TAI TEG

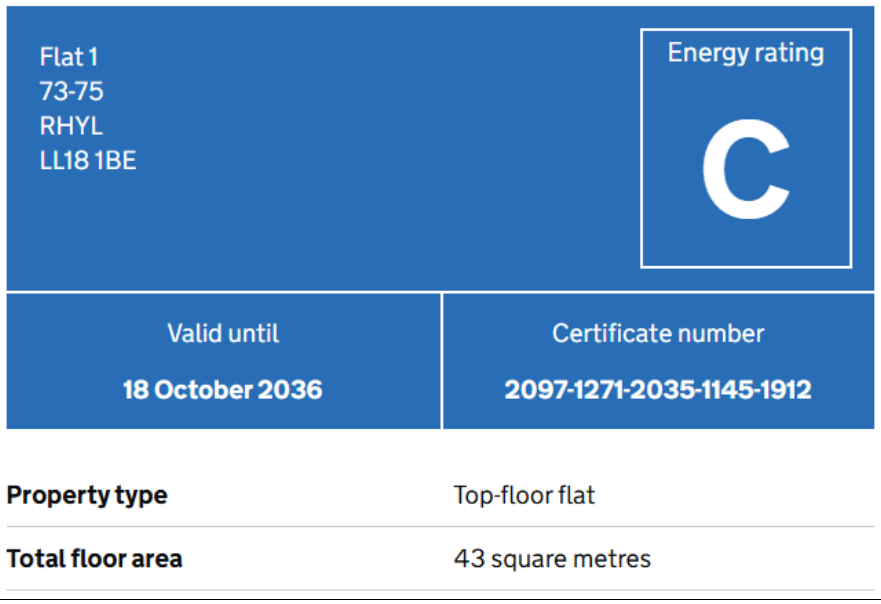
CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Enw' Datblygiad Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post) **Development Name** **Address of property and/or plot numbers (inc post code)**	Flat 1, 73-75 Wellington Road, Rhyl, LL18 1BE
Lluniau/fideo/cynllun llawr o'r eiddo - lluniau i fod mewn fformat jpeg **Pictures/videos/floor plans of the property- pictures to be in jpeg format**	

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• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	First Floor Flat
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	1 Bed, 2 Person
• Beth yw uchafswm meddiannaeth yr eiddo hwn? • What is the maximum occupancy for this property	2 People
• Deiliadaeth / **Tenure**	Intermediate Rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Gweler esiampl wedi amgau / **See example enclosed** Flat un ystafell gwelu i dau berson, yn cynnwys myneddfa cymunedol gyda grisiau i cyntedd sydd eu rhannu, yn y flat mae'r cyntedd yn agor I lolfa sy'n cynnwys ardal gegin, ystafell gwely, a'r ystafell ymolchi 1 Bed, 2 Person First Floor Flat comprising of Communal Entrance Hallway with staircase to a shared first floor lobby, Entrance Hallway, Living Room, with Kitchen Area, Bedroom and Bathroom

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Plis noder Isafswn Incwm Cartref dylid eu hystyried **Please note the minimum household income to be considered**	Os yw'n eiddo Rhent yna gweithio allan yr 30% fforddadwyedd e.e **If a rental property, then work out the 30% affordability e.g** Rent x 12 / 30% = £21,933.60
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	Yes
Rhent misol / **Monthly rent**	£476.00
Tal Gwasanaeth /**Service Charges**	£72.34
Ar gael (dyddiad) / **Available from (date)**	Approx. Mid November
Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol) **Deposit – please note the rent and deposit required before start of tenancy (if applicable)**	Rent - £548.34 Deposit - £548.34 Total - £1096.68
Math o Denantiaeth /**Type of Tenancy**	Standard Contract
Meini Prawf Preswylio **Residency Criteria**	Priority 1: Must have 12 months location connection (living/working/previously lived work/immediate family) to Rhyl Priority 2: Must have 12 months location connection (living/working/previously lived work/immediate family) to neighbouring communities Priority 3: Must have 12 months location connection (living/working/previously lived work/immediate family) to Denbighshire

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Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	
Band Treth y Cyngor **Council Tax Band**	A
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Pets allowed however a pet permission form may be required
Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb **Any other restrictions on the development i.e no campervan/now work vehicles etc.**	N/A
Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	Yes If yes; • Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma. • Credit and affordability checks will be required for this property.
Gwybodaeth ychwaengol I rhoi ar yr hysbyseb / Information to note on the avdert	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. Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau.

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	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. Please note we reserve the right to bring forward the closing date if sufficient number of applications received.