

|  |  |
| --- | --- |
| **LÔN LELOG, Y RHYL. Ll18 4JP** | |
| Lluniau o’r eiddo  **Pictures of the property** |  |
| Tŷ pâr / **semi detached** | |
| Nifer o loftydd & person  **No of beds & person**  (e.g.3b5p) | 2 LOFFT, 3 PERSON  2 BED, 3 PERSONS |
| Mae’r eiddo’n cynnwys ystafell fyw, cegin, 2 lofft, ac ymolchfa.  **The property briefly comprises living room, kitchen, 2 bedrooms, and 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 Fyw / Living Room** :  Ffenestr gwydr dwbwl, tân trydan, pwynt teledu, grisiau yn arwain i’r llawr cyntaf.  ***Double glazed window, electric fire, tv point, stairs leading to the first floor.***  **Cegin / Kitchen/dining room:**  Ystod o unedau cegin, Hob, popty a ffan echdynnu integredig  ***Range of kitchen units. Integrated hob, oven and extractor fan***    **Llofft 1 / Bedroom 1**: (dwbwl /**double**)  **Llofft 2 / Bedroom 2:** (sengl / **single**)  **Ymolchfa / Bathroom**  **Tu allan / External**  Gardd o flaen, wrth ochor ac i gefn yr eiddo. Man parcio a garej.  ***Gardens to the front, side and rear of the property. Driveway provides parking, garage.*** | |
| Rhent misol  **Monthly rent** | £448.76 |
| Tal Gwasanaeth  **Service Charges** | £0.00 |
| Ar gael  **Available from** | TACHWEDD 2019  NOVEMBER 2019 |
| Blaendal  **Deposit** | £448.76 |
| 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 **Y Rhyl** 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 **Y Rhyl**  yna fe wnawn ystyried ceisiadau o gymunedau **Rhuddlan, Dyserth, Prestatyn**  cyn agor allan i Sir Ddinbych.  **Applicants must meet the local residency criteria of having resided or worked in the community area of Rhyl 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 Rhyl, we will consider applications from the communities of Rhuddlan, Dyserth and Prestatyn before opening out to Denbighshire County.** |
| Tystysgrifau Perfformiad Ynni  **Energy Performance Certificate** |  |
| Band Treth y Cyngor  **Council Tax Band** | **C** |
| Gwyriad credyd **Credit check** | 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.  **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.** |
| Yda chi’n caniatau anifieilad anwes ?  Would you allow pets? | Ynden – 2  Yes - 2 |
| Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb  .  Any other restrictions on the development i.e no campervan/now work vehicles etc. |  |