


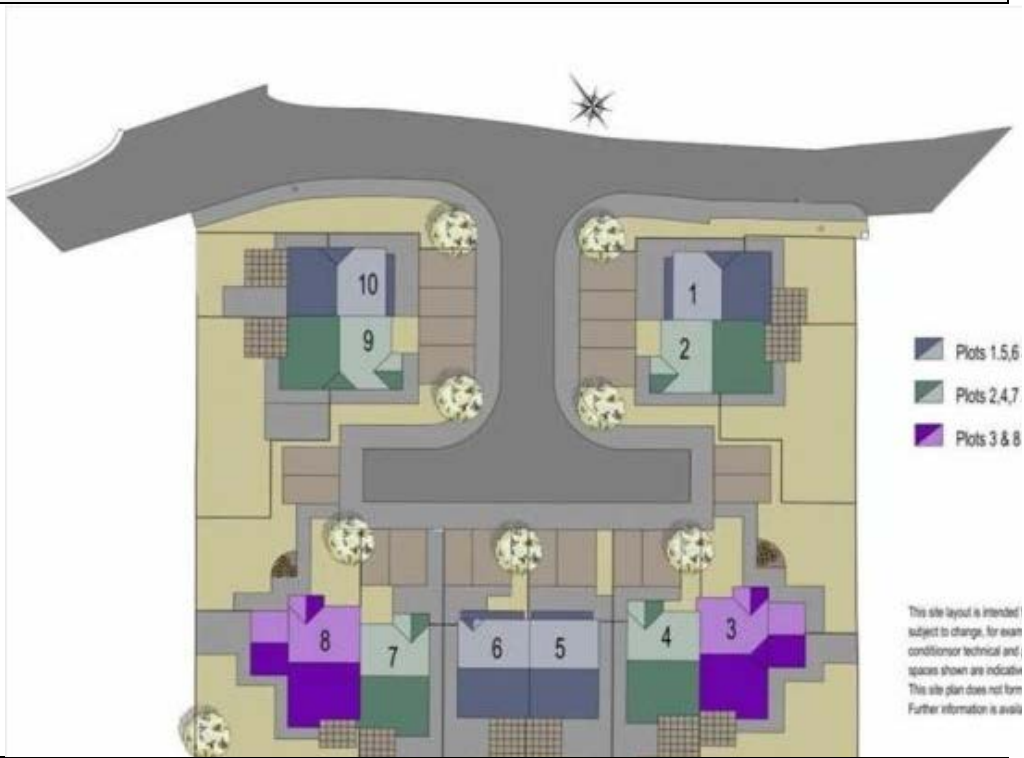
# TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI  
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	<p><b>Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol</b></p> <p><b>Please provide the information below or enclose the relevant document</b></p>
<p>Cyfeiriad yr eiddo (gan gynnwys cod post)</p> <p>Property Address (including postcode)</p>	<p>Plot 9 Lon yr Eglwys Rhewl Rhuthun Sir Ddinbych LL15 1TG</p> <p><i>Plot 9 Lon yr Eglwys Rhewl Ruthin Denbighshire LL15 1TG</i></p>
<p>Lluniau o'r eiddo Pictures of the property</p>	

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Ty ar ben ei hun  
 Tŷ pâr  
 Tŷ terras  
 Fflat

Tŷ par / *Semi detached*

Nifer o lofthydd  
 Number of bedrooms

3

Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl  
  
 Brief description of the property – amend for each property. Example

**Yr Eiddo** - Drysau Upvc Llwyd sy'n arwain at:  
**Cyntedd** - Cwprwdd storio wedi'i fewnosod gyda grisiau yn codi.  
**Lolfa** - 5.25 x 3.30 (17'3" x 10'10") - Drws math bwthyn, ffenestr gwydr dwbl Upvc i flaen, drws pellach yn arwain at:  
**Cegin / Ystafell Fwyta** - 5.56 x 3.50 (18'3" x 11'6") - Cegin / ystafell fwyta fawr gyda ffenestri gwydr dwbl Upvc a drysau patio dwbl yn y cefn.  
**Unedau Cegin:**  
 Cegin Howdens  
 Sinc dur di-staen bowlen 1½, tap monobloc gwddf crom, sblashback dur di-staen.  
**Offer sy'n Gynwysedig:**  
 Hob nwy dur di-staen integredig, popty trydan sengl gydag echdynnu, rhewgell integredig ag oergell 70/30.  
 Peiriant golchi llawn integredig

