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)	Fflat 9, 17-19 Kinmel Street, Rhyl, Sir Ddinbych, LL18 1AH Flat 9, 17-19 Kinmel Street, Rhyl, Denbighshire, LL18 1AH
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	Fflat Flat
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	Fflat 2 ystafell wely ar gael ar y cynllun Disgownt Amod 106. Mae'r eiddo'n cynnwys lolfa, cegin, 2 ystafell wely ac ystafell ymolchi. 2 bedroom flat available on the Discounted S106 Scheme. The property briefly comprises reception, living room, kitchen, 2 bedrooms, bathroom.

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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**)	£60,000
Pris Fforddiadwy / Affordable Price	£39,252 Isafswm blaendal o 5%, yn dibynnu ar y benthyciwr Minimum 5% deposit (depending on lender)
Tâl Gwasanaeth / Service Charges	£50 y mis £50 pcm
Deilidaeth & nifer o flynyddoed ar ol ar y les Tenure & number of years remaining on lease (Freehold/leashold)	Lesddaliad – 984 mlynedd yn weddill Leasehold – 984 years remaining
Rhent Tir / Ground Rent	
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)	Please see below for **Local Residency Criteria** **Priority 1 (10/09/2024 - 08/10/2024)** i) a person who has resided or worked in the Community of Rhyl for a continuous period of 3 years preceding the proposed occupation of the Affordable Housing Unit. ii) a person who has previously lived/resided and/or worked in the Community of Rhyl for a continuous period of 3 years. **Priority 2 (08/10/2024 - 05/11/2024)** If on notification of a vacancy no Local Resident who fits into Priority 1 above can be identified after a period of at least four weeks the requirements for residence or employment shall be extended to include Prestatyn, Rhuddlan, Dyserth, Bodelwyddan, St Asaph, Waen, Cwm, Cefn Meiriadog, Tremeirchion and Trefnant. **Priority 3 (05/11/2024 - 03/12/2024)** If on notification of a vacancy no Local Resident who fits into Priority 2 above can be identified after a period of at least four weeks the requirements for residence or employment shall be extended to a further 5 mile radius.

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	**D** **Energy performance certificate (EPC) – Find an energy certificate – GOV.UK**
Band Treth y Cyngor / Council Tax Band	Band B