

**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)** | 12 Llys Wynne, Cyffordd Llandudno , 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) | Tŷ 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 cawod, toilet, sinc ymolchi a rheiddiadur/rheilen dyweli **Comprising of Shower, toilet, wash hand basin and 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)