


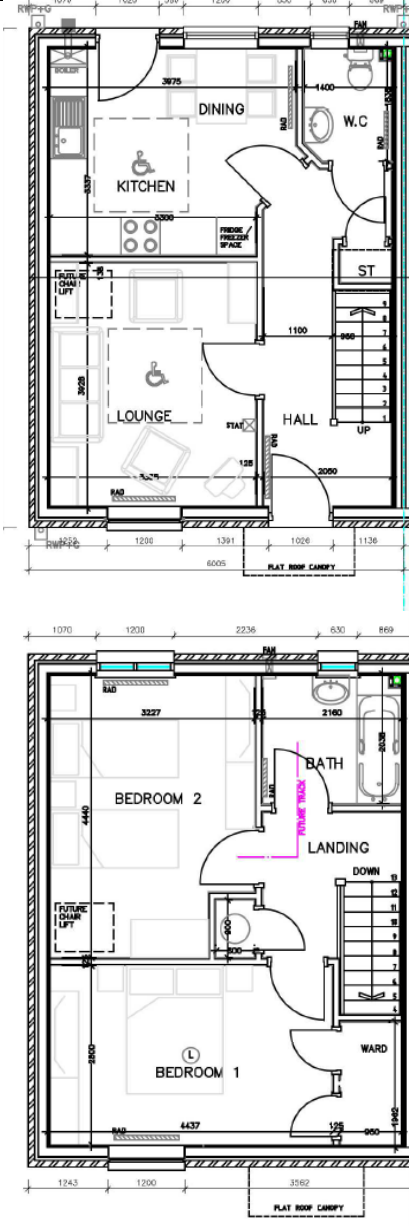
# TAI TEG

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><b>Please note relevant information below or attach documents</b></p>
<p>Cyfeiriad y Datblygiad(gan gynnwys cod post)</p> <p><b>Address of property (inc post code)</b></p>	<p>7 - 9 Lon y Dderwen, Conwy, Conwy</p> <p>(Cod Post i'w gadarnhau/<b>Post code to be confirmed</b>)</p>
<p>Lluniau o'r eiddo</p> <p><b>Pictures of the property</b></p>	

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Tŷ terras / **terraced**

3 tŷ rhes – rhif 7 a 9 yw'r tai pen a rhif 8 yn ganol terras.

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

**3 Terraced houses, No's 7 and 9 are end terrace and No. 8 mid terrace.**

Tŷ 2 Lloft 4 Person  
**2 Bed 4 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, 2 loft ac 2 ystafell ymolchi.  
**The property comprises of a living room, kitchen, 2 bedrooms and 2 bathrooms.**

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	<p>Gwres Canolog nwy/ <b>Gas Central Heating.</b></p> <p>Ffenestri dwbl UPVC/ <b>UPVC double glazed windows.</b></p> <p>Ardal ar gyfer parcio oddi ar y ffordd / <b>Drive way for off road parking.</b></p> <p>Gerddi yn y tu blaen a'r cefn / <b>Gardens to the front and rear.</b></p> <p><b><u>Ystafell Fyw - Living room</u></b></p> <p>Rheiddiadur, pwynt teledu a ffon. <b>Radiator, TV and phone ports.</b></p> <p><b><u>Cegin – Kitchen</u></b>  Cegin gyda ystod o unedau ac gofodau penodol ar gyfer nwyddau – h.y. rhewgell/oergell, peiriant golchi a peiriant sychu. <b>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.</b></p> <p><b><u>Llofft 1 / Bedroom 1 (Dwbl/Double)</u></b></p> <p>Rheiddiadur, Cwprdd Ddillad. <b>Radiator, Built in wardrobe</b></p> <p><b><u>Llofft 2 / Bedroom 2 (Dwbl/Double)</u></b></p> <p>Rheiddiadur. <b>Radiator</b></p> <p><b><u>Ystafell Ymolchi Llawr Gwaelod/ Ground Floor Washroom</u></b></p> <p>Yn cynnwys toilet, sinc ymolchi a rheiddiadur/rheilen dyweli <b>Comprising of toilet, wash hand basin as well as heated towel rail.</b></p> <p><b><u>Ystafell Ymolchi Llawr Cyntaf/ First Floor Bathroom</u></b>  Swit tri darn yn cynnwys bath gyda cawod, toilet a sinc ymolchi. <b>Three piece bathroom suite comprising of bath with shower over, toilet and wash hand basin.</b></p>
<p>Rhent misol <b>Monthly rent</b></p>	<p><b>£555.00</b></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>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p><b>Please note relevant information below or attach documents</b></p>
	<p><b>Rent must be paid monthly in advance by Direct Debit or similar payment method.</b></p>
<p>Tal Gwasanaeth <b>Service Charges</b></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><b>It is expected that there will be a small service charge applicable to this property, the amount has yet to be confirmed.</b></p>
<p>Ar gael <b>Available from</b></p>	<p>Hyfref 2019 <b>October 2019</b></p>
<p>Blaendal <b>Deposit</b></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><b>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)</b></p>
<p>Tenantiaeth <b>Tenancy</b></p>	<p>Mae'r denantiaeth yn Denantiaeth Aswriedig 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><b>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.</b></p>
<p>Preswyllo <b>Residency</b></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><b>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.</b></p> <p><b>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.</b></p>
<p>Copi o'r Amod 106 /</p>	

	<p>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol</p> <p><b>Please note relevant information below or attach documents</b></p>
<p><b>Copy of the Section 106</b></p> <p>(os yn berthnasol / <b>If relevant</b>)</p>	
<p>Tystysgrifau Perfformiad Ynni <b>Energy Performance Certificate</b></p>	TBC
<p>Band Treth y Cyngor <b>Council Tax Band</b></p>	D
<p>Ffi asesu (Tai Teg yn unig) <b>Assessment fee (Tai Teg only)</b></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><b>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.</b></p>
<p>Ffi gwiriad credyd (newid fel bo angen) <b>Credit check fee (amend as necessary)</b></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 gwriad credyd.</p> <p><b>We have to carry out a credit, landlord and employer check.</b></p> <p><b>There will be no charge for the credit check</b></p>

## 1. Esiamp! 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)