CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

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**
Enw' Datblygiad Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post) **Development Name** **Address of property and/or plot numbers (inc post code)**	2 Maes y Garn, Nefyn, LL53 6HD
Lluniau/fideo/cynllun llawr o'r eiddo - lluniau i fod mewn fformat jpeg **Pictures/videos/floor plans of the property- pictures to be in jpeg format**	

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• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced**	Tŷ teras / Terraced

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
• Fflat / **apartment**	
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	3 Bed 5 person
Deiliadaeth / **Tenure**	Rhent Canolraddol / Intermediate Rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Ty 3 lofft wedi ei adnewyddu. Mae'r eiddo'n cynnwys, lolfa, cegin ac ystafell fwyta agored , lofft ac ymolchfa. Gwres canolog nwy a ffenestri a drysau gwydr dwbl. Mae'r eiddo'n cynnwys carpedi a gorchudd llawr ymhob ystafell. 3-bedroom property that's been renovated. The property includes a lounge, kitchen and open dining area, loft, and bathroom. There's gas central heating and double-glazed windows and doors. The property comes with carpets and floor coverings in every room.
Plis noder Isafswn Incwm Cartref dylid eu hystyried **Please note the minimum household income to be considered**	Os yw'n eiddo Rhent yna gweithio allan yr 30% fforddadwyedd e.e **If a rental property, then work out the 30% affordability e.g** Rent x 12 / 30% = £29,600.00
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	Yndi, mae'r eiddo yn cynnwys gorchudd llawr / carped ym mhob ystafell. / **Yes, the property is offered with flooring / carpet throughout.**
Rhent misol / **Monthly rent**	£740.00
Tal Gwasanaeth /**Service Charges**	£0.00
Ar gael (dyddiad) / **Available from (date)**	Tachwedd 26 / November 26
Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol) **Deposit – please note the rent and deposit required before start of tenancy (if applicable)**	1 mis o daliad rhent i'w dalu o flaen llaw fel blaendal ar ddechrau'r denantiaethyn ogystal ar rhent am y mis cyntaf. Bydd y blaendal yn cael ei gadw o dan delerau'r Deposit Protection Service (DPS). **Cyfanswm = £1,480.00** The equivalent of 1 months' rent payment will be taken as a deposit at the start of the tenancy in addition to your first months' rent. The

<table>
<tr><td></td><td>Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol

Please note relevant information below or attach documents</td></tr>
<tr><td></td><td>'Deposit Scheme' protecting your deposit with Adra is – The Deposit Protection Service (DPS). Total = £1,480.00</td></tr>
<tr><td>Math o Denantiaeth /Type of Tenancy</td><td>Mae'r eiddo yn cael ei osod ar sail contract safonol misol. Cyn belled â gedwir at dermau'r contract, mae ein hymrwymiad i chi yn un tymor hir

The tenancy is a monthly periodic standard contract. Provided you keep to the terms of your contract, our commitment to you is a long-term commitment.</td></tr>
<tr><td>Meini Prawf Preswylio
Residency Criteria</td><td>
Priority 1
<table>
<tr><th>Criteria person</th><th>Ardal 'Local Areal'</th></tr>
<tr><td>(a)a person who has lived or worked in the Local Area where the Red Land is to be sited or in the adjacent Community Council area, for a continuous period of five years immediately before submitting the application or occupying the property or

(b) a person who resides outside the Local Area but who has lived within the Local Area for a continuous period of five years or more in the past, or

(c) A person who resides outside the Local Area but who has lived there in the past for a total of five years including a continuous period of three years or more within a period of twenty years</td><td>Cyngor Nefyn
Cyngor Pistyll
Cyngor Cymuned Tudweiliog
Cyngor Cymuned Buan
Cyngor Cymuned Aberdaron
Cyngor Cymuned Botwnnog
Cyngor Cymuned Llanengan
Cyngor Cymuned Llanbedrog
Cyngor Cymuned Llannor
Cyngor Pwllheli
Cyngor Cymuned Llanaelhaearn
Cyngor Cymuned Llanystumdwy
Cyngor Cymuned Criccieth
Cyngor Cymuned Clynnog
Cyngor Cymuned Dolbenmaen</td></tr>
</table>
Priority 2
<table>
<tr><th>Criteria person</th><th>Ardal</th></tr>
<tr><td>a) lived or worked in the County where the Red Land is to be sited for a continuous period of five years immediately before submitting the application or occupying the property or</td><td>Gwynedd</td></tr>
</table>
</td></tr>
</table>

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
	b) a person who resides outside the County but who has lived within the County for a continuous period Of five years or more in the past, or **c) A person who resides outside the County but who has lived there in the past for a total of five years including a continuous period of three years or more within a period Of twenty years.**
	C. Additional Qualifying Criteria **"Need Criteria"** means Local Persons who are unable to be able to meet their housing needs in the existing local housing market without some assistance in so much that the members of the household or proposed household must together have insufficient income and capital to purchase a house on the open market in the Local Area. **"Qualifying Criteria"** means Local Persons: 1.30.1 who do not own a house and who are establishing a new home; or 1.30.2 who do not own a house and who are leaving rented accommodation where they have been living for at least two years; or 1.30.3 people who own a house but require a new dwelling to meet genuine need in circumstances where the existing house is too small for the family or the dwelling is deemed to be of sub-standard condition by the Council and where it can be proven that the existing house cannot be converted in an acceptable way, or suitably upgraded, to meet those needs and the owners cannot purchase a house from existing stock. Plis cysylltwch os da chi isho trafod cyn cychwyn asesu.
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	B
Band Treth y Cyngor **Council Tax Band**	C
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Yn unol a'r amodau o fewn y cytundeb tenantiaeth. / **In accordance with the terms and conditions in your contract**
Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb	Dim byd ychwannegol i derlerau y cytundeb. Nothing additional to the terms of the contract.

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Any other restrictions on the development i.e no campervan/now work vehicles etc.	
Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	Cyn bellad bod yr eiddo yn fforddiadwy / **As long as the property is affordable.**
Gwybodaeth ychwaengol I rhoi ar yr hysbyseb / Information to note on the advert	Nodwch, os gwelwch yn dda, mai eich cyfrifoldeb chi yw sicrhau bod y manylion ar eich ffurflen gais yn gywir ar adeg gwneud cais am eiddo gan y gallai effeithio ar eich lle ar y rhestr fer. Os oes angen diweddaru eich manylion, gwnewch yn siŵr eich bod yn rhoi gwybod i ni cyn dyddiad cau'r eiddo. Ni fydd manylion sy'n cael eu diweddaru ar ôl creu'r rhestr fer yn cael eu hystyried. Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau. Please note that it is your responsibility to make sure the details on your application form are correct at the time of applying for a property as it may affect your place on the shortlist. If your details need amending, please be sure to let us know before the property closing date. Details updated after the shortlist is created will not be considered. Please note we reserve the right to bring forward the closing date if sufficient number of applications received.