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)	24, 30, 32, 38 Treallt, Wrexham. LL11 6FF
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	Fflatiau ar y llawr cyntaf a'r ail lawr / First & Second floor Apartments
Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	2 lofft / 2 beds
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 Mandoline, sydd â dwy ystafell wely yn cynnwys cynllun byw agored, ystafelloedd gwely dwbl, a balconi Juliet. Mae'n gartref teulu modern gyda dau ystafell wely dwbl eang, ystafell ymolchi steilus, a gofod byw agored. The Mandoline Benefitting from two bedrooms, the Mandoline also features open-plan living, double bedrooms, and a Juliet balcony. is a modern family home featuring two generous double bedrooms, a stylish bathroom, and open-plan living

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	space.
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**)	£164,995
Pris Fforddiadwy / Affordable Price	70% - £115,497
Tâl Gwasanaeth / Service Charges	£999.51 y flwyddyn /PA (yn cynnwys TAW) (inc VAT)
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Les – 999 mlynedd Lease – 999 yrs
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)	**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

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	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. **Priority 3 (18/08/2026-14/09/2026)** Provided Further That where no person who qualifies or who can be regarded as qualifying as an Eligible Person pursuant to paragraph 2 of this Part can be identified from the sources mentioned therein after at least one advertisement has been placed in a newspaper circulating in the locality then after a period of not less than eight weeks the references in paragraph 1 of this Part to the Acton Community Council Area shall be treated as if they included reference to the Wrexham County Borough Council Area and any person who satisfies the said criteria by virtue of such treatment shall be regarded as an Eligible Person for the purposes of this Undertaking. **Priority 4 (15/09/2026-)** Provided Further That if no applicant qualifies under paragraph 3 above within 12 weeks, then any other person who in the opinion of the RSL or Council (as appropriate) is a Person in Housing Need
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	B
Band Treth y Cyngor / Council Tax Band	I'w gadarnhau / To be confirmed
Ffi asesu / Assessment fee	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.
Nodyn i ymgeiswyr / Note to applicants	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

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	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.