

**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)** | *46 Maesnewydd*  *Aberdyfi*  *Gwynedd*  *LL35 0HY* |
| Lluniau o’r eiddo  **Pictures of the property** | cid:image001.jpg@01D453ED.F1FEA8E0  cid:image002.jpg@01D453ED.F1FEA8E0 |
| Ty ar ben ei hun / **Detached**  Tŷ pâr / **semi detached**  Tŷ terras / **terraced**  Fflat / **apartment** | *Byngalo Pâr*  Semi-Detached Bungalow |
| Nifer o loftydd & person  **No of beds & person**  (e.g.3b5p) | *2-ystafell wely, 3 person*  2-bed, 3-person |
| Disgrifiad byr o’r eiddo – i’w newid ar gyfer pob eiddo. esiampl  **Brief description of property – please amend accordingly** | *Mae’r eiddo yn fyngalo 2 ystafell wely sy’ addas ar gyfer 3 person gyda gardd gefn ac i’r ochor. Mae lle parcio hefyd o flaen yr eiddo. Mae’r eiddo yn cynnwys system gwresogi nwy a ffenestri dwbl.*  *Mae ystafell fyw / fwyta, cegin, ystafell ymolchi, llofft sengl a llofft ddwbl yn yr eiddo.*  The property is a 2 bedroom 3-person bungalow with gardens to side and rear. The front of the property has a driveway for parking. The property benefits from gas central heating and uPVC double glazing.  The property comprises, a lounge/dining room, kitchen, bathroom, one single bedroom and one double bedroom. |
| Rhent misol  **Monthly rent** | £105 - rhent wythnosol - £455 – rhent misol  *Mae’n rhaid i’r rhent gael ei dalu mis o flaen llaw drwy Ddebyd Uniongyrchol neu ddull tebyg.*  £105 - weekly rent - £455 – monthly rent  Rent must be paid monthly in advance by Direct Debit or similar payment method*.* |
| Tal Gwasanaeth  **Service Charges** | *Na*  None |
| Ar gael  **Available from** | ***DYDDIAD I’W GADARNHAU***  **DATE TO BE CONFIRMED** |
| Blaendal  **Deposit** | *1 mis o daliad rhent i’w dalu o flaen llaw fel blaendal ar ddechrau’r denantiaeth. Bydd y blaendal yn cael ei gadw o dan delerau’r Deposit Protection Service (DPS).*  The equivalent of 1 months rent payment will be taken as a deposit at the start of the tenancy. The ‘Deposit Scheme’ protecting your deposit with CCG is – The Deposit Protection Service (DPS) |
| Tenantiaeth  **Tenancy** | *Mae’r denantiaeth yn Denantiaeth Fyrddaliol 6 mis, fydd wedyn yn parhau ar sail misol. Cyn belled a cedwir at dermau’r denantiaeth, mae ein hymrwymiad i chi yn un tymor hir.*  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. |
| Preswylio  **Residency** | *Mae’n rhaid i ymgeiswyr fod yn/ neu wedi byw neu weithio yn yr ardal / cymuned am y 12 mis blaenorol neu gyda chysylltiad teuluol agos gydag aelod o’r teulu wedi bod yn byw yn y gymuned am o leiaf 5 mlynedd.*  *Os nad oes digon o ymgeiswyr o’r gymuned leol, yna fe wnawn ystyried ceisiadau o gymunedau cyfagos cyn agor allan i ymgeiswyr o rannau eraill o Gwynedd.*  Applicants must meet the local residency criteria of having resided or worked in the community area for a continuous period of the previous 12 months or have close family connection with a family member residing in the community area for at least 5 years.  If we do not have sufficient applicants from the community area, we will consider applications from the neighbouring communities of before opening out to Gwynedd. |
| Copi o’r Amod 106 /  **Copy of the Section 106**  (os yn berthnasol / **If relevant**) | N/A |
| Tystysgrifau Perfformiad Ynni  **Energy Performance Certificate** | *Amgaeedig*  *Enclosed* |
| Band Treth y Cyngor  **Council Tax Band** | Band C  *Band C* |
| Ffi asesu (Tai Teg yn unig)  **Assessment fee** (Tai Teg only) | 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. |
| Ffi gwyriad credyd (newid fel bo angen)  **Credit check fee (amend as necessary)** | *Cyn y gallwn gynnig tenantiaeth i chi, mae’n rhaid i ni gynnal gwiriad credyd, landlord a chyflogwr.*  *Ni fydd ffi i’w dalu am y gwriad credyd.*  Prior to being able to offer you a tenancy we have to carry out a credit, landlord and employer check.  There will be no charge for the credit check. |

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)