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)	9 Ffordd Glynne, Penyffordd, Sir Fflint, CH4 0TW / 9 Ffordd Glynne, Penyffordd, Flintshire, CH4 0TW
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	Tŷ teras / Terrace

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Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	2 Ystafell Wely / 2 Bedrooms
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property –amend for each property. example	Two Bedroom terraced property available on the Shared Equity Scheme.
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**)	£190,000
Pris Fforddiadwy / Affordable Price	70% – £133,000
Tâl Gwasanaeth / Service Charges	£123.49 y mis / £123.49 monthly
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Freehold
Rhent Tir / Ground Rent	
Prisiad / Valuation	Amg/Enc
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)	**The residency criteria is as follows :** **Priority 1: 01/10/2026 - 26/11/2026** 'Local Connection' a person shall have a 'Local Connection' if they: i) Has immediately prior to being assessed been continuously resident for 3 years in the Relevant Community (Penyffordd Community Council); or ii) Has immediately prior to being assessed been continuously employed for 3 years in the Relevant Community (Penyffordd Community Council); or iii) Has strong local connections with the Relevant Community (Penyffordd Community Council) by reason of a spouse, parent, brother, sister, child, grandparent or grandchild who is resident in the Relevant Communtiy

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	(Penyffordd Community Council) and have done do for the least 3 consecutive years. **Priority 2: 26/11/2026 - 24/12/2026** • i) If no person meeting the requirements of a Local Connection with the Relevant Community (Penyffordd Community Council) is nominated or approved by the Council or the Nominated Agent within 8 weeks of the Council having been notified that marketing of the relevant Affordable Dwelling has commenced then references to the Relevant Community (Penyffordd Community Council) shall be treated as if they include neighbouring communities identified by the Council in its absolute discretion. **Priority 3: 24/12/2026 - 21/01/2027** • ii) If no such person meeting the requirements of a Local Connection with the Relevant Community (Penyffordd Community Council) as extended by (i) above is nominated or approved by the Council or the Nominated Agent within 12 weeks of the Council or the Nominated Agent having been notified that marketing of the relevant Affordable Dwelling has commenced then references to the Relevant Community (Penyffordd Community Council) shall be treated as if they include the whole of the County of Flintshire and references in the definition of 'Local Criteria' to the period of '3 years' shall be reduced to '2 years'. **Priority 4: 21/01/2027** • iii) If no such person meeting the requirements of a Local Connection with the Relevant Community (Penyffordd Community Council) as extended by (ii) above is nominated or approved by the Council or the Nominated Agent within 16 weeks of the Council or the Nominated Agent having been notified that marketing of the relevant Affordable Dwelling has commenced then references to the Relevant Community (Penyffordd Community Council) shall be treated as if they include the whole of the County of Flintshire and the whole of the County of Denbighshire and the County Borough of Wrexham and references in the definition of 'Local Criteria' to the period of '3 years' shall be reduced to '12 months'.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	B

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
Band Treth y Cyngor / Council Tax Band	D
	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. 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.