


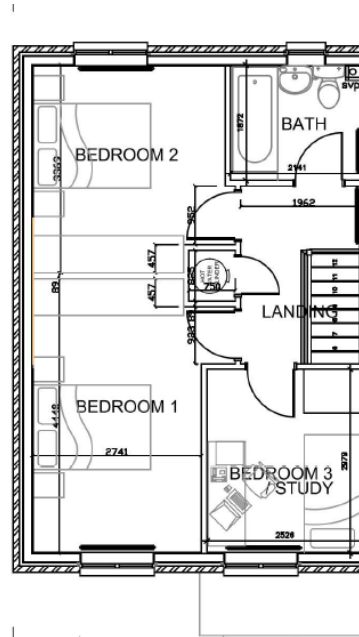
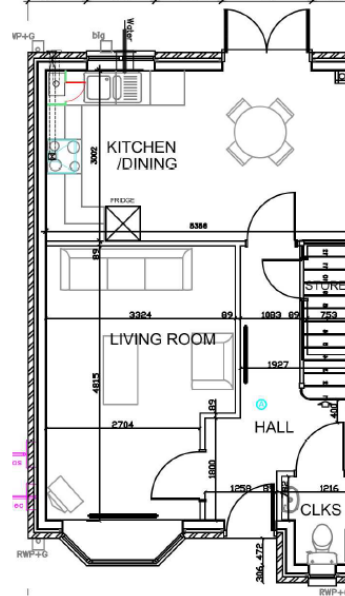
TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

Manylion yr Eiddo / Details of the Property

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p>Please note relevant information below or attach documents</p>
<p>Cyfeiriad y Datblygiad(gan gynnwys cod post)</p> <p>Address of property (inc post code)</p>	<p>Plot 11, Llys Marl, Cyffordd Llandudno</p> <p>(Cyfeiriad i'w gadarnhau/ Address to be confirmed)</p>
<p>Lluniau o'r eiddo</p> <p>Pictures of the property</p>	

Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol
 Please note relevant information below or attach documents



Tŷ pâr / **semi detached**

1 x Tŷ pâr

1 x Semi Detached house

Nifer o loflydd & person
No of beds & person
 (e.g.3b5p)

Ty 3 Lloft 5 Person

3 Bed 5 Person House

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p>Please note relevant information below or attach documents</p>
<p>Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiamp Brief description of property – please amend accordingly</p>	<p>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.</p> <p>Gwres Canolog nwy/ Gas Central Heating.</p> <p>Ffenestri dwbl UPVC/ UPVC double glazed windows.</p> <p>Ardal ar gyfer parcio oddi ar y ffordd / Drive way for off road parking.</p> <p>Gerddi yn y tu blaen a'r cefn / Gardens to the front and rear.</p> <p><u>Ystafell Fyw - Living room</u></p> <p>Rheiddiadur, pwynt teledu a ffon. Radiator, TV and phone ports.</p> <p><u>Cegin – Kitchen</u> 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.</p> <p><u>Llofft 1 / Bedroom 1 (Dwbl/Double)</u></p> <p>Rheiddiadur. Radiator.</p> <p><u>Llofft 2 / Bedroom 2 (Dwbl/Double)</u></p> <p>Rheiddiadur. Radiator</p> <p><u>Llofft 3 / Bedroom 3 (Sengl/Single)</u></p> <p>Rheiddiadur. Radiator</p> <p><u>Ystafell Ymolchi Llawr Gwaelod/ Ground Floor Washroom</u></p> <p>Yn cynnwys toilet, sinc ymolchi a rheiddiadur/rheilen dyweli Comprising of toilet, wash hand basin as well as heated towel rail.</p> <p><u>Ystafell Ymolchi Llawr Cyntaf/ First Floor Bathroom</u> 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.</p>

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p>Please note relevant information below or attach documents</p>
<p>Rhent misol Monthly rent</p>	<p>£606.60</p> <p>I'w gadarnhau / To be confirmed:</p> <p>Mae'n rhaid i'r rhent gael ei dalu mis o flaen llaw drwy Ddebyd Uniongyrchol neu ddull tebyg.</p> <p>Rent must be paid monthly in advance by Direct Debit or similar payment method.</p>
<p>Tal Gwasanaeth Service Charges</p>	<p>I'w gadarnhau / To follow:</p> <p>Disgwylir bydd Tâl Gwasanaeth yn berthnasol i'r eiddo, mae'r ffigwr terfynol i'w gadarnhau.</p> <p>It is expected that there will be a small service charge applicable to this property, the amount has yet to be confirmed.</p>
<p>Ar gael Available from</p>	<p>TBC</p>
<p>Blaendal Deposit</p>	<p>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).</p> <p>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)</p>
<p>Tenantiaeth Tenancy</p>	<p>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.</p> <p>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</p>
<p>Preswyllo Residency</p>	<p>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.</p> <p>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.</p> <p>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</p>

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p>Please note relevant information below or attach documents connection with a family member residing in the community area for at least 5 years.</p> <p>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.</p>
<p>Copi o'r Amod 106 / Copy of the Section 106</p> <p>(os yn berthnasol / If relevant)</p>	
<p>Tystysgrifau Perfformiad Ynni Energy Performance Certificate</p>	TBC
<p>Band Treth y Cyngor Council Tax Band</p>	C
<p>Ffi asesu (Tai Teg yn unig) Assessment fee (Tai Teg only)</p>	<p>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.</p> <p>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.</p>
<p>Ffi gwiriad credyd (newid fel bo angen) Credit check fee (amend as necessary)</p>	<p>Cyn y gallwn gynnig tenantiaeth i chi, mae'n rhaid i ni gynnal gwiriad credyd, landlord a chyflogwr.</p> <p>Ni fydd ffi i'w dalu am y gwiriad credyd.</p> <p>We have to carry out a credit, landlord and employer check prior to any offer of tenancy.</p> <p>There will be no charge for the credit check</p>

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)