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)	8 Clos Owain, Hope, Sir Fflint
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	Ty diwedd terras (Rhan Ecwiti) End terrace (Shared Equity)
Nifer o loftydd Number of bedrooms	2 ystafell wely 2 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 diwedd terras 2 ystafell wely ar gael drwy'r cynllun Rhan Ecwiti. Mae'r eiddo'n cynnwys - cyntedd, toiled lawr grisiau, ystafell fyw, cegin, 2 ystafell wely, ystafell ymolchi. Gwres canolog nwy; ffenestri a drysau gwydr dwbl UPVC; gardd i'r cefn; ardal ar gyfer parcio oddi ar y ffordd. 2 bedroom end terrace property available on the Shared Equity scheme. The property comprises of hallway, downstairs WC, living room, kitchen, 2 bedrooms & bathroom. Gas central heating; UPVC double glazed windows and doors; gardens to rear; driveway with allocated parking.
Pris Farchnad agored / Open market price	£190,000
Pris Fforddiadwy / Affordable Price	70% Pris Fforddiadwy - £133,000 (blaendal o oleiaf 5%) 70% affordable price at £133,000 (5% deposit required)
Tâl Gwasanaeth / Service Charges	
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Lesddaliad, gyda 236 o flynyddoedd yn weddill Leasehold with 236 years remaining
Rhent Tir / Ground Rent	£388.76 y flwyddyn £388.76 per year
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 - 08/05/2026 - 03/07/2026** Intended purchaser has immediately prior to being offered a property has continuously a resident or continuously employed in the community of Hope, adjoining communities of Caergwrle, Llanfynydd, Cymau, Ffrith,Treuddyn, Pontybodkin, Leeswood, Penyffordd and Higher Kinnerton for 3 years, or has a strong local connection, by reason of having a close relative resident in the named communities, who has been resident there for a minimum of three continuous years Close relative – spouse, parent, brother, sister, child, grandparent or grandchild

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	Priority 2 – 03/07/2026 - 31/07/2026 Criteria as above, but opening out to neighbouring communities of Broughton, Bretton, Hawarden, Ewloe and Buckley. **Priority 3 - 31/07/2026 - 28/08/2026** In the event of no intended purchaser being identified, qualifications as noted in a), and b) the local residency criteria is opened out to the Whole of Flintshire. The period of three years, shall be reduced to two years. **Priority 4 - 28/08/2026 - 25/09/2026** In the event that no intended purchaser is identified from a),b) c), the local residency criteria is opened out to the whole of the County of Flintshire, Denbighshire and County Borough of Wrexham, and the qualifying period shall be further reduced to 12 months.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	EPC - C
Band Treth y Cyngor / Council Tax Band	Band C
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.
Ffioedd i Gyngor Sir y Fflint / Flintshire County Council fees	Ffioedd i Gyngor Sir y Fflint - Bydd gofyn ichi lofnodi Arwystol Cyfreithiol sy'n ddogfen gyfreithiol i sicrhau'r ecwiti 30%. Bydd Cyngor Sir y Fflint yn codi ffi o £300 ar gyfer paratoi'r ddogfen hon. You will be required to sign a Legal Charge which is a legal document that secures the 30% equity. Flintshire County Council will charge a fee of £300 for preparing this document.

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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 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.