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**<br><br>**Please provide the information below or enclose the relevant document** |
|---|---|
| Cyfeiriad y Datblygiad (gan gynnwys cod post)<br><br>Development Address (including postcode) | 47 Hirwaun, Wrecsam, LL11 3EF<br>47 Hirwaun, Wrexham, LL11 3EF |
| Lluniau/fideo/cynllun llawr o'r eiddo<br>Pictures/videos/floor plans of the property |  |
| Ty ar ben ei hun / Detached<br>Tŷ pâr / Semi-deatched<br>Tŷ terras / Terrace<br>Fflat / Flat | Fflat (ail lawr)<br>Flat (second floor) |
| Nifer o loftydd<br>Number of bedrooms<br>(e.g. 3 bed 5 person) | 2 ystafell wely<br>2 bedrooms |
| Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl | Gweler esiampl wedi amgau / See example enclosed<br>Fflat 2 ystafell wely ar yr ail lawr ar gael o dan y Cynllun Ecwiti a Rennir. Mae'r eiddo'n cynnwys 2 ystafell wely, en-suite, ystafell ymolchi deuluol, cegin/ystafell fwyta ac ystafell |

| | **Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol**<br><br>**Please provide the information below or enclose the relevant document** |
|---|---|
| Brief description of the property –amend for each property. example | fyw. Ail lawr, rhif 47 ar y drws. Noder bod y mesuryddion trydan, nwy a dŵr a'r man parcio wedi'u marcio fel plot 54. Gwres canolog nwy. Cynigir yr eiddo gyda charpedi drwyddo draw. Parcio wedi'i ddynodi.<br>2 bedroom, second floor flat available on the Shared Equity Scheme. The property comprises 2 bedrooms, an en-suite, a family bathroom, kitchen/diner and living room. 2nd floor, number 47 on door. Please note that the electricity, gas and water meters and the parking bay are marked as plot 54. Gas central heating. The property is offered with carpets throughout. Allocated parking. |
| Pris Farchnad agored / Open market price | £120,000 |
| Pris Fforddiadwy / Affordable Price | £84,000 (70%)<br>£84,000 (70%) |
| Tâl Gwasanaeth / Service Charges | £153.03 y mis<br>£153.03 monthly |
| Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold) | Lesddaliad – 237 mlynedd yn weddill o fis Ionawr 2026<br>Leasehold – 237 years remaining from January 2026 |
| Rhent Tir / Ground Rent | £74.00 ddwywaith y flwyddyn (Mehefin a Rhagfyr)<br>£74.00 twice a year (June and December) |
| Copi o'r Amod 106 / Copy of the Section 106<br><br>(Noder nifer o fisoedd neu flynyddoedd er mwyn ceisio am eiddo)<br>(Please state no of months years required to apply for property) | **Priority 1: 06/10/2026 – 03/11/2026**<br>• Have lived or have close family connection in the Brynffynnon Ward for 1 year prior to completion date , or<br>• Be in permanent full time employment (at least 30 hours per week) in Brynffynnon Ward for 6 months prior to completion date, or<br>• Have previously lived and have a close family connection in the Brynffynnon Ward for a continuous period of 5 years.<br>**Priority 2: 03/11/2026 – 01/12/2026**<br>• As above but including the Community area of Esclusham, Offa, Grosvenor, New Broughton and Coedpoeth.<br>**Priority 3 & 4: 01/12/2026 – 29/12/2026**<br>• If there are insufficient applicants from Priority 1 or 2 we will consider qualifying persons from Wrexham Town Wards of Acton, Borras Park, Erddig, Garden Village, Hermitage, Little Acton, Maesydre, |

| | |
|---|---|
| | **Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol**<br><br>**Please provide the information below or enclose the relevant document** |
| | Queensway, Rhosnesni, Smithfield, Stannsty, Whitegate and Wynnstay.<br>• If no qualifying person can be identified as noted above, then any person who is in need of Affordable Housing shall be treated as a Qualifying Person. |
| Tystysgrifau Perfformiad Ynni / Energy Performance Certificates | Amg/ Enc<br>Tystysgrif Perfformiad Ynni: C<br>Energy Performance Certificate: C |
| Band Treth y Cyngor / Council Tax Band | Band C |
| Gwybodaeth ychwanegol . Additional information | 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.<br>**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.**<br><br>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.<br>**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.** |