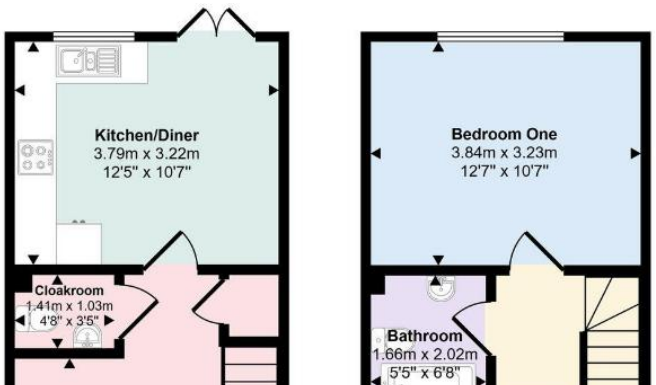
TAI TEG

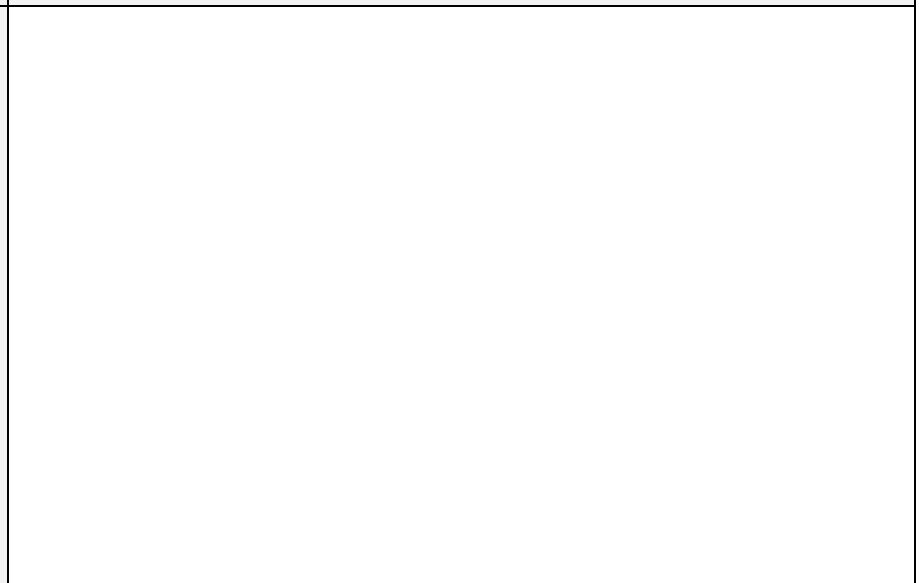
CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

**Manylion yr Eiddo / Details of the Property**

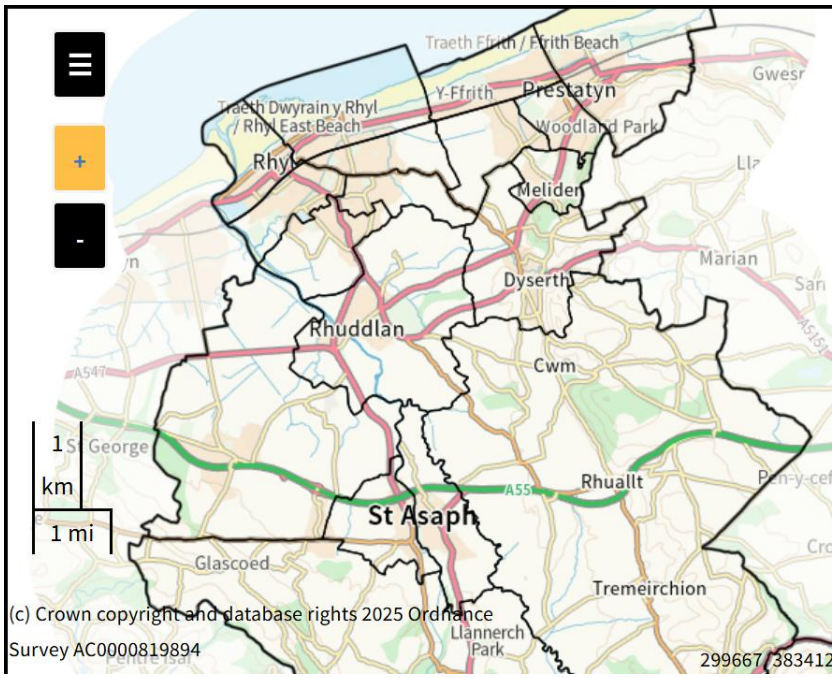
| | Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol<br><br>**Please note relevant information below or attach documents** |
|---|---|
| Enw' Datblygiad<br>Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post)<br><br>**Development Name**<br>**Address of property and/or plot numbers (inc post code)** | Plot 45 - 6 Llys Ffyddion, Dyserth, Denbighshire, LL18 6BZ (Re-let)<br><br>Datblygiad / Development - Cysgod Y Graig<br>Datblygwr / Developer - Castle Green |
| 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** | <br> |

