



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
Cyfeiriad y Datblygiad(gan gynnwys cod post) Address of property (inc post code)	Plot 10 Kinnerton Lane Higher Kinnerton Flintshire CH4 9BE Plot 10 Kinnerton Lane Kinnerton Uchaf Sir Y Fflint CH4 9BE
Lluniau o'r eiddo Pictures of the property	TBC – Photos coming soon I'w gadarnhau – Bydd lluniau ar gael yn fuan
Ty ar ben ei hun / Detached Tŷ pâr / semi detached Tŷ terras / terraced Fflat / apartment	Terraced Tŷ terras
Nifer o loftydd & person No of beds & person (e.g.3b5p)	2 bed 2 ystafell wely

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<p>Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl</p> <p>Brief description of property – please amend accordingly</p>	<p>Kitchen with integrated cooker, hob & hood. Downstairs w/c and lounge with patio doors leading to the back garden (grass). Upstairs bathroom has a shower over the bath. Floor coverings included in kitchen, downstairs w/c and bathroom. Driveway to the front of the house.</p> <p>Cegin gyda phopty integredig, hob a ffan echdynnu. Ystafell fyw gyda drysau patio yn arwain i'r ardd gefn a thoiled ar y llawr gwaelod.</p> <p>Gorchuddion llawr wedi'u cynnwys yng ngardd y gegin (glaswellt). Mae cawod dros faddon yn yr ystafell ymolchi i fyny'r grisiau, toiled ac ystafell ymolchi ar y llawr gwaelod.</p> <p>Tramwyfa o flaen y tŷ.</p>
<p>Rhent misol</p> <p>Monthly rent</p>	<p>£523.65 pcm</p> <p>£523.65 y mis</p>
<p>Tal Gwasanaeth</p> <p>Service Charges</p>	<p>£12.22 pcm.</p> <p>£12.22 y mis</p>
<p>Ar gael</p> <p>Available from</p>	<p>Beginning of April</p> <p>Ddechrau mis Ebrill</p>
<p>Blaendal</p> <p>Deposit</p>	<p>£523.65</p>
<p>Tenantiaeth</p> <p>Tenancy</p>	<p>Assured Shorthold Tenancy (6 months)</p> <p>Tenantiaeth Fyrddaliol Sicr (6 mis)</p>
<p>Preswyllo</p> <p>Residency</p>	<p>Applicants will be considered in this order:</p> <p>Priority 1- 26/03/2019 Local connection to Higher Kinnerton 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 Broughton, Penyffordd & Penymynydd</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>

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	<p>Caiff ymgeiswyr eu hystyried yn y drefn hon:</p> <p>Blaenoriaeth 1 – 26/03/2019 Cysylltiad lleol â Kinnerton Uchaf e.e. byw a gweithio yn y gymuned am o leiaf 12 mis.</p> <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 Brychdyn, Penyffordd & Penymynydd</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 / Copy of the Section 106</p> <p>(os yn berthnasol / If relevant)</p>	
<p>Tystysgrifau Perfformiad Ynni Energy Performance Certificate</p>	TBC
<p>Band Treth y Cyngor Council Tax Band</p>	TBC
<p>Ffi asesu (Tai Teg yn unig) Assessment fee (Tai Teg only)</p>	
<p>Ffi gwriad credyd (newid fel bo angen) Credit check fee (amend as necessary)</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)