CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

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

| | **Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol**<br><br>**Please provide the information below or enclose the relevant document** |
|---|---|
| Cyfeiriad y Datblygiad (gan gynnwys cod post)<br><br>Development Address (including postcode) | 107 Lamberton Drive, Brymbo, Wrexham, LL11 5FQ |
| Lluniau/fideo/cynllun llawr o'r eiddo<br>Pictures/videos/floor plans of the property | Gweler hysbyseb<br>See advert |
| Ty ar ben ei hun / Detached<br>Tŷ pâr / Semi-deatched<br>Tŷ terras / Terrace<br>Fflat / Flat | Fflat llawr gwaelod. / Ground-floor flat. |
| Nifer o loftydd<br>Number of bedrooms (e.g. 3 bed 5 person) | 2 |
| Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl<br><br>Brief description of the property –amend for each property. example | Fflat llawr gwaelod dwy ystafell wely yn natblygiad Mountain View, gyda lolfa/ystafell fwyta, cegin, ystafell gawod en-suite ac ystafell ymolchi. Gwres canolog nwy, gwydr dwbl UPVC a dau le parcio wedi'u neilltuo. Mae mynediad diogel i'r adeilad gyda system intercom.<br>Lolfa/ystafell fwyta: 5.33m × 3.43m, ffenestr flaen, llawr laminedig a dau reiddiadur. Cegin: 2.34m × 1.91m, unedau llawr a wal, popty trydan Electrolux a hob ceramig pedwar cylch, ffan echdynnu, sinc dur di-staen, boeler nwy, a lle ar gyfer peiriant golchi a rhewgell/oergell.<br>Ystafell wely 1: 3.05m × 2.59m, cypyrddau dillad adeiledig a mynediad i'r en-suite gyda chawod, toiled a basn ymolchi.<br>Ystafell wely 2: 3.66m × 1.75m, ffenestr flaen a rheiddiadur.<br>Ystafell ymolchi: bath, toiled a basn ymolchi. Mae'r mesuriadau'n rhai bras yn ôl y manylion gwerthu. |

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| | Two-bedroom ground-floor flat at Mountain View, with lounge/diner, kitchen, en-suite shower room and bathroom. Gas central heating, UPVC double glazing and two allocated parking spaces. and a secure communal entrance with intercom.<br>Lounge/diner: 5.33m × 3.43m, front window, laminate flooring and two radiators. Kitchen: 2.34m × 1.91m, base and wall units, Electrolux electric oven and four-ring ceramic hob, extractor, stainless-steel sink, gas boiler, and space for a washing machine and fridge/freezer.<br>Bedroom 1: 3.05m × 2.59m, built-in wardrobes and access to the en-suite shower room with WC and washbasin.<br>Bedroom 2: 3.66m × 1.75m, front window and radiator.<br>Bathroom: bath, WC and washbasin. Measurements are approximate, as stated in the sales particulars. |
| Pris Farchnad agored / Open market price | £115,000 |
| Pris Fforddiadwy / Affordable Price | £80,500 |
| Tâl Gwasanaeth / Service Charges | £500 y flwyddyn<br>£500 per year |
| Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold) | Lesddaliad; tua 980 mlynedd yn weddill l'w gadarnhau drwy'r les.<br>Leasehold; approximately 980 years remaining. To be confirmed against the lease. |
| Copi o'r Amod 106 / Copy of the Section 106<br><br>(Noder nifer o fisoedd neu flynyddoedd er mwyn ceisio am eiddo)<br>(Please state no of months years required to apply for property) | **Blaenroiaeth 1 / Prioirty 1**: 1. Has resided in the Broughton and Coedpoeth Community Areas for a continuous period of one year immediately preceding the proposed occupation of the property; or<br><br>2. Is in permanent full time employment amounting to not less than thirty hours per week situated within the Broughton and Coedpoeth Community Areas and has been in such employment for a period of six months immediately preceding the proposed occupation of the property; or<br><br>3. Has previously resided in the Broughton and Coedpoeth Community Areas or been in continuous full time employment as described above for a continuous period of five years; or has a strong local connection, by reason of having a close relative resident in the named communities for one year (close relative – spouse, parent, brother, sister, child). |

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| | Broughton and Coedpoeth Community Area covers the wards of Brymbo, Bryn Cefn, Coedpoeth, Gwenfro, Minera and New Broughton<br>**Blaenroiaeth 2 / Prioirty 2**: In the event of no intended purchaser being identified, qualifications as noted in 1), 2) and 3) the local residency criteria is opened out to the whole of the county of Wrexham.<br>**Blaenroiaeth 3 / Prioirty 3**: In the event of no intended purchaser being identified with a connection to the county of Wrexham then the local residency criteria is opened out to any other person who is considered in need of Affordable Housing. |
| Tystysgrifau Perfformiad Ynni / Energy Performance Certificates | C |
| Band Treth y Cyngor / Council Tax Band | B |
| Gwybodaeth ychwanegol / Additional information | Mae ffi asesu o £75.00<br>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>We will require £75.00 assessment fee to cover our administration costs for the assessment. This fee will also hold the property for you whilst we carry out the necessary checks. This fee is non-refundable.<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.** |