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| | Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol<br><br>**Please note relevant information below or attach documents** |
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| | Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol<br><br>**Please note relevant information below or attach documents** |
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| | Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol<br><br>**Please note relevant information below or attach documents** |
|---|---|
| | <br>*Floor plan is for illustration / marketing purposes only* |
| • Ty ar ben ei hun / **Detached**<br>• Tŷ pâr / **semi detached**<br>• Tŷ terras / **terraced**<br>• Fflat / **apartment** | Tŷ pâr / Semi-detached |
| • Nifer o loftydd & person<br>• **No of beds & person**<br><br>(e.g.3b 5p) | 2 Ystafell, 4 Person / 2 Bedroom, 4 Person |
| Deiliadaeth / **Tenure** | Rhent I Brynu / Rent to Own |
| Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl<br>**Brief description of property – please amend accordingly** | Gweler esiampl wedi amgau / **See example enclosed**<br><br>Mae'r eiddo'n cynnwys lolfa, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, 2 llofft, ac ymolchfa. / The property briefly comprises living room and kitchen/diner open plan, downstairs cloakroom, 2 bedrooms and family bathroom.<br><br>• Gwres canolog LPG / LPG central heating,<br>• Ffenestri a drysau gwydr dwbl UPVC / UPVC double glazed windows and doors<br>• Gardd breifat / Priavte Garden,<br>• Ardal ar gyfer parcio oddi ar y ffordd ar gyfer 2 gar / Drive way for off road parking for 2 cars<br>• Integrated appliances – hob, cooker hood and oven. |

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|---|---|
| Plis noder Isafswn Incwm Cartref dylid eu hystyried<br>**Please note the minimum household income to be considered** | **= £35,000.00** |
| Pris Farchnad agored /<br>**Open market price** | Rhentu I brynu yn unig **/ Rent to own only**<br><br>**£190,000.00**<br><br>**Prisiad yn ddilys hyd at 08/10/2026. Mae prisiau'n agored i newid yn dibynnu ar werth y farchnad ar y dyddiad prynu. Valuation valid until 08/10/2026. Prices are subject to change depending on the market value at the date of purchase.** |
| A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo<br>**Are carpets and flooring included in the property** | Yndi, mae'r eiddo yn cynnwys gorchudd llawr / carped ym mhob ystafell. / Yes, the property is offered with flooring / carpet throughout. |
| Rhent misol / **Monthly rent** | **£1,000.00 pcm**<br><br>Mae'n rhaid i'r rhent gael ei dalu mis o flaen llaw drwy Ddebyd Uniongyrchol neu ddull tebyg. / Rent must be paid monthly in advance by Direct Debit or similar payment method. |
| Tal Gwasanaeth /**Service Charges** | **£27.85** yn fisol yn ychwanegol ir rhent / **£27.85** per calendar month in addition to the monthly rent |
| Ar gael (dyddiad) / **Available from (date)** | Awst 2026 / August 2026 |
| 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 daliad rhent i'w dalu o flaen llaw fel blaendal ar ddechrau'r denantiaeth yn ogystal ar rhent am y mis cyntaf. Bydd y blaendal yn cael ei gadw o dan delerau'r Deposit Protection Service (DPS). **Cyfanswm = £2,027.85**<br><br>The equivalent of 1 months' rent payment will be taken as a deposit at the start of the tenancy in addition to your first months' rent. The 'Deposit Scheme' protecting your deposit with Adra is – The Deposit Protection Service (DPS). **Total = £2,027.85** |
| Math o Denantiaeth /**Type of Tenancy** | Mae'r eiddo yn cael ei osod ar sail contract safonol misol. Cyn belled â gedwir at dermau'r contract, mae ein hymrwymiad i chi yn un tymor hir<br><br>The tenancy is a monthly periodic standard contract. Provided you keep to the terms of your contract, our commitment to you is a long-term commitment. |