**Safonol**

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Larymau mwg a synwryddion gwres  
2 goleuadau nenfwd

**Llawr**

Lloriau yn y Gegin, Ystafell Ymolchi a WC

**WC** - Basn golchi dwylo a thoiled

**Landing Llawr Cyntaf -**

**Ystafell Wely 1** - 4.15 x 3.40 (13'7 "x 11'2") - Drws math bwthyn gyda ffenestr Upvc llwyd i'r blaen.

**Ystafell Wely 2** - 3.92 x 3.40 (12'10 "x 11'2") - Drws math bwthyn gyda ffenestr Upvc llwyd yn y cefn.

**Ystafell Wely 3** - 3.42 x 2.05 (11'3 "x 6'9") - Drws math bwthyn gyda ffenestr Upvc llwyd yn y cefn.

**Ystafell Ymolchi** - Ystafell ymolchi gwyn gyda ffitiadau gorffenedig crôm, tapiau sengl. Cawod gymysg dros fath. Pwynt Shaver.

**Y tu allan** - Parcio oddi ar y ffordd ar gyfer dau gar. Gerddi blaen a chefn i'w gosod gyda thywarchen. Patios 3m x 3m mewn slab concrit.

**The Accomodation** - Grey composite Upvc door leading to:

**Hall** - Built-in storage cupboard with stairs rising off.

**Lounge** - 5.25 x 3.30 (17'3" x 10'10") - Cottage style door, grey Upvc double glazed window to front, further door leading to:

**Kitchen / Diner** - 5.56 x 3.50 (18'3" x 11'6") - Large kitchen / diner with grey Upvc double glazed window and twin patio doors to the rear.

*Kitchen Units:*

*Howdens Kitchen.*

*1½ bowl stainless steel sink, chrome swan neck monobloc tap, stainless steel splashback.*

*Appliances included:*

*Integrated stainless steel gas hob, single electric oven, extractor hood, integrated 70/30 fridge freezer.*

*Fully integrated washing machine*

**Standard**

*Smoke alarms and heat detectors*

*2 ceiling lights*

**Flooring**

*Vinyl flooring in Kitchen, Bathroom & WC*

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	<p><b>WC</b> - Wash hand basin and WC</p> <p><b>First Floor Landing</b> -</p> <p><b>Bedroom 1</b> - 4.15 x 3.40 (13'7" x 11'2") - Cottage style door with grey Upvc window to front.</p> <p><b>Bedroom 2</b> - 3.92 x 3.40 (12'10" x 11'2") - Cottage style door with grey Upvc window to rear.</p> <p><b>Bedroom 3</b> - 3.42 x 2.05 (11'3" x 6'9") - Cottage style door with grey Upvc window to rear.</p> <p><b>Bathroom</b> - White bathroom suite with chrome finish fittings, single taps. Mixer shower over bath. Shaver point.</p> <p><b>Outside</b> - Off road parking for two cars. Front and rear gardens to be laid with turf. 3m x 3m Patios in concrete slab.</p>
Pris Farchnad agored / Open market price	£198,500
Pris Fforddiaw / Affordable Home	£158,800 80% o bris y farchnad agored / 80% of open market value
Tâl Gwasanaeth Service Charges	Dim / None
Deilidaeth	Rhan Ecwiti
Tenure	Shared Equity
Rent Tir / Ground Rent	Dim / None
Prisiad / Valuation	n/a
Copi o'r Amod 106 / Copy of the Section 106	n/a
Tystysgrif Perfformiad Ynni Energy Performance	n/a

	<b>Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol</b> <b>Please provide the information below or enclose the relevant document</b>
Certificates	
Band Treth y Cyngor Council Tax Band	F
Llofnod y perchennog Owner's Signature	Dewi Jones
Dyddiad/Date	05/11/18