Manylion yr Eiddo / Details of the Property



Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	Plot 17 (No4) Bluen Goch Dwygyfylchi LL34 GBF
Tŷ ar ben ei hun / Detached Tŷ pâr / Semi-detached Tŷ teras / Terrace Fflat / Flat	Ty-par – eiddo newydd Semi-detached - new build
Nifer o lofftydd / Number of bedrooms (e.g. 3 bed 5 person)	3 ystafell wely 3 bedrooms
Disgrifiad byr o'r eiddo - i'w newid ar gyfer pob eiddo. Esiampl Brief description of the property - amend for each property. Example	Cegin, ystafell fwyta, ystafell fyw, 3 ystafell wely dwbl, ystafell ymolchi, ystafell ymolchi preifat, gardd, parcio wedi ei neilltuo. Kitchen, diner, Living room, 3 double bedrooms, bathroom, ensuite, garden, allocated parking
Pris Farchnad agored / Open market price (Allwch chi plîs darparu tystiolaeth fod y Cyngor	£385,000

Nodwch yr wybodaeth isod neu amgau'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**	
Sir wedi cytuno i'r pris farchnad agored / Please provide evidence that the Local Authority has agreed to the OMV)	
Pris Fforddiadwy / Affordable Price	£246,000
Tâl Gwasanaeth / Service Charges	£476 (per annum - estate charge)
Deiliadaeth & nifer o flynyddoedd ar ôl ar y les Tenure & number of years remaining on lease (Freehold/leasehold)	Freehold
Rhent Tir / Ground Rent	
Amod 106 / Section 106	local connection because (in the following Order of priority): (a) the intended purchaser has immediately prior to such allocation been continuously resident for three years or continuously employed for three years in the Community or has strong local connections with the Community by reason of having a spouse parent brother sister child grandparent or grandchild who is resident in the Community and has been resident there for a minimum of three continuous years (b) in the event that no such purchaser is identified the qualification in (a) shall then extend to neighbouring communities within a five-mile radius 'Market Value "Mortgage' "Mortgagee' "Nomination Notice• "Occupation" of the Community identified by the Council In its absolute discretion (C) in the event that no such purchaser is identified the qualifications in paragraphs (a) and (b) shall then extend to the whole cf the County of Ccnwy, in which case the period Of 'three years" mentioned in paragraph (a) shall be reduced to two years.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	B https://www.gov.uk/find-energy-certificate
Band Treth y Cyngor / Council Tax Band	TBC