



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 <b>Please note relevant information below or attach documents</b>
Cyfeiriad y Datblygiad(gan gynnwys cod post) <b>Address of property (inc post code)</b>	Plot 19 Kinnerton Lane Higher Kinnerton Flintshire CH4 9BE  Plot 19 Kinnerton Lane Kinnerton Uchaf Sir Y Fflint CH4 9BE
Lluniau o'r eiddo <b>Pictures of the property</b>	TBC – Photos coming soon  I'w gadarnhau – Bydd lluniau ar gael yn fuan
Ty ar ben ei hun / <b>Detached</b> Tŷ pâr / <b>semi detached</b> Tŷ terras / <b>terraced</b> Fflat / <b>apartment</b>	Semi detached bungalow  Tŷ pâr byngalo
Nifer o loftydd & person <b>No of beds &amp; person</b> (e.g.3b5p)	2 bed  2 ystafell wely
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiamp! <b>Brief description of property – please amend accordingly</b>	Kitchen with integrated cooker, hob & hood. Lounge with patio doors leading to the garden (grass). Bathroom has a shower over the bath. Floor coverings included in kitchen and bathroom. Driveway to the front of the house.

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	<p>Cegin gyda phopty integredig, stof a ffan echdynnu. Ystafell fyw gyda drysau patio yn arwain i'r ardd (glaswellt). Mae cawod dros faddon yn yr ystafell ymolchi. Mae gorchuddion llawr wedi'u cynnwys yn y gegin ac yn yr ystafell ymolchi. Tramwyfa o flaen y tŷ</p>
<p>Rhent misol <b>Monthly rent</b></p>	<p>£523.65 pcm  £523.65 y mis</p>
<p>Tal Gwasanaeth <b>Service Charges</b></p>	<p>£10.25 pcm  £10.25 y mis</p>
<p>Ar gael <b>Available from</b></p>	<p>June  Mehefin</p>
<p>Blaendal <b>Deposit</b></p>	<p>£523.65</p>
<p>Tenantiaeth <b>Tenancy</b></p>	<p>Assured Shorthold Tenancy (6 months)  Tenantiaeth Fyrddaliol Sicr (6 mis)</p>
<p>Preswyllo <b>Residency</b></p>	<p>Applicants will be considered in this order:</p> <p>Priority 1- 26/03/2019 Local connection to <b>Higher Kinnerton</b> e.g. living or working in the community for at least 12 months.</p> <p>Priority 2 – 09/04/2019 If no suitable occupiers are found as above, the local criteria will be opened out to nearby communities of <b>Broughton, Penyffordd &amp; Penymynydd</b></p> <p>Priority 3 – 23/04/2019 If no suitable occupiers are found as above, the local criteria will be opened out to the whole of the County of Flintshire.</p> <p>Caiff ymgeiswyr eu hystyried yn y drefn hon:</p> <p>Blaenoriaeth 1 – 26/03/2019 Cysylltiad lleol â <b>Kinnerton Uchaf</b> e.e. byw a gweithio yn y gymuned am o leiaf 12 mis.</p>

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	<p>Blaenoriaeth 2 – 09/04/2019 Os na ddoir o hyd i ddeiliaid addas fel uchod, caiff y meini prawf lleol ei ymestyn i gymunedau cyfagos <b>Brychdyn, Penyffordd &amp; Penymynydd</b></p> <p>Blaenoriaeth 3 – 23/04/2019 Os na ddoir o hyd i ddeiliaid addas fel uchod, caiff y meini prawf lleol ei ymestyn i Sir y Fflint cyfan.</p>
<p>Copi o'r Amod 106 / <b>Copy of the Section 106</b></p> <p>(os yn berthnasol / <b>If relevant</b>)</p>	
<p>Tystysgrifau Perfformiad Ynni <b>Energy Performance Certificate</b></p>	TBC
<p>Band Treth y Cyngor <b>Council Tax Band</b></p>	TBC
<p>Ffi asesu (Tai Teg yn unig) <b>Assessment fee (Tai Teg only)</b></p>	
<p>Ffi gwyriad credyd (newid fel bo angen) <b>Credit check fee (amend as necessary)</b></p>	

## 1. Esiampl o ddisgrifiad eiddo

Mae'r eiddo'n cynnwys lolfa, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, \* llofft, en-suite ac ymolchfa. / **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 ymolchfa. / **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**: (double / single front, rear) (Manylion / description)

**Llofft 2 / Bedroom 2**: (double / single front, rear) (Manylion / description)

**Llofft 3 / Bedroom 3**: (double / single front, rear) (Manylion / description)

**Ymolchfa / Bathroom** ; (Manylion / description)

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