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**
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)**	74 Ffordd Glynne, Penymynydd, CH4 0TW
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**	
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	Terraced Tŷ terras
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	2 bed 2 ystafell wely 3-4 person house
Deiliadaeth / **Tenure**	Affordable rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Gweler esiampl wedi amgau / **See example enclosed** The property briefly comprises of a separate entrance hall, kitchen, living room with patio doors, downstairs WC, 2 bedrooms (doubles) + family bathroom with shower over bath. Gas central heating, double glazed windows + doors, carpets + flooring throughout. Turfed rear garden with patio area. Allocated parking, 2 spaces per property.

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	Mae'r eiddo'n cynnwys neuadd fynediad ar wahân, cegin, ystafell fyw gyda drysau patio, tŷ bach i lawr y grisiau, 2 ystafell wely (ddwbl) ac ystafell ymolchi i'r teulu gyda chawod dros y bath. Mae gwres canolog nwy, ffenestri gwydr dwbl, a drysau, carpedi a lloriau drwy gydol y tŷ. Gardd gefn â lawnt, gydag ardal batio. Lle parcio dynodedig, 2 le ar gyfer pob eiddo.
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% = £35,100.00
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	No Dim
Rhent misol / **Monthly rent**	£877.50 per calendar month
Tal Gwasanaeth /**Service Charges**	N/A
Ar gael (dyddiad) / **Available from (date)**	October 2026 Hydref 2026
Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol) **Deposit – please note the rent and deposit required before start of tenancy (if applicable)**	£877.50 deposit + £877.50 first month's rent = £1,755.00
Math o Denantiaeth /**Type of Tenancy**	Standard Occupation Contract Contract Meddiannaeth Safonol
Meini Prawf Preswylio **Residency Criteria**	**Blaenroiaeth 1 / Prioirty 1** Applicants who have immediately prior to being assessed been continuously resident for 3 years of the relevant community of Penyffordd & Penymynydd Or Has immediately prior to being assessed been continuously employed for 3 years in the relevant community of Penyffordd & Penmynydd Or Has strong local connections with the relevant community of Penyffordd & Penymynydd by reason of a spouse, parent, brother, sister, child,

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	grandparent or grandchild who is resident in the relevant community and have done so for a least 3 consecutive years. **Blaenroiaeth 2 / Prioirty 2** If no suitable occupiers are found as above, the criteria above will be opened out to nearby communities of Buckley, Ewloe, Hawarden, Broughton, Bretton, Higher Kinnerton & Dobshill **Blaenroiaeth 3 / Prioirty 3** If no suitable occupiers are found as above, the criteria above will be opened out to the whole of the County of Flintshire.
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	Rated B
Band Treth y Cyngor **Council Tax Band**	Band C
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Up to 2 pets with prior permission
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 gwersylla No Campervans.
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.