

**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** |
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| Cyfeiriad y Datblygiad(gan gynnwys cod post)  **Address of property (inc post code)** | 11 Llys Wynne, Llandudno Junction, Conwy, LL31 9HD |
| Lluniau o’r eiddo  **Pictures of the property** |  |
| Tŷ pâr / **semi detached** | 1 x Tŷ pâr  **1 x Semi Detached house** |
| Nifer o loftydd & person  **No of beds & person**  (e.g.3b5p) | Ty 3 Lloft 5 Person  **3 Bed 5 Person House** |
| Disgrifiad byr o’r eiddo – i’w newid ar gyfer pob eiddo. esiampl  **Brief description of property – please amend accordingly** | Mae’r eiddo’n cynnwys ystafell fyw, cegin, 3 lloft ac 2 ystafell ymolchi.  **The property comprises of a living room, kitchen, 2 bedrooms and 2 bathrooms.**  Gwres Canolog nwy/ **Gas Central Heating.**  Ffenestri dwbl UPVC/ **UPVC double glazed windows.**  Ardal ar gyfer parcio oddi ar y ffordd / **Drive way for off road parking.**    Gerddi yn y tu blaen a’r cefn / **Gardens to the front and rear.**  **Ystafell Fyw - Living room**  Rheiddiadur, pwynt teledu a ffon. **Radiator, TV and phone ports.**  **Cegin – Kitchen**  Cegin gyda ystod o unedau ac gofodau penodol ar gyfer nwyddau – h.y. rhewgell/oergell, peiriant golchi a peiriant sychu. **The kitchen is fitted with a range of wall and base units, leaving specific spaces for appliances – i.e. Fridge/Freezer, Washing Machine and Tumble Dryer.**  **Llofft 1 / Bedroom 1 (**Dwbl/**Double)**  Rheiddiadur. **Radiator.**  **Llofft 2 / Bedroom 2 (**Dwbl/**Double)**  Rheiddiadur. **Radiator**  **Llofft 3 / Bedroom 3 (Sengl/Single)**  Rheiddiadur. **Radiator**  Ystafell Ymolchi Llawr Gwaelod/ **Ground Floor Washroom**  Yn cynnwys toilet, sinc ymolchi a rheiddiadur/rheilen dyweli  **Comprising of toilet, wash hand basin as well as heated towel rail.**  **Ystafell Ymolchi Llawr Cyntaf/ First Floor Bathroom**  Swit tri darn yn cynnwys bath gyda cawod, toilet a sinc ymolchi. **Three piece bathroom suite comprising of bath with shower over, toilet and wash hand basin.** |
| Rhent misol  **Monthly rent** | **£606.67**  Mae’n rhaid i’r rhent gael ei dalu mis o flaen llaw drwy Ddebyd Uniongyrchol neu ddull tebyg.  **Rent must be paid monthly in advance by Direct Debit or similar payment method**. |
| Tal Gwasanaeth  **Service Charges** | I’w gadarnhau / To follow:  Disgwylir bydd Tâl Gwasanaeth yn berthnasol i’r eiddo, mae’r ffigwr terfynol i’w gadarnhau.  **It is expected that there will be a small service charge applicable to this property, the amount has yet to be confirmed.** |
| Ar gael  **Available from** | Awst/Medi 2019 – **August/September 2019** |
| 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 Aswiriedig Byrddaliol 6 mis,fydd wedyn yn parhau ar sail misol. Cyn belled â gedwir 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 Gonwy.  **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 Conwy**. |
| Copi o’r Amod 106 /  **Copy of the Section 106**  (os yn berthnasol / **If relevant**) |  |
| Tystysgrifau Perfformiad Ynni  **Energy Performance Certificate** | TBC |
| Band Treth y Cyngor  **Council Tax 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.  **We have to carry out a credit, landlord and employer check prior to any offer of tenancy.**  **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)