Manylion yr Eiddo / Details of the Property

Cynllun / Scheme	Rhan Berchnogaeth / Shared Ownership
Cyfeiriad yr eiddo gan gynnwys cod post / Address of property including postcode	4 Brookes Avenue Broughton Chester Flintshire CH4 0RD
LLun o'r eiddo / Phot of Property	
Tŷ ar wahân / Detached Tŷ pâr / Semi-detached Tŷ teras / Terraced Fflat / Apartment	Tŷ teras / Terrace
Nifer yr ystafelloedd gwely a phersonau / Number of bedrooms and persons (e.g. 3b 5p)	3bed 5person
Deiliadaeth / Tenure	Freehold – Affordable Housing
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo / Brief description of property – please amend accordingly	• LLEOLIAD POBLOGAIDD / SOUGHT AFTER LOCATION • WEDI'I GYFLWYNO'N DDA DRWY'R EIDDO / WELL PRESENTED THROUGHOUT • YN BAROD I SYMUD I MEWN / READY TO MOVE IN • DIM CADWYN / NO CHAIN • LOLFA AC ARDAL FWYTA EANG / SPACIOUS LOUNGE DINING AREA • YSTAFELL HAUL / CONSERVATORY • GARDD GEFN BREIFAT / PRIVATE REAR GARDEN • CEGIN AC YSTAFELL YMOLCHI FODERN / MODERN KITCHEN AND BATHROOM • TOILED AR Y LLAWR GWAELOD / GROUND FLOOR WC • TRAMWYFA AR GYFER PARCIO ODDI AR Y FFORDD / DRIVEWAY FOR OFFROAD PARKING

	• CYFLEUSTERAU LLEOL AR GARREG Y DRWS / LOCAL AMENITIES ON THE DOORSTEP
Pris marchnad agored / Open market price	£195,000
Canran i'w phrynu a phris / % to purchase and price	25% Cyngor / 25% Council
Rhent ar weddill y ganran / Rent on the remaining %	Gan Gyngor Sir y Fflint: Y rhent presennol yw 33.13 yr wythnos, sef 25% o'r tâl rhent arferol. Mae hyn yn ddarostyngedig i godiadau rhent blynyddol yn unol â chanllawiau Llywodraeth Cymru. From Flintshire Council: Current rent is 33.13 per week, which is 25% of the ordinary rent charge. This is subject to annual rent increases in line with Welsh Government guidance.
Canran y blaendal sydd ei hangen / % deposit required	5% blaendal / 5% deposit
Tâl gwasanaeth / Service charges	Dim taliadau gwasanaeth / No Service Charges
Ar gael o / Available from	Ar unwaith / Immediately
Meini prawf preswylio / Residency criteria	Y meini prawf cysylltiad Lleol cyntaf yw Broughton am 1 mis yna holl Sir y Fflint. Os nad oes prynwr cymwys, addas ar ôl 2 fis, yna maen nhw'n rhydd i neilltuo'r llogi o dan ei delerau ac ar y farchnad agored (i unrhyw un nad yw'n bodloni'r meini prawf), ac am y gyfran berthnasol yn unig. The first Local connection criteria to be Broughton for 1 month then the whole of Flintshire. If after 2 months no suitable, eligible purchaser may be found then they are then free to assign the lease subject to its terms and on the open market (to anyone not fulfilling the criteria), and for the relevant share only.
anylion / Details	**Gwybodaeth / Information**
Tystysgrif Perfformiad Ynni / Energy Performance Certificate	Yn ddilys tan / Valid until: 4 Mehefin / June 2033 Rhif y dystysgrif / Certificate number: 0690-1002-7206-6557-1214 Dolen / Link: https://find-energy-certificate.service.gov.uk/energy-certificate/0690-1002-7206-6557-1214

Band Treth y Cyngor / Council Tax Band	C
Unrhyw gyfyngiadau eraill ar y datblygiad, e.e. dim faniau gwersylla neu gerbydau gwaith / Any other restrictions on the development, e.g. no campervans or work vehicles	Dim / No
Nodwch y dyddiad yr hoffech ddechrau marchnata / Please note the date you would like to start marketing	Ar unwaith / Immediately

1. Esiampl o ddisgrifiad eiddo / Example of property description

Mae'r eiddo'n cynnwys lolfa, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, * llofft, en-suite ac ymolchfa. / The property briefly comprises living room, kitchen/diner, downstairs cloakroom, * bedrooms, en-suite and family bathroom.
Gwres canolog nwy / Gas central heating
Gwres canolog trydan / Electric central heating
Gwres canolog olew / Oil central heating
Ffenestri a drysau gwydr dwbl UPVC / UPVC double glazed windows and doors
Mae'r eiddo yn cynnwys carped/gorchudd llawr ymhob ystafell / This property is offered with carpets and flooring throughout.
Gerddi yn y tu blaen a'r cefn / Gardens to the front and rear
Ardal ar gyfer parcio oddi ar y ffordd / Drive way for off road parking
Ardal parcio wedi ei neilltuo / Allocated parking

Mae'r eiddo'n cynnwys ystafell fyw, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, * llofft, en-suite ac ymolchfa. / The property briefly comprises living room, kitchen/diner, downstairs cloakroom, * bedrooms, en-suite and family bathroom.

Cyntedd / Hallway: (Manylion / Description)

Ystafell Fyw / Living Room: (Manylion / Description)

Cegin / Ystafell Fwyta / Kitchen/dining room: (Manylion / Description)

Ystafell gotiau / Cloakroom: (Manylion / Description)

Llofft 1 / Bedroom 1: (Dwbl / sengl; blaen / cefn / Double / single; front / rear) (Manylion / Description)

Llofft 2 / Bedroom 2: (Dwbl / sengl; blaen / cefn / Double / single; front / rear) (Manylion / Description)

Llofft 3 / Bedroom 3: (Dwbl / sengl; blaen / cefn / Double / single; front / rear) (Manylion / Description)

Ymolchfa / Bathroom: (Manylion / Description)

Tu allan / External: (Manylion / Description)