

**TY’R FELIN, VICTORIA PARK AVENUE, PRESTATYN**

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| Math o eiddo**Property type** | Tŷ pen terras / end **terraced** |
| Nifer o loftydd & person**No of beds & person**(e.g.3b5p) | 3 llofft 5 person3 bed, 5 persons |
| Mae’r eiddo’n cynnwys ystafell fyw a, cegin/ystafell fwyta, ystafell gotiau lawr grisiau, 3 llofft, ac ymolchfa. **The property briefly comprises living room, kitchen/diner, downstairs cloakroom, 3 bedrooms, and family bathroom.*** Gwres canolog nwy / Gas central heating,
* Ffenestri a drysau gwydr dwbl UPVC / UPVC double glazed windows and doors
* Gerdd gefn yr eiddo / Garden to the rear of property,
* Ardal ar gyfer parcio oddi ar y ffordd / Drive way for off road parking

 **Ystafell Fyw / Living Room** : Ffenestr gwydr dwbwl, pwynt ariel teledu a phwynt ffôn a sky. Rheiddiadur**UPVC window, tv arial point, phone and Sky point. Radiator****Cegin / ystafell Fwyta / Kitchen/dining room** :Ystod o undedau cegin, gyda hob nwy, popty trydan a ffan echdynnu integredig.Ffenestr a drws gwydr dwbwl, rheiddiadur, a llawr finyl ddi-slip**Range of kitchen units, gas hob, electric oven, integrated extractor fan, UPVC window and** **Door, radiator, non slip vinyl floor****Ystafell gotiau / Cloakroom**Llawr feinyl, rheiddiadur, sinc a toiled. **Vinyl floor, radiator, sink and toilet** **Llofft 1 / Bedroom 1**: (ffrynt dwbl; double front,) Rheiddiadur, ffenestr gwydr dwbwlRadiator, Upcv double glazed window. **Llofft 2 / Bedroom 2:** (Cefn, dwbwl; rear double) Rheiddiadur, ffenestr gwydr dwbwlRadiator, Upcv double glazed window. **Llofft 3 / Bedroom 3**: (ffrynt sengl; front single)Rheiddiadur, ffenestr gwydr dwbwlRadiator, Upcv double glazed window. **Ymolchfa / Bathroom** Llawr feinyl, bath gyda chawod uwchben, sinc a toiled. Pwynt eillio.Vinyl flooring, bath with shower over, sink and toilet. Shaving point**Tu allan / External** Gardd wedi ei dywarchu yn y cefn,. Man parcio i 2 gar o flaen yr eiddo.Turfed rear garden. Parking for 2 cars to the front of the property |
| Rhent misol**Monthly rent** | £535.51 |
| Tal Gwasanaeth **Service Charges**  | £0.00 |
| Ar gael**Available from**  | Diwedd Mehefin 2019End of June 2019 |
| 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.** |
| Preswylio **Residency**  | Mae’n rhaid i ymgeiswyr fod wedi byw neu weithio yn ardal cymuned Prestatyn am gyfnod di-dor o 12 mis yn union cyn derbyn meddiannaeth o’r eiddo, neu yn y gorffennol.Os nad oes gennym ddigon o ymgeiswyr o Prestatyn yna fe wnawn ystyried ceisiadau o gymunedau Meliden, Y Rhyl, Dyserth neu Rhuddlan cyn agor allan i Sir Ddinbych..**Applicants must meet the local residency criteria of having resided or worked in the community area of Prestatyn for a continuous period of 12 months immediately preceding the proposed occupation of the property, or in the past. If we do not have sufficient applicants from Prestatyn, we will consider applications from the communities of Meliden, Rhyl, Dyserth or Rhuddlan before opening out to Denbighshire County.** |
| Tystysgrifau Perfformiad Ynni **Energy Performance Certificate** |  |
| Band Treth y Cyngor **Council Tax Band** | **E** |
| 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. 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:* Enhance – gwiriad llawn £30.00 y person
* Insight – gwiriad rhannol £18.00 y person
* Gwarantor - £18.00 y gwarantor

**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.****There will be a charge for the referencing as follows:*** **Enhance full credit check - £30.00 per person**
* **Insight – part credit check -£18.00 per person.**
* **Guarantor credit check - £18.00 per guarantor.**
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