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)**	27 Felin Dir, Valley LL65 3EH
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**	Gweler hysbyseb See advert
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached** • Tŷ terras / **terraced** • Fflat / **apartment**	Semi Detached Tŷ pâr
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	3 bed 5 person 3 ystafell wely, 5 person
Deiliadaeth / **Tenure**	Standard Occupational Contract
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Gweler esiampl wedi amgau / **See example enclosed** 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. 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. 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 **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% = £36,784.40
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **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 October 2026 Canol i ddiwedd Hydref 2026.
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 month deposit and 1 month rent in advance Blaendal o fis a rhent un mis ymlaen llaw.
Math o Denantiaeth /**Type of Tenancy**	Intermediate rent
Meini Prawf Preswylio **Residency Criteria**	**Please specify community area/ adjoining community areas** Small play area on the scheme **Priority 1:** Must have 12 months location connection (living/working/previously lived work/immediate family) to Valley. **Priority 2:** Must have 12 months location connection (living/working/previously lived work/immediate family) to neighbouring communities. **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 **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. **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 **Energy Performance Certificate**	A
Band Treth y Cyngor **Council Tax Band**	D
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Pet permissions to be completed upon request Caniatâd i gadw anifeiliaid anwes i'w ystyried ar gais.
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.**	No caravans /motorhomes/campervans etc Dim carafanau, cartrefi modur, faniau gwersylla nac unrhyw gerbydau tebyg.
Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	Yes If yes : • Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma. • Credit and affordability checks will be required for this property.