

# TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI  
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

## 14 RHODFA COED TEG, GWERSYLLT, WRECSAM. LL11 4DE



### FFLAT / APARTMENT

2 LOFFT 3 PERSON  
2 BED 3 PERSONS

Mae'r eiddo'n cynnwys ystafell fyw /cegin, 2 lofft, ymolchfa a 2 fan parcio wedi eu neilltuo.  
**The property comprises of living room/kitchen, 2 bedrooms, and bathroom, 2 designated parking bays.**

- Gwres canolog trydan / Electric central heating
- Ffenestri gwyrdd dwbl UPVC / UPVC double glazed windows
- Ardal parcio wedi ei neilltuo / Allocated parking

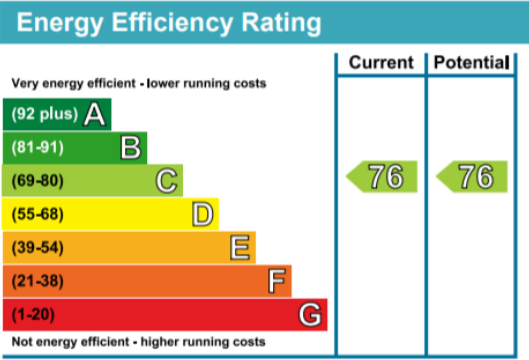
#### Cyntedd Cymunedol / Communal Hallway:

- Bocsys llythrau cloedig /Lockable mailboxes
- Drysau i bob fflat / entrance doors to apartments
- Goleuadau cymunedol, dim gwresogi / Communal lighting, no communal heating
- Grisïau i'r llawr cyntaf / Stairs to first floor.

#### Ystafell Fyw/Cegin / Living Room/kitchen :

Ystod o unedau cegin gyda phopty a hob integredig; gwagle ar gyfer peiriant golchi ag oergell/rhewgell; llawr feinyll. Pwynt teledu a ffon yn yr ardal ystafell fyw. Juliett balcony.  
**Range of kitchen units with integrated oven and hob; space for fridge/freezer and washing machine; vinyl flooring to the kitchen area. TV and phone point in living area. Juliette balcony.**

<p><u>Llofft 1 / Bedroom 1:</u> dwbwl / double</p> <p><u>Llofft 2 / Bedroom 2:</u> sengl / single</p> <p><u>Ymolchfa / Bathroom :</u>  Bath gyda cawod, basn ymolchi a thoiled gwyn  White sanitary ware including bath with shower over, sink and toilet</p> <p><u>Tu allan / External</u>  2 fan parcio wedi ei neilltuo; storfa biniau  2 allocated parking spaces; refuse area</p>	
Rhent misol <b>Monthly rent</b>	£419.15
Tal Gwasanaeth <b>Service Charges</b>	£46.06
Ar gael <b>Available from</b>	Diwedd Awst 2018 <b>End of August 2018</b>
Blaendal <b>Deposit</b>	£465.21
Tenantiaeth <b>Tenancy</b>	<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>
Preswyllo <b>Residency</b>	<p>Mae'n rhaid i ymgeiswyr fod wedi byw neu weithio yn ardal cymuned Gwersyllt am gyfnod di-dor o 1 mlynedd yn union cyn derbyn meddiannaeth o'r eiddo, neu yn gweithio dros 30 awr yr wythnos yn Ngwersyllt am 6 mis, neu wedi byw yno yn flaenorol am gyfnod o 5 mlynedd, neu gyda teulu agos sydd wedi byw yn Ngwersyllt am dros 5 mlynedd.</p> <p>Os nad oes gennym ddigon o ymgeiswyr o Gwersyllt, yna fe wnawn ystyried ceisiadau o gymedau Llay, Gresford, Acton, Rhosddu, Broughton, Brymbo and Offa, Coedpoeth, New Broughton, Brynffynnon, Grosvenor ag Esclusham cyn agor allan i Sir Wrecsam.</p> <p><b>Applicants must meet the local residency criteria of having resided or worked in the community area of Gwersyllt for a continuous period of 1 year immediately preceding the proposed occupation of the property, or work not less than 30 hrs in Gwersyllt for a period of 6 months or previously resided or has close family connection with Gwersyllt for a period of 5 years in the past. If we do not have sufficient applicants from Gwersyllt area, we will consider applications from the communities of Llay, Gresford, Acton, Rhosddu, Broughton, Brymbo and Offa, Coedpoeth, New Broughton, Brynffynnon, Grosvenor and Esclusham before opening out to Wrexham County.</b></p>

<p>Tystysgrifau Perfformiad Ynni Energy Performance Certificate</p>	 <p><b>Energy Efficiency Rating</b></p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p> <table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>76</td> <td>76</td> </tr> </tbody> </table>	Current	Potential	76	76
Current	Potential				
76	76				
<p>Band Treth y Cyngor Council Tax Band</p>	<p>C</p>				
<p>Ffi asesu (Tai Teg yn unig) Assessment fee (Tai Teg only)</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.</p> <p><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 gwriad credyd Credit check fee</p>	<p>Cyn y gallwn gynnig tenantiaeth i chi, mae'n rhaid i ni gynnal gwriad credyd, landlord a chyflogwr.</p> <p>Os am unrhyw reswm y byddwch yn methu eich gwriad credyd, efallai y bydd angen i chi ddarparu Gwarantwr i ni, a fydd wedyn yn gorfod cwblhau gwirid credyd.</p> <p>Bydd ffi yn daladwy am y gwiriadau fel a ddilyn:</p> <ul style="list-style-type: none"> <li>• Enhance – gwriad llawn £30.00 y person</li> <li>• Insight – gwriad 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>There will be a charge for the referencing as follows:</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>				

