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<br><br>**Please note relevant information below or attach documents** |
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| Enw' Datblygiad<br>Cyfeirad yr eiddo a/neu rhifau plots (gan gynnwys cod post)<br><br>**Development Name**<br>**Address of property and/or plot numbers (inc post code)** | 25 Felin Dir, Valley LL65 3EH |
| Lluniau/fideo/cynllun llawr o'r eiddo - lluniau i fod mewn fformat jpeg<br><br>**Pictures/videos/floor plans of the property- pictures to be in jpeg format** | Front view attached |
| • Ty ar ben ei hun / **Detached**<br>• Tŷ pâr / **semi detached**<br>• Tŷ terras / **terraced**<br>• Fflat / **apartment** | Semi Detached<br><br>Tŷ pâr |
| • Nifer o loftydd & person<br>• **No of beds & person**<br><br>(e.g.3b 5p) | 3 bed 5 person<br>3 ystafell wely, 5 person |
| Deiliadaeth / **Tenure** | Standard Occupational Contract |
| Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl<br>**Brief description of property – please amend accordingly** | Gweler esiampl wedi amgau / **See example enclosed**<br>The property comprises of living room, kitchen / diner, downstairs shower/ toilet (wet room), 2 double bedrooms, 1 single bedroom and a family bathroom. Includes gardens to the front and rear, driveway for off road parking for 2 cars.<br><br>The property has air source central heating throughout |

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| | Mae'r eiddo'n cynnwys ystafell fyw, cegin/fwyty, thoiled a ystafell wlyb i lawr y grisiau , 2 ystafell wely ddwbl, 1 ystafell wely sengl, ac ystafell ymolchi deuluol.<br><br>Mae hefyd yn cynnwys gerddi yn y blaen a'r cefn, â dreif ar gyfer parcio oddi ar y ffordd i 2 gar. |
| Plis noder Isafswn Incwm Cartref dylid eu hystyried<br>**Please note the minimum household income to be considered** | Os yw'n eiddo Rhent yna gweithio allan yr 30% fforddadwyedd e.e<br>**If a rental property, then work out the 30% affordability e.g**<br><br>Rent x 12 / 30% =<br><br>£36,784.40 |
| A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo<br>**Are carpets and flooring included in the property** | yes |
| Rhent misol / **Monthly rent** | £919.60 |
| Tal Gwasanaeth /**Service Charges** | £0.01 – This will be increased in April 2027 |
| Ar gael (dyddiad) / **Available from (date)** | Mid to end of November 2026<br><br>Canol i ddiwedd Tachwedd 2026. |
| Blaendal – plis noder swm rhent a blaendal ei ange cyn cyhwyn y denantiaeth (os yn berthnasol)<br>**Deposit – please note the rent and deposit required before start of tenancy (if applicable)** | 1 month deposit and 1 month rent in advance<br><br>Blaendal o fis a rhent un mis ymlaen llaw. |
| Math o Denantiaeth /**Type of Tenancy** | Intermediate rent |
| Meini Prawf Preswylio<br>**Residency Criteria** | **Please specify community area/ adjoining community areas**<br><br>Small play area on the scheme<br>**Priority 1:** Must have 12 months location connection (living/working/previously lived work/immediate family) to Valley.<br>**Priority 2:** Must have 12 months location connection (living/working/previously lived work/immediate family) to neighbouring communities.<br>**Priority 3:** Must have 12 months location connection (living/working/previously lived work/immediate family) to Anglesey. |

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| | **Blaenoriaeth 1**: Rhaid bod â chysylltiad lleol o leiaf 12 mis (yn byw, yn gweithio, wedi byw neu weithio'n flaenorol, neu deulu agos) â Y Fali.<br><br>**Blaenoriaeth 2**: Rhaid bod â chysylltiad lleol o leiaf 12 mis (yn byw, yn gweithio, wedi byw neu weithio'n flaenorol, neu deulu agos) â'r cymunedau cyfagos.<br><br>**Blaenoriaeth 3**: Rhaid bod â chysylltiad lleol o leiaf 12 mis (yn byw, yn gweithio, wedi byw neu weithio'n flaenorol, neu deulu agos) ag Ynys Môn. |
| Tystysgrifau Perfformiad Ynni<br>**Energy Performance Certificate** | A |
| Band Treth y Cyngor<br>**Council Tax Band** | D |
| Nodwch nifer o anifeiliaid.<br><br>**Please specify no of pets.** | Pet permissions to be completed upon request<br><br>Caniatâd i gadw anifeiliaid anwes i'w ystyried ar gais. |
| Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith campervan ayb<br>**Any other restrictions on the development i.e no campervan/now work vehicles etc.** | No caravans /motorhomes/campervans etc<br><br>Dim carafanau, cartrefi modur, faniau gwersylla nac unrhyw gerbydau tebyg. |
| Ydych yn cwblhau gwiriadau credid?<br><br>**Do you complete Credit checks?** | Yes<br><br>Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma.<br><br>Credit and affordability checks will be required for this property |
| Gwybodaeth ychwaengol I rhoi ar yr hysbyseb **/ Information to note on the avdert** | 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.<br><br>Sylwch ein bod yn cadw'r hawl i ddod â'r dyddiad cau ymlaen os derbynnir nifer digonol o geisiadau. |

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| | 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.<br><br>Please note we reserve the right to bring forward the closing date if sufficient number of applications received. |