

TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

2 OWAIN GLYNDWR, BAE CINMEL / KINMEL BAY CONWY LL18 5FE



Ty ar ben ei hun / **Detached**

3 LLOFFT 5 PERSON
3 BED 5 PERSONS

Mae'r eiddo'n cynnwys lolfa, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, 3 llofft, en-suite ac ymolchfa.

The property briefly comprises living room, kitchen/diner, downstairs cloakroom, 3 bedrooms, en-suite and family bathroom.

- Gwres canolog nwy / Gas central heating,
- Ffenestri a drysau gwydr dwbl UPVC / UPVC double glazed windows and doors
- 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

Cyntedd / Hallway

Ystafell Gotiau / Cloakroom/WC

Llawr feinyll, rheiddiadur, ffenestr gwydr dwbwl, toiled a basn ymolchi.

Vinyl floor, radiator, upvc double glazing, toilet and hand basin.

Ystafell Fyw / Living Room :

Ffenestr gwydr dwbwl; rheiddiadur, pwynt ffôn.

Upvc double glazed window, radiator, telephone point.

Cegin / ystafell Fwyta / Kitchen/dining room

Ystod o unedau cegin; hob a phopty integredig, ffan echdynnu; rheiddiadur; llawr feinyll; ffenestr gwydr dwbwl, drws patio.

Range of kitchen units, integrated oven and hob, extractor fan, radiator, vinyl flooring, upvc double glazed window; patio door.

Llofft 1 / Bedroom 1

Ffrynt, dwbwl; rheiddiadur, ffenestr gwydr dwbwl. En-suite yn cynnwys llawr feinyll, cawod, toiled a basn ymolchi.

Front bedroom; double; radiator, upvc double glazed window. En-suite with vinyl flooring, shower cubicle, hand basin and toilet.

Llofft 2 / Bedroom 2:

Cefn, dwbwl. Rheiddiadur, ffenestr gwydr dwbwl.

Back, double. radiator, upvc double glazed window

Llofft 3 / Bedroom 3:

Cefn, sengl. Rheiddiadur, ffenestr gwydr dwbwl.

Back, single. radiator, upvc double glazed window

Ymolchfa / Bathroom

Toiled, basn ymolchi a bath. Ffenestr gwydr dwbwl a llawr feinyll

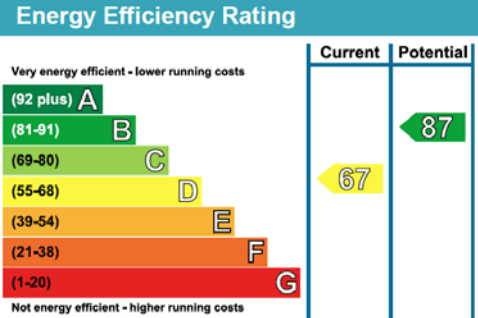
Toilet, hand basin and bath. Upvc double glazed window. Vinyl floor.

Tu allan / External

Gardd o flaen ag i gefn yr eiddo. Garej

Garden to the front and rear of the property. Garage.

Rhent misol Monthly rent	£535.51
Tal Gwasanaeth Service Charges	£0.00
Ar gael Available from	Diwedd Medi 2018 End of September 2018
Blaendal Deposit	£535.51
Tenantiaeth Tenancy	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. 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.
Preswyllo Residency	Mae'n rhaid i ymgeiswyr fod wedi byw neu weithio yn ardal cymuned Bae Cinmel am gyfnod di-dor o 1 mlynedd yn union cyn derbyn meddiannaeth o'r eiddo, neu yn y gorffennol. Os nad oes gennym ddigon o ymgeiswyr o Bae Cinmel yna fe wnawn ystyried ceisiadau o gymedau Towyn, Pensarn, Abergele,

	<p>Belgrano cyn agor allan i Sir Conwy. Applicants must meet the local residency criteria of having resided or worked in the community area of Kinmel Bay 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 Kinmel Bay, we will consider applications from the communities of Towyn, Pensarn, Abergele and Belgrano before opening out to Conwy County.</p>																																
<p>Tystysgrifau Perfformiad Ynni Energy Performance Certificate</p>	 <p>Energy Efficiency Rating</p> <p>Very energy efficient - lower running costs</p> <table border="1"> <thead> <tr> <th>Rating</th> <th>Score Range</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>(92 plus)</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>(81-91)</td> <td></td> <td>87</td> </tr> <tr> <td>C</td> <td>(69-80)</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td>(55-68)</td> <td>67</td> <td></td> </tr> <tr> <td>E</td> <td>(39-54)</td> <td></td> <td></td> </tr> <tr> <td>F</td> <td>(21-38)</td> <td></td> <td></td> </tr> <tr> <td>G</td> <td>(1-20)</td> <td></td> <td></td> </tr> </tbody> </table> <p>Not energy efficient - higher running costs</p>	Rating	Score Range	Current	Potential	A	(92 plus)			B	(81-91)		87	C	(69-80)			D	(55-68)	67		E	(39-54)			F	(21-38)			G	(1-20)		
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<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. 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.</p>																																
<p>Ffi gwiriad credyd (newid fel bo angen) Credit check fee (amend as necessary)</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 gwirid credyd. Bydd ffi yn daladwy am y gwiriadau fel a ddilyn:</p> <ul style="list-style-type: none"> • Enhance – gwiriad llawn £30.00 y person • Insight – gwiriad rhannol £18.00 y person • Gwarantwr - £18.00 y gwarantwr <p>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.</p> <p>There will be a charge for the referencing as follows:</p> <ul style="list-style-type: none"> • Enhance full credit check - £30.00 per person • Insight – part credit check -£18.00 per person. • Guarantor credit check - £18.00 per guarantor. 																																