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)	19 Hawthorn Way, Penyffordd, Flintshire - CH4 0FZ
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	Tŷ pâr / Semi-detached
Nifer o loftydd Number of bedrooms	3 Ystafell Wely / 3 Bedrooms

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(e.g. 3 bed 5 person)	
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property –amend for each property. example	Ty Par 3 ystafell wely ar gael ar y Cynllun Rhan Ecwiti. Mae'r tŷ teulu 3 gwely hwn yn cynnwys ystafell fyw, cegin/ystafell fwyta, tŷ bach ar y llawr isaf ac ymolchfa i'r teulu. Mae lle parcio oddi ar y ffordd i 2 gar a gardd gefn fawr. Three Bedroom Semi-Detached property available on the Shared Equity Scheme. This 3 bed family home comprises of living room, kitchen/dining room, downstairs cloakroom + family bathrrom. Off road parking for 2 cars & large rear garden.
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**)	£250,000
Pris Fforddiadwy / Affordable Price	70% - £175,000 Isafswm blaendal o 5%, yn dibynnu ar fenthyciwr / Minimum 5% deposit (depending on lender)
Tâl Gwasanaeth / Service Charges	£227.70 (y flwyddyn / per year)
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Freehold
Rhent Tir / Ground Rent	
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)	The residency criteria is as follows : Community means the community of Penyffordd and the adjoining communities of Hope, Leeswood, Buckley, Hawarden, Broughton and Bretton and Higher Kinnerton. **Priority 1: 30/09/2026 - 25/11/2026** 'Local Connection' a person shall have a 'Local Connection' if they: a) Have immediately prior to being assessed been continuously resident for three years in the Community; or

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	b) Have immediately prior to being assessed been continuously employed for three years in the Community; or c) Have strong local connections with the Community by reason of having a spouse, parent, brother, sister, child, grandparent or grandchild who is resident in the Community and has been resident there for a minimum of three continuous years **Priority 2: 25/11/2026 - 23/12/2026** If no such person meeting the requirements of paragraphs a) b) or c) above is nominated or approved by the Council within 8 weeks of the Council having been notified that marketing of the relevant Affordable Dwelling has commenced then references above to the Community shall be treated as if they include neighbouring communities identified by the Council in its absolute discretion **Priority 3: 23/12/2026 - 20/01/2027** If no such person meeting the requirements of paragraphs a) b) or c) above (as extended by paragraph (i) above) is nominated or approved by the Council within 12 weeks of the Council having been notified that marketing of the relevant Affordable Dwelling has commenced then references above to the Community shall be treated as if they include the whole County of Flintshire and references to the period of 'three years' mentioned in paragraphs a) b) and c) shall be reduced to two years.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	B
Band Treth y Cyngor / Council Tax Band	D
	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

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	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.