / ystafell fwyta, lolfa, ystafell cotiau Llawr cyntaf – Lloft 1, 2, 3 / Ymolchfa Ail llawr – Lloft / ymolchfa Ground floor – Cloakroom / Living room / Kitchen - diner First floor - bedroom 1, 2, 3 / Bathroom Second floor – bedroom / en-suite Parcio ar gyfer 2 car Parking for 2 vehicles Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau. / Please note we reserve the right to bring forward the closing date if sufficient number of applications received. Mae angen gwiriadau credyd a fforddiadwyedd / Credit and affordability checks required
Plis noder Isafswn Incwm Cartref dylid eu hystyried **Please note the minimum household income to be considered**	Rent x 12 / 30% = £33,333
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	Yndi Yes
Rhent misol / **Monthly rent**	£812.19
Tal Gwasanaeth /**Service Charges**	£21.14
Ar gael (dyddiad) / **Available from (date)**	Week commencing 16th November 2026 Wythnos yn cuchwyn Tachwedd 16 2026
Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol)	£0

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Deposit – please note the rent and deposit required before start of tenancy (if applicable)	
Math o Denantiaeth /**Type of Tenancy**	Standard
Meini Prawf Preswylio **Residency Criteria**	**Please specify community area/ adjoining community areas** Cysylltiad lleol 3 blwyddyn a rhoddir blaenoriaeth i ymgeiswyr sy'n byw neu'n gweithio yn ardal cymunedol o Wrexham. Os nad oes unrhyw ymgeisydd yn bodloni'r meini prawf cysylltid lleol, bydd yr holl ymgeiswyr cymwys eraill yn cael eu hystyriad 3 years local connection and Priority given to applicants who live or work in the Community area of Wrexham. If no applicant meets the local connection criteria all other eligible applicants will be considered
Copi o'r Amod 106 / **Copy of the Section 106** (os yn berthnasol / **If relevant**)	n/a
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	https://find-energy-certificate.service.gov.uk/energy-certificate/8500-5971-0132-6397-3743
Band Treth y Cyngor **Council Tax Band**	E
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Anifeliad domestig yn unig Domestic pets only
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 faniau mawr gwaith No large work vans
Yda chi'n derbyn ceisiadau ar y cyd gan e.e. rhiant/plentyn a/neu dau/dwy ffrind /	Yndan Yes

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Do you accept applications from joint applicant e.g parent/child and/or two friends	
Plis noder dyddiad yr hoffech gychwyn marchnata **Please note the date you would like to start marketing**	ASAP