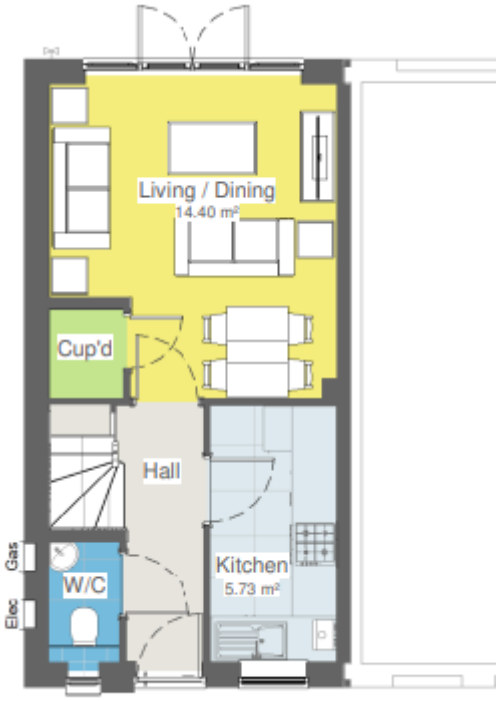
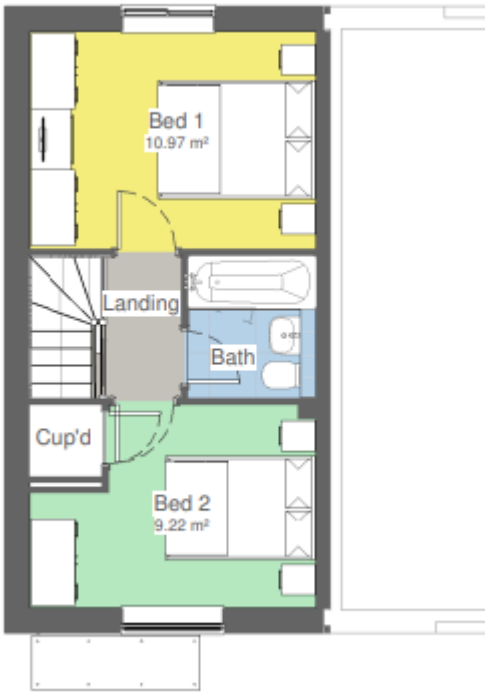
CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

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)**	Plot 133 Ffordd Y Gof / Blacksmith Road, Seland, Deeside, CH5 2GR (New Build) Plot 134 Ffordd Y Gof / Blacksmith Road, Seland, Deeside, CH5 2GR House Type - The Thespian Datblygwr / **Developer** - Bellway Datblygiad / **Development** - Summers Bridge
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**	

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
	

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	  Pictures are for illustration purposes only. Individual plot may vary.

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	Tŷ Pâr / **Semi-Detached**
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	2 Llofft, 4 Person / 2 **Bedroom, 4 Person**
Deiliadaeth / **Tenure**	Rhent Canolraddol / **Intermediate Rent**
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Mae'r eiddo'n cynnwys ystafell fyw, cegin/ystafell fwyta, toiled lawr grisiau, 2 llofft, ac ymolchfa.**/ The property briefly comprises living room,** **kitchen/diner, downstairs toilet, 2 bedrooms and family bathroom** • Boeler nwy/ **Gas Boilers**, • Ffenestri a drysau gwydr dwbl UPVC / UPVC double glazed windows and doors • Gerddi yn y tu blaen a'r cefn / Gardens to the front and rear, • Ardal parcio oddi ar y ffordd ar gyfer 2 gar / Driveway for off road parking for 2 cars Ystafell Fyw / **Living Room** – 4.140m x 3.824m Cegin / Ystafell fwyta / **Kitchen / Dinning** – 3.433m x 1.671m Lloft 1 / **Bedroom 1** – 3.824m x 2.870m Lloft 2 / **Bedroom 2** – 3.824m x 2.737m Ymolchfa / **Bathroom** – 1.878m x 1.705m 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	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**

