CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

6

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**
Cyfeiriad y Datblygiad(gan gynnwys cod post) **Address of property (inc post code)**	28 Felin Dir, Valley LL65 3EH
Lluniau/fideo/cynllun llawr o'r eiddo neu os yw'r lluniau yn cael ei danfon arwadan plis nodwch. **Pictures/videos/floor plans of the property or if images are sent separately, please note.**	As attached
Ty ar ben ei hun / **Detached** Tŷ pâr / **semi detached** Tŷ terras / **terraced** Fflat / **apartment**	Semi Detached
Nifer o loftydd & person **No of beds & person** (e.g.3b 5p)	3 bed 5 person
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. We also accept pets, a permissions form may need to be filled in prior to accepting.
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	Yes

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Are carpets and flooring included in the property	
Rhent misol **Monthly rent**	£919.60
Tal Gwasanaeth **Service Charges**	£0.01 – This will be increased in April 2026
Ar gael **Available from**	March 2026
Blaendal **Deposit**	1 month deposit and 1 month rent in advance
Tenantiaeth **Tenancy**	Intermediate Rent
Meini Prawf Preswylio **Residency Criteria**	**Please specify community area/ adjoining community areas** **Local to area** 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. **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

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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
Ydych yn cwblhau gwiriadau credid? **Do you complete Credit checks?**	Yes • Fydd angen cwblhau gwiriadau credyd a fforddiadwyedd ar gyfer yr eiddo yma. • 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. 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.