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)	Plot 84 Treallt, Wrecsam, LL11 6FF / Plot 84 Treallt, Wrexham, LL11 6FF
Lluniau/fideo/cynllun llawr o'r eiddo Pictures/videos/floor plans of the property	Gweler hysbyseb See advert
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 bed 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	Fflat llawr gwaelod 1 ystafell wely, 2 berson, ar gael trwy'r cynllun Amod 106 â disgownt. Mae'r Brochette yn fflat 1 ystafell wely gwych sy'n cynnwys cegin, ystafell fyw a lle bwyta cynllun agored, yn ogystal ag un ystafell wely ddwbl gyda balconi Juliet. 1 Bedroom 2 Person Ground Floor flat available through the discounted S106 Scheme. The Brochette is a wonderful 1-bedroom apartment which boasts an open-plan kitchen, living and dining area, as well as one double bedroom with a Juliet balcony.
Pris Farchnad agored / Open market price	£127,995
Pris Fforddiadwy / Affordable Price	£89,597 (70% o'r Pris Farchnad Agored) / £89,597 (70% of the Open Market Price)

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Tâl Gwasanaeth / Service Charges	£999.54 (yn cynnwys TAW) / £999.54 (inc VAT)
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Les 999 mlynedd / Leasehold 999 years
Rhent Tir / Ground Rent	I'w gadarnhau / TBC
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 (14/10/2026 - 11/11/2026)** 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 (11/11/2026 - 09/12/2026)** 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 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 (09/12/2026 - 06/01/2027)** 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

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	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 (06/01/2027-)** 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 shall be treated as an Eligible Person.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	Sgôr B / Rating: B
Band Treth y Cyngor / Council Tax Band	I'w gadarnhau / TBC
Gwybodaeth ychwanegol / Additional information	**Bydd angen ffi asesu o £75.00 arnom i dalu costau gweinyddol yr asesiad. Bydd y ffi hon hefyd yn cadw'r eiddo i chi tra byddwn yn cynnal y gwiriadau angenrheidiol. Nid yw'r ffi hon yn ad-daladwy. Sylwer mai eich cyfrifoldeb chi yw sicrhau bod y manylion ar eich ffurflen gais yn gywir ar adeg gwneud cais am eiddo, gan y gall hyn effeithio ar eich safle ar y rhestr fer. Os oes angen diwygio eich manylion, gwnewch yn siŵr eich bod yn rhoi gwybod i ni cyn dyddiad cau'r eiddo. Ni fydd manylion a gaiff eu diweddaru ar ôl i'r rhestr fer gael ei chreu yn cael eu hystyried.** **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. 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.**