TAI TEG

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)	20 Treallt, Wrecsam, LL11 6FF.
Lluniau/fideo/cynllunllawr o'r eiddo Pictures/videos/floor plans of the property	

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	The Brochette – 1 Bedroom Apartment – Plots 84, 87, 88, 91, 92, 96, 99, 100, 103 & 104 Living/Kitchen/Dining 3.50m x 4.50m 11'6" x 14'9" Bedroom 5.10m x 2.75m (max) (min) 16'9" x 9'0" (max) (min) Bathroom 1.70m x 2.15m 5'7" x 7'1" se note Plots 84, 88, 92, 99 and 103 are handed. 
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Fflat llawr gwaelod. Ground-floor flat.
Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	1 ystafell wely; 2 berson. 1 bedroom; 2 person.
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property – amend for each property. example	Math o eiddo: Brochette. Cegin, man byw a man bwyta cynllun agored; un ystafell wely ddwbl gyda balconi Juliet. Ar gael drwy gynllun disgownt Adran 106. Blaendal o 5% o leiaf, yn dibynnu ar fenthyciwr y morgais. Property type: Brochette. Open-plan kitchen, living and dining space; one double bedroom with a Juliet balcony. Available through the Section 106 discounted scheme. Minimum deposit of 5%, depending on the mortgage lender.
Pris Farchnad agored / Open market price	£127,995
Pris Fforddiadwy / Affordable Price	£89,597; wedi'i hysbysebu fel 70% o werth y farchnad agored. £89,597; advertised as 70% of open market value.
Tâl Gwasanaeth / Service Charges	£999.54 gan gynnwys TAW; ni nodir cyfnod y tâl. £999.54 including VAT; the charging period is not stated.
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on	Lesddaliad: les 999 mlynedd. Leasehold: a 999-year lease

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lease (Freehold/leashold)	
Rhent Tir / Ground Rent	I'w gadarnhau. To be confirmed.
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)	Crynodeb o'r meini prawf a hysbysebir, nid copi o'r cytundeb Adran 106: Blaenoriaeth 1 (22/06/2026–20/07/2026) — yn ardal Cyngor Cymuned Broughton, preswylio neu gysylltiad teuluol agos am flwyddyn ddi-dor yn union cyn meddiannu; neu gyflogaeth barhaol amser llawn am chwe mis yn union cyn meddiannu; neu breswylio, cysylltiad teuluol agos neu gyflogaeth flaenorol am bum mlynedd ddi-dor. Blaenoriaeth 2 (21/07/2026–17/08/2026) — os na cheir ymgeisydd sy'n bodloni Blaenoriaeth 1 o'r gofrestr perchentyaeth cost isel neu restr aros tai'r Cyngor, fel y bo'n briodol, ac os yw o leiaf bedair wythnos wedi mynd heibio ers hysbyseb mewn papur newydd lleol, estynnir yr ardaloedd i gynnwys Brymbo, Coedpoeth, Gwersyllt ac Offa. Summary of advertised criteria, not a copy of the Section 106 agreement: Priority 1 (22/06/2026–20/07/2026) — within Broughton Community Council Area, continuous residence or a close family connection for one year immediately before occupation; or permanent full-time employment for six months immediately before occupation; or previous continuous residence, close family connection or employment for five years. Priority 2 (21/07/2026–17/08/2026) — if no Priority 1 applicant is identified from the Low Cost Homes Ownership Register or Council housing waiting list, as appropriate, and at least four weeks have elapsed since a local newspaper advertisement, the areas extend to Brymbo, Coedpoeth, Gwersyllt and Offa. enclosed.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	Gradd EPC: B, EPC rating: B
Band Treth y Cyngor / Council Tax Band	I'w gadarnhau. To be confirmed.
	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.

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	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.