


# TAI TEG

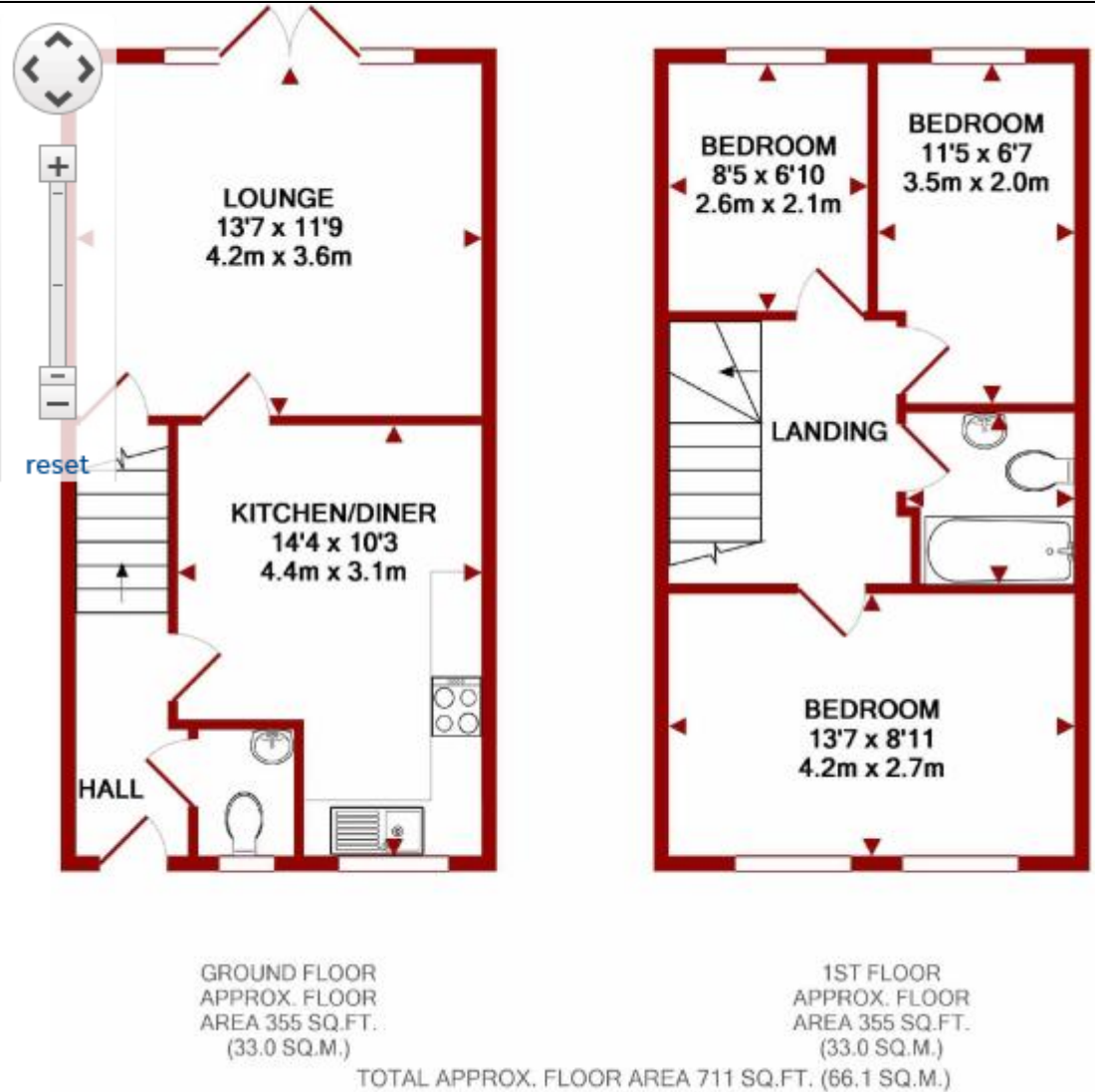
CYSYLLTU POBL GYDA CHYFLEON TAI  
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

## Manylion yr Eiddo / Details of the Property

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p><b>Please note relevant information below or attach documents</b></p>
<p>Cyfeiriad y Datblygiad(gan gynnwys cod post)</p> <p><b>Address of property (inc post code)</b></p>	<p>PLOT 4 &amp; 7 ST MARKS MEWS CHURCH HILL CONNAHS QUAY FLINTSHIRE.</p>
<p>Lluniau o'r eiddo</p> <p><b>Pictures of the property</b></p>	

Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol

Please note relevant information below or attach documents



Ty ar ben ei hun  
/ **Detached**  
Tŷ pâr / **semi detached**  
Tŷ terras / **terraced**  
Fflat / **apartment**

Ty 3 Llofft Canol Teras x 2 / **3 Bed Mid Terrace House x 2**

Nifer o loftydd &  
person  
**No of beds &  
person**  
(e.g.3b5p)