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| | |
| Meini Prawf Preswylio<br>**Residency Criteria** | **Please specify community area/ adjoining community areas**<br><br>Blaenoriaeth i ymgeiswyr sy'n byw neu gweithio yn Dyserth a cymunedau cyfagos. Os nad oes ymgeiswyr addas yn cyrraedd y meini prawf cysylltiad lleol byddwn yn ystyried pob ymgeisydd cymwys arall sydd a cysylltiad i Sir Dinbych.<br><br>Priority given to applicants who live or work in the Dyserth and residing communities. If no applicant meets Adra's local connection criteria all other eligible applicants with a connection to Denbighsire County.<br><br> |
| Tystysgrifau Perfformiad Ynni<br>**Energy Performance Certificate** | EPC – C (78) |
| Band Treth y Cyngor<br>**Council Tax Band** | Band C |
| Nodwch nifer o anifeiliaid.<br><br>**Please specify no of pets.** | Yn unol a'r amodau o fewn y contract. / In accordance with the terms and conditions in your contract. |
| Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb | Bydd pob eiddo yn destun cyfamodau a osodir gan y Datblygwr, gan gynnwys<br>(ond heb fod yn gyfyngedig i) y canlynol: |

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|---|---|
| **Any other restrictions on the development i.e no campervan/now work vehicles etc.** | • Rhwymedigaethau mewn perthynas â Waliau Cydrannol a ffensys<br>• Cyfyngiadau ar barcio<br>• Cyfyngiadau Defnydd a Galwedigaeth<br>• Cyfyngiadau a rhwymedigaethau sy'n ymwneud â Gerddi Blaen a Chefn<br>• Cyfyngiadau ar addasiadau a gwaith adeiladu<br>• Rhwymedigaethau'n ymwneud â chynnal a thirlunio Coed, Llwyni ac ymylon<br>• Rhwymedigaethau'n ymwneud â Charthffosydd a Gwasanaethau Eraill,<br>• (gan gynnwys cydsynio i Hawddfreintiau)<br>• Cyfyngiadau ar osod Arwyddion<br>• Cyfyngiadau ar gadw a bridio Anifeiliaid<br>• Rhwymedigaethau mewn perthynas â Thâl Gwasanaeth<br>• Unrhyw rwymedigaethau neu gyfyngiadau ychwanegol eraill fel y'u gosodir<br>• gan y Datblygwr.<br>Nodwch os gwelwch yn dda: Nid yw'r rhestr uchod yn derfynol ac mae'n destun<br>newid.<br><br>Bydd copi papur yn rhestru'r Cyfamodau perthnasol ar gael wrth arwyddo, ond gellir darparu copïau cyn hyn ar gais. All properties will be subject to covenants imposed by the Developer, including (but not limited to) the following:<br><br>• Obligations in relation to Party Walls and fences<br>• Restrictions on parking<br>• Restrictions of Use and Occupation<br>• Restrictions and obligations relating to Front and Back Gardens<br>• Restrictions on alterations and Building work<br>• Obligations relating to maintenance and Landscaping of Trees, Shrubs and<br>verges<br>• Obligations relating to Sewers and Other Services, (including consenting to<br>Easements)<br>• Restrictions on installing Signage<br>• Restrictions on the keeping and breeding of Animals<br>• Obligations in relation to Service Charges<br>• Any other additional obligations or restrictions as imposed by the Developer.<br><br>Please note: The above list is not definitive and is subject to change.<br><br>A paper copy listing the relevant Covenants will be available on sign-up, however copies can be provided prior to this on request. |

| | Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol<br><br>**Please note relevant information below or attach documents** |
|---|---|
| Ydych yn cwblhau gwiriadau credid?<br>**Do you complete Credit checks?** | • 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 I rhoi ar yr hysbyseb / Information to note on the advert | 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. |