

TAI TEG

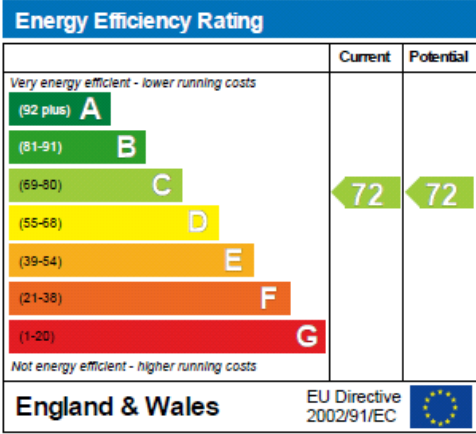
CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

35 & 37 DOL ISAF,
WRECSAM
LL11 3DX



Fflat / apartment	Fflat 35 - LLAWR CYNTAF / FIRST FLOOR Fflat 37 – LLAWR GWAELOD / GROUND FLOOR
Rhent misol Monthly rent	£414.84
Tal Gwasanaeth Service Charges	£99.61
Ar gael Available from	DIWEDD AWST END AUGUST
Blaendal Deposit	£514.45

<p>Disgrifiad eiddo Property Description</p>	<p>Mae'r eiddo'n cynnwys ystafell fyw/ cegin, 2 lofft ac ymolchfa. The property comprises of open plan living room/kitchen, 2 bedrooms, and bathroom.</p> <p>Gwres canolog nwy / Gas central heating,</p> <p>Ffenestri dwbl UPVC / UPVC double glazed windows</p> <p>Ardal parcio ac ardal parcio ymwelwyr wedi ei neilltuo Allocated parking and visitor parking</p> <p><u>Cyntedd Cymunedol / Communal Hallway:</u> Blychau llythyrau a grisiau i'r llawr cyntaf Letterboxes, and stairs to first floor.</p> <p><u>Ystafell Fyw / Cegin / Living room/Kitchen</u> Drysau patio gyda balcony Juliette, rheiddiadur, pwynt teledu. Cegin gyda ystod o unedau brown a gwyn (rhif 35) llwyd tywyll a gwyn (rhif 37). Nwyddau integredig: popty, hob, rhewgell/oergell, a periant golchi/sychu. Patio doors with Juliette balcony, radiator and tv aerial point to lounge area, the kitchen is fitted with a range of wall and base units – brown and white (no35) dark grey and white (no 37). Integrated appliances include, oven, hob, fridge freezer and a washer dryer.</p> <p><u>Llofft 1 / Bedroom 1:</u> (dwbwl/double) Rheiddiadyr, cwpwrdd dillad. Radiator, fitted wardrobes.</p> <p><u>Llofft 2 / Bedroom 2:</u> (sengl/single) Rheiddiadyr. Radiator</p> <p><u>Ymolchfa / Bathroom</u> Swît tri darn yn cynnwys bath gyda cawod, toiled a basn ymolchi. Three piece bathroom suite comprising bath with shower over, toilet and hand basin.</p>
<p>Tenantiaeth Tenancy</p>	<p>Tra mae'r denantiaeth yn Denantiaeth Aswiriedig Byrlys 6 mis, mi fydd wedyn yn parhau ar sail misol, Cyn belled a cedwir at dermau'r denantiaeth, mae ein hymrwymiad i chi yn un tymor hir. Whilst the tenancy is a 6 month Assured Shorthold Tenancy, which will thereafter continue on a month by month basis. Provided you keep to the terms of the tenancy, our commitment to you is a long term commitment.</p>
<p>Preswyllo Residency</p>	<p>Mae'n rhaid i ymgeiswyr fod wedi byw neu weithio neu gyda teulu agos yn ardal cymuned Brynffynnon am gyfnod di-dor o 1 mlynedd yn union cyn derbyn meddiannaeth o'r eiddo, neu yn y gorffennol. Os nad oes gennym ddigon o ymgeiswyr o Brynffynnon yna fe wnawn ystyried ceisiadau o gymedau Esclusham, offa, Grosvenor, New Brighton a Coedpoeth, cyn agor allan ward tref Wrecsam ag yna i Sir Wrecsam.</p>

	<p>Applicants must meet the local residency criteria of having resided or worked or have close family in the community area of Brynffynon for a continuous period of 1 years immediately preceding the proposed occupation of the property, or in the past. If we do not have sufficient applicants from Brynffynon, we will consider applications from the communities of Esclusham, Offa, Grosvenor, New Brighton and Coedpoeth before extending to include Wrexham town wards, before opening out to Wrexham County</p>																																												
<p>Tystysgrifau Perfformiad Ynni Energy Performance Certificate</p>	 <table border="1" data-bbox="576 497 1054 929"> <thead> <tr> <th colspan="2">Energy Efficiency Rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="4">Very energy efficient - lower running costs</td> </tr> <tr> <td>(92 plus) A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td>72</td> <td>72</td> </tr> <tr> <td>(55-68) D</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td></td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Not energy efficient - higher running costs</td> </tr> <tr> <td colspan="2">England & Wales</td> <td colspan="2">EU Directive 2002/91/EC</td> </tr> </tbody> </table>	Energy Efficiency Rating		Current	Potential	Very energy efficient - lower running costs				(92 plus) A				(81-91) B				(69-80) C		72	72	(55-68) D				(39-54) E				(21-38) F				(1-20) G				Not energy efficient - higher running costs				England & Wales		EU Directive 2002/91/EC	
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<p>Ffi asesu Assessment fee</p>	<p>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.</p> <p>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.</p>																																												
<p>Ffi gwiriad credyd Credit check fee</p>	<p>Cyn y gallwn gynnig tenantiaeth i chi, mae'n rhaid i ni gynnal gwiriad credyd, landlord a chyflogwr.</p> <p>Os am unrhyw reswm y byddwch yn methu eich gwiriad credyd, efallai y bydd angen i chi ddarparu Gwarantwr i ni, a fydd wedyn yn gorfod cwblhau gwirid credyd.</p> <p>Bydd ffi yn daladwy am y gwiriadau fel a ddilyn:</p> <ul style="list-style-type: none"> • Enhance – gwiriad llawn £30.00 y person • Insight – gwiriad rhannol £18.00 y person • Gwarantwr - £18.00 y gwarantwr <p>Prior to being able to offer you a tenancy we have to carry out a credit, landlord and employer check. If for some reason you fail the credit check, you might have to provide us with a Guarantor, who will then have to complete a Homelet Guarantors Application For Tenancy form.</p> <p>There will be a charge for the referencing as follows:</p> <ul style="list-style-type: none"> • Enhance full credit check - £30.00 per person • Insight – part credit check -£18.00 per person. • Guarantor credit check - £18.00 per guarantor. 																																												