Tai 3 llofft, 4 person / **3 bed, 4 person houses**

Disgrifiad byr o'r  
eiddo – i'w  
newid ar gyfer

Mae'r eiddo'n cynnwys lloffa, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, 3 llofft ac ymolchfa  
**The property briefly comprises living room, kitchen/diner, downstairs cloakroom, 3 bedrooms and family bathroom.**

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p><b>Please note relevant information below or attach documents</b></p>
<p>pob eiddo. esiamp <b>Brief description of property – please amend accordingly</b></p>	<ul style="list-style-type: none"> <li>• Gwres canolog nwy / <b>Gas central heating</b></li> <li>• Ffenestri a drysau gwydr dwbl UPVC / <b>UPVC double glazed windows and doors</b></li> <li>• Gardd yn y cefn / <b>Garden to rear</b></li> <li>• Ardal ar gyfer parcio oddi ar y ffordd / <b>Drive way for off road parking</b></li> </ul> <p>St. Marks Mews is an exclusive gated development of ten three bedroom houses located just off Church Street, just behind the historic Grade II listed St. Marks Church, in the leafy pleasant outskirts of Connah's Quay. Being a Gated Development there is an immediate sense of privacy. The properties are accessed from a private road leading through a gated entrance.</p> <p>Plots 4 &amp; 7 (The Delyn) are mid row houses benefitting from a well designed layout complemented by energy efficient gas central heating and PVCu double glazing throughout. PVCu rainwater goods, soffits and fascias ensure low maintenance exteriors.</p> <p>Ground floor accommodation comprises: entrance hallway with staircase leading to first floor and downstairs WC/cloaks. The kitchen is located to the front of the house and is fitted with contemporary units, contrast surfaces, integrated oven and hob and stainless-steel sink unit. An integrated cooker hob, oven/grill and dishwasher is provided as well as an integrated fridge/freezer. Plumbing and space is provided for a washing machine. The kitchen incorporates a dining area. A separate lounge is located to the rear of the house, with double open doors leading out onto the rear garden.</p> <p>To the first floor, there are three bedrooms, a fully fitted bathroom including bath and shower and partially fitted kitchen. Externally the garden will be prepared for turf with timber fencing and mature trees to the rear providing shade during the summer months. The house is provided with a private driveway to the front.</p>
<p>Rhent misol <b>Monthly rent</b></p>	<p>£554 y mis / <b>£554 per calender month</b></p>
<p>Tal Gwasanaeth <b>Service Charges</b></p>	<p>Tua £6 y mis / Approximately £6 per month</p>
<p>Ar gael <b>Available from</b></p>	<p>Ionawr 2019 / <b>January 2019</b></p>
<p>Blaendal <b>Deposit</b></p>	<p>£554 / <b>£554</b></p>
<p>Tenantiaeth <b>Tenancy</b></p>	<p>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.</p> <p><b>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.</b></p>
<p>Preswyllo <b>Residency</b></p>	<p>Mae'n rhaid i ymgeiswyr fod wedi byw neu weithio yn ardal cymuned Cei Conna am gyfnod di-ldor o 1 mlynedd yn union cyn derbyn meddiannaeth o'r eiddo, neu yn y gorffennol.</p> <p>Os nad oes gennym ddigon o ymgeiswyr o Cei Conna yna fe wnawn ystyried ceisiadau o gymunedau Shotton, Deeside &amp; Queensferry cyn agor allan i Sir Y Fflint.</p> <p><b>Applicants must meet the local residency criteria of having resided or worked in the community area of Connahs Quay for a continuous period of 1 year immediately preceding the proposed occupation of the property, or in the past. If we do not have sufficient applicants from Connahs Quay, we will consider applications from the communities of Shotton, Deeside &amp; Queensferry before opening out to Flintshire.</b></p>
<p>Copi o'r Amod</p>	

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p><b>Please note relevant information below or attach documents</b></p>
<p>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>	<p>I'w gadarnhau / <b>To be confirmed</b></p>
<p>Band Treth y Cyngor <b>Council Tax Band</b></p>	<p>C</p>
<p>Ffi asesu (Tai Teg yn unig) <b>Assessment fee (Tai Teg only)</b></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 ad-daladwy. <b>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.</b></p>
<p>Ffi gwiriad credyd (newid fel bo angen) <b>Credit check fee (amend as necessary)</b></p>	<p>Cyn y gallwn gynnig tenantiaeth i chi, mae'n rhaid i ni gynnal gwiriad credyd, landlord a chyflogwr. 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. Bydd ffi yn daladwy am y gwiriadau fel a ddilyn:</p> <ul style="list-style-type: none"> <li>• Enhance – gwiriad llawn £30.00 y person</li> <li>• Insight – gwiriad rhannol £18.00 y person</li> <li>• Gwarantwr - £18.00 y gwarantwr</li> </ul> <p><b>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.</b></p> <p><b>There will be a charge for the referencing as follows:</b></p> <ul style="list-style-type: none"> <li>• Enhance full credit check - £30.00 per person</li> <li>• Insight – part credit check -£18.00 per person.</li> <li>• Guarantor credit check - £18.00 per guarantor.</li> </ul>

## 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)