Manylion / Details	**Gwybodaeth / Information**
Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	12 Robins Court Broughton Chester CH4 0TQ
Lluniau o'r eiddo / Pictures of the property	Gweler yr hysbyseb / See advert
Tŷ ar ben ei hun / Detached Tŷ pâr / Semi-detached Tŷ teras / Terraced Fflat / Flat	Fflat llawr gwaelod / Ground floor apartment
Nifer o lofftydd / Number of bedrooms	Dwy / Two
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo Brief description of the property – amend for each property Gweler esiampl wedi amgau / See example enclosed	Wedi'i adeiladu yn 2016, mae'r eiddo hwn yn cynnwys cyntedd, ardal fyw sy'n cynnwys cegin/bwyty ac ystafell fyw; 2 ystafell wely (1 dwbl, 1 sengl) ac ystafell ymolchi wedi'i adnewyddu yn ddiweddar. Ffenestri a drysau UPVC; gwres canolog nwy (boeler cymysg). Mae'r eiddo hwn yn cael ei gynnig gyda charpedau a lloriau trwy'r lle ac yn cynnys un lle parcio car neilltuol. Mae gofod gwyrdd cyffredin o amgylch yr eiddo. Built in 2016 this property briefly comprises an entrance hallway, a living area which includes kitchen/diner and living room; 2 bedrooms (1 double, 1 single) a recently renovated bathroom. UPVC double glazed windows and doors; gas central heating (combi-boiler).This property is offered with carpets and flooring throughout and includes one allocated car parking space. Shared green-space around the property.
Pris Farchnad agored / Open market price	£160,000
Pris Fforddiadwy / Affordable Price	£112,000

Tâl Gwasanaeth / Service Charges	£0
Deiliadaeth a nifer o flynyddoedd ar ôl ar y les / Tenure & number of years remaining on lease (Freehold/leasehold)	Leasehold: 993 mlynedd yn weddill / 993 years remaining
Rhent Tir / Ground Rent	Ddim yn berthnasol / Not applicable.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates Amg / Enc	Find an energy certificate - GOV.UK C
Band Treth y Cyngor / Council Tax Band	C
Cysylltiad Lleol / Local Connection	Local Connection A person shall have a "Local Connection" if they: Priority 1: a) Applicants who have been continuously resident in the community of Broughton,(Broughton and Bretton East, Broughton and Bretton North, Broughton and Bretton South) for three or more years at the time of application or b) Applicants who have previously lived or have been employed in the community of Broughton,(Broughton and Bretton East, Broughton and Bretton North, Broughton and Bretton South) for a period of at least three years and wish to return or c) Applicants who have been continuously employed in the community of Broughton,(Broughton and Bretton East, Broughton and Bretton North, Broughton and Bretton South) for three or more years at the time of application or d) Applicants have a strong local connection to the Community of Broughton (Broughton and Bretton East, Broughton and Bretton North, Broughton and Bretton South), by way of having a parent, brother, sister, child, grandparent or grandchild who is resident in

	Community of Broughton (Broughton and Bretton East, Broughton and Bretton North, Broughton and Bretton South and has been for at least three consecutive years. Priority 2: Applicants who are considered in the reasonable opinion of the Council to be in need of affordable housing and who have lived or been employed within Flintshire for at least three years.