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)**	1 Llys Walsh, Rhyl, LL18 4FR
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**	Attached
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	Detached
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	3 Bed, 5 Person
• Beth yw uchafswm meddiannaeth yr eiddo hwn? • What is the maximum occupancy for this property	5 People
• Deiliadaeth / **Tenure**	Rent to Own / Rhentu i Brynu

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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** Mae'r ty modern, 3 ystafell wely, yn cynnwys cegin modern, ystafell ymlacio, ystafell gotiau ar y llawr gwaelod, 3 ystafell wely sylweddol gyda en-suite, a ystafell molchi teulu. Mae'r ty yn cynnwys ardd gefn mawr, gyda parica wedi'I ddyrannu. Mae'r adeilad yn cynnwys gwres canolog nwy. This modern 3 bedroom detached house comprises of kitchen, living room, ground floor cloaks, 3 bedrooms with 1 en-suite and a family bathroom. Has a contained rear garden and allocated parking. Gas central heating.
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% = £45,000
Pris Farchnad agored / Open market price	£235,000
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	Yes
Rhent misol / **Monthly rent**	£1108.20
Tal Gwasanaeth /**Service Charges**	£16.80
Ar gael (dyddiad) / **Available from (date)**	Approx. Mid November
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)**	Rent - £1,125.00 Deposit - £1,125.00 Total - £2,250.00
Math o Denantiaeth /**Type of Tenancy**	Standard Contract

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Meini Prawf Preswylio **Residency Criteria**	Priority 1: Must have 12 months location connection (living/working/previously lived work/immediate family) to Rhyl Priority 2: Must have 12 months location connection (living/working/previously lived work/immediate family) to neighbouring communities Priority 3: Must have 12 months location connection (living/working/previously lived work/immediate family) to Denbighshire
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	**Energy performance certificate (EPC)** 1, Llys Walsh RHYL LL18 4FR Energy rating **B** Valid until: **12 July 2028** Certificate number: **0554-3897-7135-9298-8125** Property type: Detached house Total floor area: 90 square metres **Rules on letting this property** Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance). **Energy rating and score** This property's energy rating is B. It has the potential to be A. See how to improve this property's energy efficiency. Score / Energy rating / Current / Potential 92+ A — Potential: 93 A 81-91 B — Current: 82 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G The graph shows this property's current and potential energy rating. **Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60
Band Treth y Cyngor **Council Tax Band**	D
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Pets accepted but pet permission form may be required
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.**	N/A

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Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	Yes If yes : • Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma. • Credit and affordability checks will be required for this property.
Gwybodaeth ychwaengol I rhoi ar yr hysbyseb / Information to note on the avdert	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. Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau. 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. Please note we reserve the right to bring forward the closing date if sufficient number of applications received.