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 **Please provide the information below or enclose the relevant document**
Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	16 a 22 Treallt, Wrecsam, LL11 6FF 16 & 22 Treallt, Wrexham, LL11 6FF
Lluniau/fideo/cynllun llawr o'r eiddo Pictures/videos/floor plans of the property	Amgáu / Enclose 
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Fflat llawr gwaelod Ground floor apartment
Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	2 ystafell wely, 4 person 2 bedroom, 4 person
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl	Fflat llawr gwaelod 2 ystafell wely, 4 person ar gael ar y cynllun S106 Gostyngol. Mae The Mandoline yn gartref teuluol modern sydd â dwy ystafell wely ddwbl hael, ystafell ymolchi chwaethus a man byw cynllun agored, ynghyd â balconi Juliet.

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Brief description of the property –amend for each property. example	2 bedroom, 4 person ground floor apartment available on the Discounted S106 scheme. The Mandoline is a modern family home featuring two generous double bedrooms, a stylish bathroom and open-plan living space, along with a Juliet balcony.
Pris Farchnad agored / Open market price (**Allwch chi plîs darparu tystiolaeth fod y Cyngor Sir wedi cytuno i'r pris farchnad agored / Please provide evidence that the Local Authoirty has agreed to the OMV**)	£162,995
Pris Fforddiadwy / Affordable Price	£114,097 (70% o'r Pris Farchnad Agored). Mae angen blaendal o 5% o leiaf, yn dibynnu ar y benthyciwr morgais. £114,097 (70% of the Open Market Price). Minimum 5% deposit required, dependent on mortgage lender.
Tâl Gwasanaeth / Service Charges	£999.54 (yn cynnwys TAW) £999.54 (inc. VAT)
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Lesddaliad – 999 o flynyddoedd Leasehold – 999 years
Rhent Tir / Ground Rent	I'w gadarnhau TBC
Copi o'r Amod 106 / Copy of the Section 106 (Noder nifer o fisoedd neu flynyddoedd er mwyn ceisio am eiddo) (Please state no of months years required to apply for property)	Amg/Enc **Meini Prawf Preswyliaeth:** Blaenoriaeth 1 (22/06/2026 – 20/07/2026): Person sydd wedi preswylio'n bersonol, neu sydd â Chysylltiad Teuluol Agos, yn Ardal Cyngor Cymuned Broughton am gyfnod di-dor o flwyddyn yn union cyn Meddiannu'r Uned Tai Fforddiadwy arfaethedig; neu sydd mewn cyflogaeth barhaol amser llawn mewn lleoliad yn Ardal Cyngor Cymuned Broughton ac wedi bod yn y gwaith hwnnw am gyfnod o chwe mis yn union cyn y Meddiannu arfaethedig; neu sydd wedi preswylio'n flaenorol yn Ardal Cyngor Cymuned Broughton am gyfnod di-dor o bum mlynedd; neu sydd wedi cael Cysylltiad Teuluol Agos yn flaenorol yn Ardal Cyngor Cymuned Broughton am gyfnod di-dor o bum mlynedd; neu sydd wedi bod mewn cyflogaeth yn

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	flaenorol yn Ardal Cyngor Cymuned Broughton am gyfnod di-dor o bum mlynedd. Blaenoriaeth 2 (21/07/2026 – 17/08/2026): Os nad oes modd canfod unrhyw un sy'n bodloni'r gofynion ym mharagraff 1 uchod o'r Gofrestr Perchentyaeth Cartrefi Cost Isel neu o restr aros tai'r Cyngor (fel y bo'n briodol); a bod cyfnod o bedair wythnos o leiaf wedi mynd heibio ers rhoi hysbyseb mewn papur newydd sy'n cylchredeg yn ardal Wrecsam yn gofyn am rywun sy'n bodloni gofynion paragraff 1, yna bydd y cyfeiriadau ym mharagraff 1 at Ardal Cyngor Cymuned Broughton i'w trin fel pe baent yn cynnwys cyfeiriadau at Ardaloedd Cyngor Cymuned Brymbo, Coedpoeth, Gwersyllt ac Offa, a bydd unrhyw un sy'n bodloni un o'r meini prawf hynny yn rhinwedd triniaeth o'r fath yn cael ei ystyried yn Berson Cymwys at ddibenion yr Ymrwymiad hwn. **Residency Criteria:** Priority 1 (22/06/2026 – 20/07/2026): A person who has resided personally or who has had a Close Family Connection in the Broughton Community Council Area for a continuous period of one year immediately preceding the proposed Occupation of an Affordable Housing Unit; or is in permanent full time employment at a location within the Broughton Community Council Area and has been in such employment for a period of six months immediately preceding the proposed occupation of an Affordable Housing Unit; or has previously resided in the Broughton Community Council Area for a continuous period of five years; or has previously had a Close Family Connection in the Broughton Community Council Area for a continuous period of five years; or has previously been in employment in the Broughton Community Council Area for a continuous period of five years. Priority 2 (21/07/2026 – 17/08/2026): Provided that if: no person meeting the requirements in paragraph 1 above can be identified from the Low Cost Homes Ownership Register or the Council's housing waiting list (as appropriate); and a period of not less than four weeks has elapsed after an advertisement seeking a person who meets the requirements of paragraph 1 has been placed in a newspaper circulating in the Wrexham locality 25 (C) then the references in paragraph 1 of this Part to the Broughton Community Council Area shall be treated as if they included references to the Brymbo, Coedpoeth, Gwersyllt and Offa Community Council Areas and any person who satisfies one of the said criteria by virtue of such treatment shall be regarded as an Eligible Person for the purposes of this Undertaking.

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Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	B
Band Treth y Cyngor / Council Tax Band	I'w gadarnhau TBC
	Byddwn yn gofyn am ffi asesu o £75.00, tuag at costau gweinyddu'r asesiad. Bydd y ffi hefyd yn cadw'r eiddo i chi tra 'rydym yn cynnal y profion angenrheidiol. Nid yw'r ffi yn ad-daladwy. 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
	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. 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.