

TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

58 BANNAU BROUGHTON / BROUGHTON HEIGHTS

PENTRE BROUGHTON. WRECSAM.



Tŷ pen teras / **end terrace**
2 lofft 4 person / **2 bed 4 persons**

Mae'r eiddo'n cynnwys ystafell fyw, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, 2 lofft, en-suite ac ymolchfa.

The property briefly comprises living room, kitchen/diner, downstairs cloakroom, 2 bedrooms, en-suite and bathroom.

Gwres canolog nwy / **Gas central heating**

Ffenestri a drysau gwydr dwbl UPVC / **UPVC double glazed windows and doors**

Gardd i gefn yr eiddo / **Garden to the rear**

Ardal parcio o flaen yr eiddo / **Drive way for off road parking**

Cyntedd / Hallway

Ystafell gotiau / Cloakroom

Basn ymolchi a thoiled / **Basin and toilet**

Ystafell Fyw / Living Room :

Ffenestr gwydr dwbwl, rheiddiadur

UPVC double glazed window, radiator

Cegin / ystafell Fwyta / Kitchen/dining room :

Ffenestr gwydr dwbwl, drws patio. Ystod o unedau cegin a sinc. Gwagle ar gyfer rhewgell/oergell a pheiriant golchi. Hob Nwy, popty trydan a ffan echdynnu integredig.

Double glazed window to rear, patio door, a range of kitchen units and sink. Space for fridge freezer and washing machine. Integrated gas hob and electric oven, with extractor fan.

Llofft 1 / Bedroom 1: (dwbwl, ffrynt / **double, front**)

Ffenestr gwydr dwbwl, rheiddiadur. En-suite gyda basn ymolchi, toiled a chawod.

Double glazed window, radiator. En-suite with hand basin, toilet and shower cubicle

Llofft 2 / Bedroom 2: (double, rear / dwbwl, cefn)

Ffenestr gwydr dwbwl, rheiddiadur.

Double glazed window, radiator.

Ymolchfa / Bathroom :

Ffenestr gwydr dwbwl, rheiddiadur, bath, basn ymolchi a thoiled.




Upvc double glazed window, bath, wash basin and toilet.

Tu allan / External

Parcio o flaen yr eiddo. Gardd i gefn yr eiddo

Parking to front of property, garden to the rear.

| | |
|--|--|
| Rhent misol Monthly rent | £459.07 |
| Tal Gwasanaeth Service Charges | £2.08 |
| Ar gael Available from | Ganol Mai 2019 Mid May 2019 |
| Blaendal Deposit | £461.15 |
| Tenantiaeth Tenancy | 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. |
| Preswyllo Residency | Mae'n rhaid i ymgeiswyr fod wedi byw neu weithio yn ardal cymuned Pentre Broughton am gyfnod di-dor o 12 mis yn union cyn derbyn meddiannaeth o'r eiddo, neu yn y gorffennol. Os nad oes gennym ddigon o ymgeiswyr o Pentre Broughton yna fe wnawn ystyried ceisiadau o gymunedau Summerhill, Gwersyllt, New Broughton a Brymbo cyn agor allan i Sir Wrecsam. |

| | <p>Applicants must meet the local residency criteria of having resided or worked in the community area of Pentre Broughton for a continuous period of 12 months immediately preceding the proposed occupation of the property, or in the past. If we do not have sufficient applicants from Pentre Broughton, we will consider applications from the communities of Summerhill, Gwersyllt, New Broughton or Brymbo before opening out to Wrexham County.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <p>Tystysgrifau Perfformiad Ynni Energy Performance Certificate</p> | <table border="1"> <thead> <tr> <th colspan="3">Energy Efficiency Rating</th> </tr> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td colspan="3"><i>Very energy efficient - lower running costs</i></td> </tr> <tr> <td>(92 plus) A</td> <td></td> <td></td> </tr> <tr> <td>(81-91) B</td> <td>80</td> <td>81</td> </tr> <tr> <td>(69-80) C</td> <td></td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td></td> </tr> <tr> <td colspan="3"><i>Not energy efficient - higher running costs</i></td> </tr> <tr> <td colspan="2">England & Wales</td> <td>EU Directive 2002/91/EC </td> </tr> </tbody> </table> | Energy Efficiency Rating | | | | Current | Potential | <i>Very energy efficient - lower running costs</i> | | | (92 plus) A | | | (81-91) B | 80 | 81 | (69-80) C | | | (55-68) D | | | (39-54) E | | | (21-38) F | | | (1-20) G | | | <i>Not energy efficient - higher running costs</i> | | | England & Wales | | EU Directive 2002/91/EC  |
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| <p>Band Treth y Cyngor Council Tax Band</p> | <p>C</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Ffi asesu (Tai Teg yn unig) Assessment fee (Tai Teg only)</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 addaladwy.</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 (newid fel bo angen) Credit check fee (amend as necessary)</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 gwiriad 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |