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)	17 Robins Court, Brychdyn (Broughton), Sir y Fflint, CH4 0TQ 17 Robins Court, Broughton, Flintshire, CH4 0TQ
Lluniau/fideo/cynllun llawr o'r eiddo Pictures/videos/floor plans of the property	
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Fflat deulawr ar y llawr cyntaf First floor maisonette

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Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	2 ystafell wely 2 bedrooms
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property –amend for each property. example	Mae'r fflat deulawr hon ar y llawr uchaf yn cynnig bywoliaeth gyfforddus a modern mewn lleoliad hynod gyfleus. Mynediad llawr gwaelod preifat; 2 ystafell wely; 1 ystafell ymolchi; cegin/ystafell fwyta/ystafell fyw cynllun agored; 2 gwpwrdd storio; gwres canolog nwy a ffenestri dwbl UPVC; lle parcio penodedig ynghyd â lleoedd i ymwelwyr. 10 munud ar droed i Barc Siopa Brychdyn a 5 munud ar droed i'r parc lleol a'r ardal chwarae. This upstairs maisonette offers comfortable, modern living in a highly convenient location. Private ground floor entrance; 2 generously sized bedrooms; 1 bathroom; large open-plan kitchen/diner/lounge; 2 handy storage cupboards; gas central heating and double UPVC glazing; allocated parking space plus visitor spaces. 10-minute walk to Broughton Shopping Park and 5-minute walk to the local park and play area.
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**)	£160,000
Pris Fforddiadwy / Affordable Price	£112,000 (70%) – lleiafswm blaendal o 5%, yn dibynnu ar y benthyciwr £112,000 (70%) – minimum 5% deposit, depending on lender
Tâl Gwasanaeth / Service Charges	£15 y mis (oddeutu) Approx. £15 monthly
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Les – 989 blynedd ar ôl Leasehold – 989 years remaining
Rhent Tir / Ground Rent	

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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)	**Please see below for Local Residency Criteria** **Priority 1:- 17/06/2026 - 06/08/2026** **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 **or** **Priority 2** :- **07/08/2026 - 30/09/2026** 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
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	EPC: C
Band Treth y Cyngor / Council Tax Band	Band C