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Please note the minimum household income to be considered	Rent x 12 / 30% = £36,800
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**	**£901.30 pcm** 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**	**£18.70** yn fisol yn ychwanegol ir rhent / **£18.70** per calendar month in addition to the monthly rent.
Ar gael (dyddiad) / **Available from (date)**	Hydref 2026 / October **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)**	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 = £1,821.30** 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 = £1,821.30**
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 **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.**
Meini Prawf Preswylio **Residency Criteria**	Cyn cael ei enwebu fel person dynodedig, mae'r person wedi bod yn preswylio'n barhaus am dair blynedd neu wedi bod yn gweithio'n barhaus am bum mlynedd yn Sir y Fflint, neu mae ganddo/ganddi gysylltiadau lleol cryf â Sir y Fflint oherwydd bod ganddo/ganddi briod, rhiant, brawd, chwaer, plentyn, nain neu daid, neu ŵyr neu wyres sy'n preswylio yn Sir y Fflint ac sydd wedi bod yn preswylio yno am o leiaf bum mlynedd yn barhaus; os na chaiff person o'r fath ei nodi, bydd y cymwysterau wedyn yn ymestyn i sir Ddinbych a bwrdeistref sirol Wrecsam.

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
	Prior to nomination as a designated person has been continuously resident for three years or continuously employed for five years in Flintshire or has strong local connections with Flintshire by reason of having a spouse, parent, brother, sister, child, grandparent or grandchild who is resident in Flintshire and has been resident there for a minimum of five continuous years; in the event that no such person is identified, the qualifications in shall then extend to the county of Denbighshire and the county borough of Wrexham.
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	Predicted B
Band Treth y Cyngor **Council Tax Band**	TBC
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Yn unol a'r amodau o fewn y cytundeb tenantiaeth. / **In accordance with the terms and conditions in your contract.**
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.**	Bydd pob eiddo yn destun cyfamodau a osodir gan y Datblygwr, gan gynnwys (ond heb fod yn gyfyngedig i) y canlynol: • Rhwymedigaethau mewn perthynas â Waliau Cydrannol a ffensys • Cyfyngiadau ar barcio • Cyfyngiadau Defnydd a Galwedigaeth • Cyfyngiadau a rhwymedigaethau sy'n ymwneud â Gerddi Blaen a Chefn • Cyfyngiadau ar addasiadau a gwaith adeiladu • Rhwymedigaethau'n ymwneud â chynnal a thirlunio Coed, Llwyni ac ymylon • Rhwymedigaethau'n ymwneud â Charthffosydd a Gwasanaethau Eraill, • (gan gynnwys cydsynio i Hawddfreintiau) • Cyfyngiadau ar osod Arwyddion • Cyfyngiadau ar gadw a bridio Anifeiliaid • Rhwymedigaethau mewn perthynas â Thâl Gwasanaeth • Unrhyw rwymedigaethau neu gyfyngiadau ychwanegol eraill fel y'u gosodir • gan y Datblygwr. Nodwch os gwelwch yn dda: Nid yw'r rhestr uchod yn derfynol ac mae'n destun newid. Bydd copi papur yn rhestru'r Cyfamodau perthnasol ar gael wrth arwyddo, ond gellir darparu copïau cyn hyn ar gais.

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
	All properties will be subject to covenants imposed by the Developer, including (but not limited to) the following: **• Obligations in relation to Party Walls and fences** **• Restrictions on parking** **• Restrictions of Use and Occupation** **• Restrictions and obligations relating to Front and Back Gardens** **• Restrictions on alterations and Building work** **• Obligations relating to maintenance and Landscaping of Trees, Shrubs and verges** **• Obligations relating to Sewers and Other Services, (including consenting to Easements)** **• Restrictions on installing Signage** **• Restrictions on the keeping and breeding of Animals** **• Obligations in relation to Service Charges** **• Any other additional obligations or restrictions as imposed by the Developer.** **Please note: The above list is not definitive and is subject to change.** **A paper copy listing the relevant Covenants will be available on sign-up, however copies can be provided prior to this on request.**