

**Manylion yr Eiddo / Details of the Property**

|  | Nodwch wybodaeth berthnasol isod neu atodwch ddogfennau  **Please note relevant information below or attach documents** |
| --- | --- |
| Cyfeiriad y Datblygiad (gan gynnwys cod post)  **Address of property (inc post code)** | 9 Queen Elizabeth Court, Y Fflint, CH6 5FG  9 Queen Elizabeth Court, Flint, CH6 5FG |
| Lluniau o’r eiddo  **Pictures of the property** | C:\Users\cecmpxm\AppData\Local\Microsoft\Windows\INetCache\Content.Word\IMG_6402.jpg |
| Tŷ ar ei ben ei hun / **Detached**  Tŷ pâr / **semi detached**  Tŷ terras / **terraced**  Fflat / **apartment** | Fflat ar y llawr cyntaf  1st floor apartment |
| Nifer yr ystafelloedd gwely a phobl  (e.e. 3g5p)  **No of beds & person**  (e.g.3b5p) | 2 ystafell wely  2 bed |
| Disgrifiad byr o’r eiddo – i’w newid ar gyfer pob eiddo  **Brief description of property – please amend accordingly** | Adeilad newydd – 2018 – yng nghanol tref y Fflint.  Fflat gyda chegin / ystafell fyw agored a digon o le. Ni chynhwysir unrhyw nwyddau gwynion.  2 ystafell wely ddwbl, ystafell ymolchi fawr gyda chawod trydan dros y bath.  Storfa y gellir cerdded i mewn iddi.  Cynhwysir rhywfaint o fleindiau a gorchuddion llawr.  Gwres canolog nwy.  Lle parcio.  Dim anifeiliaid anwes nac ysmygu yn yr adeilad.  System drws cymunol gyda system ‘intercom’.  New build- 2018. Located in Flint town centre.  Spacious apartment with open plan kitchen/ living room. No white goods included.  2 double bedrooms, large bathroom with electric shower over bath.  Walk in storage area.  Some blinds and floor coverings included.  Gas central heating.  Parking included.  No pets and no smoking within building.  Communal door entry system with intercom. |
| Rhent misol  **Monthly rent** | £510 y mis  £510 pcm |
| Tâl Gwasanaeth  **Service Charges** | £17.99 (£11.55 – glanhau a £6.44 – erial teledu)  £17.99 (£11.55- cleaning & £6.44- TV aerial) |
| Ar gael  **Available from** | Dechrau mis Ebrill  Beginning of April |
| Blaendal  **Deposit** | £510 |
| Tenantiaeth  **Tenancy** | Tenantiaeth Fyrddaliol Sicr (6 mis)  Assured Shorthold Tenancy (6 month) |
| Preswylio  **Residency** | Applicants will be considered in this order:  Priority 1- **18/03/2019**  Local connection to **Flint** e.g. living or working in the community for at least 12 months.  Priority 2 – **01/04/2019**  If no suitable occupiers are found as above, the local criteria will be opened out to nearby communities of **Oakenholt, Bagillt, Greenfield, Flint Mountain & Northop.**  Priority 3 – **15/04/2019**  If no suitable occupiers are found as above, the local criteria will be opened out to the whole of the County of Flintshire.  Caiff ymgeiswyr eu hystyried yn y drefn hon:  Blaenoriaeth 1 – **18/03/2019**  Cysylltiad lleol â **Fflint** e.e. byw a gweithio yn y gymuned am o leiaf 12 mis.  Blaenoriaeth 2 – **01/04/2019**  Os na ddoir o hyd i ddeiliaid addas fel uchod, caiff y meini prawf lleol ei ymestyn i gymunedau cyfagos **Oakenholt, Bagillt, Maes Glas, Flint Mountain & Llaneurgain**  Blaenoriaeth 3 – **15/04/2019**  Os na ddoir o hyd i ddeiliaid addas fel uchod, caiff y meini prawf lleol ei ymestyn i Sir y Fflint cyfan. |
| Copi o’r Amod 106 /  **Copy of the Section 106**  (os yn berthnasol / **If relevant**) | Amherthnasol  N/A |
| Tystysgrifau Perfformiad Ynni  **Energy Performance Certificate** | Graddfa B. Dilys ers 20 Chwefror 2018.  Grade B. Valid from 20 February 2018. |
| Band Treth y Cyngor  **Council Tax Band** | Band B |
| Ffi asesu (Tai Teg yn unig)  **Assessment fee** (Tai Teg only) |  |
| Ffi gwyriad credyd (newid fel bo angen)  **Credit check fee (amend as necessary)** | Amherthnasol  N/A |

1. **Esiampl o ddisgrifiad eiddo**

Mae’r eiddo’n cynnwys lolfa, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, \* llofft, en-suite ac ystafell ymolchi. / **The property briefly comprises living room, kitchen/diner, downstairs cloakroom, \* bedrooms, en-suite and family bathroom.**

Gwres canolog nwy / Gas central heating,

Gwres canolog trydan / Electric central heating

Gwres canolog olew / Oil central heating

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

Mae’r eiddo yn cynnwys carped/gorchudd llawr ymhob ystafell / This property is offered with carpets and flooring throughout.

Gerddi yn y tu blaen a’r cefn / Gardens to the front and rear,

Ardal ar gyfer parcio oddi ar y ffordd / Drive way for off road parking

Ardal parcio wedi ei neilltuo / Allocated parking

Mae’r eiddo’n cynnwys ystafell fyw, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, \* llofft, en-suite ac ystafell ymolchi. / **The property briefly comprises living room, kitchen/diner, downstairs cloakroom, \* bedrooms, en-suite and family bathroom.**

**Cyntedd / Hallway**: (Manylion / description)

**Ystafell Fyw / Living Room** : (Manylion / description)

**Cegin / ystafell Fwyta / Kitchen/dining room** :(Manylion / description)

**Ystafell gotiau / Cloakroom** (Manylion / description)

**Llofft 1 / Bedroom 1**: (dwbl, sengl / blaen, cefn) (double / single front, rear) (Manylion / description)

**Llofft 2 / Bedroom 2:** (dwbl, sengl / blaen, cefn) (double / single front, rear) (Manylion / description)

**Llofft 3 / Bedroom 3**: (dwbl, sengl / blaen, cefn) (double / single front, rear) (Manylion / description)

**Ystafell ymolchi / Bathroom** ; (Manylion / description)

**Tu allan / External** (Manylion / description)