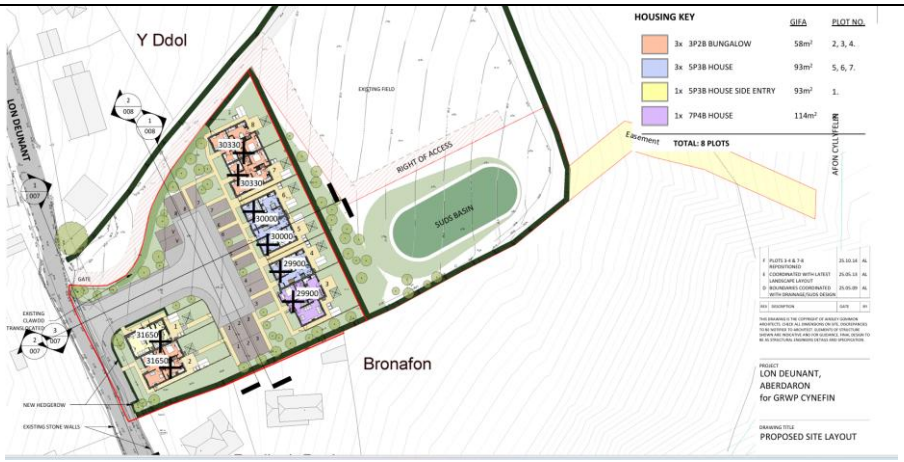
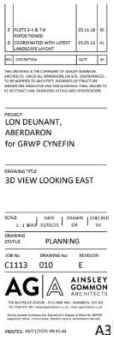
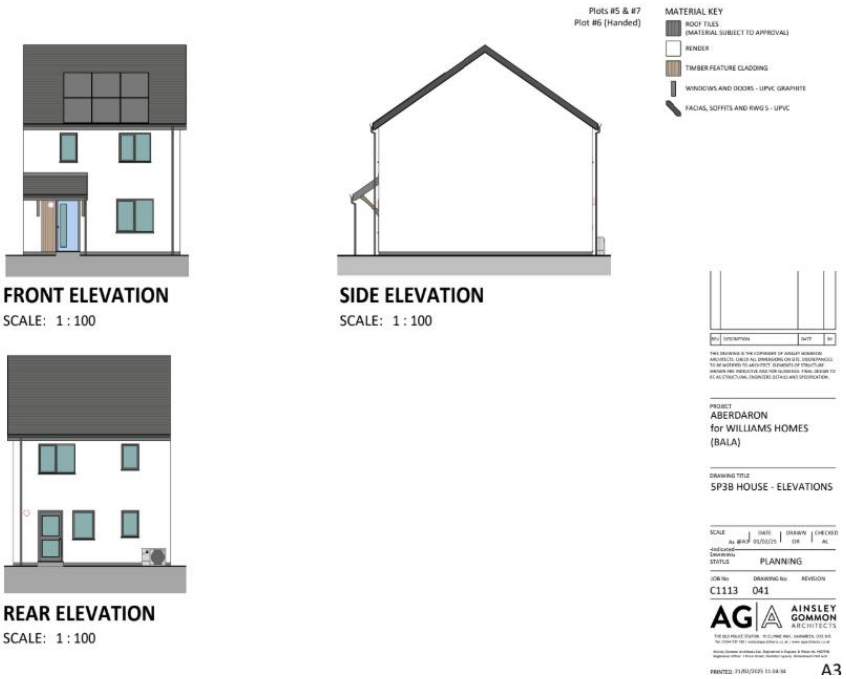
TAI TEG

CYSYLLTU POBL GYDA CHYFLEON TAI
CONNECTING PEOPLE WITH HOUSING OPPORTUNITIES

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
Cyfeiriad y Datblygiad (gan gynnwys cod post) Development Address (including postcode)	5 + 6 Bro Deunant, Aberdaron, LL53 8BP
Cynllun safle Site Plan	 Cynllun Safle gyda rhifau plot Site plan with plot numbers.

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
Lluniau/fideo/cynllunllawr o'r eiddo Pictures/videos/floor plans of the property	  Plot 5 & 6 – Tai Pâr yn ganol y rhes – 5 ar y dde Plot 5 & 6 – Semi-detached Houses – center of row – 5 on right  Cynllun Llawr Plot 5 (Rhif 6 Adlewyrchol) Floor Plan Plot 5 (Plot 6 Mirrored)

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
	 Edrychiad – Plot 5 (Plot 6 Adlewyrchol) Elevation - Plot 5 (Plot 6 Mirrored)
Ty ar ben ei hun / Detached Tŷ pâr / Semi-deatched Tŷ terras / Terrace Fflat / Flat	Plot 5 – Semi-detached / Tŷ pâr (dde / right) Plot 6 – Semi-detached / Tŷ pâr (chwith / left)
Nifer o loftydd Number of bedrooms (e.g. 3 bed 5 person)	Plot 5 – 5 Person 3 Llofft (Ystafell wely ddwbl, twin a sengl) Plot 6 – 5 Person 3 Llofft (Ystafell wely ddwbl, twin a sengl) Plot 5 – 5 Person 3 Bed (Double, twin and single bedroom) Plot 6 – 5 Person 3 Bed (Double, twin and single bedroom)
Deiliadaeth / Tenure	Rent Canolraddol / Intermediate Rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl Brief description of the property – amend for each property. example	• **2 Dŷ pâr ar gyfer 5 person (3 llofft) mewn rhes o dai cyffelyb** • **Gwresogi a dŵr poeth** – trwy System Gwresogi Ffynhonell Aer (tanc dŵr poeth a system dau barth a reolir â thermostat – llawr gwelod a llawr cyntaf) • **Ffenestri a drysau gwydr dwbl UPVC** • **PV solar ar y tô** **<u>Llawr Gwaelod</u>** • **Cegin/Bwyta** – gofod i oergell/rewgell, stôf, peiriant golchi dillad a sychwr dillad (offer heb eu cynnwys). Lle ar gyfer bwrdd bwyta a chadeiriau (eitemau heb eu cynnwys – at ddibenion esiampl yn unig ar y cynllun), lloriau finyl (llawr diogelwch), sinc a draeniwr wedi'u cynnwys. Unedau cegin ac arwynebau gwaith wedi eu cynnwys. • **Ystafell fyw** – lle ar gyfer soffa a chadeiriau ar gyfer 5 person i eistedd

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	(eitemau heb eu cynnwys – at ddibenion esiampl yn unig ar y cynllun). Pwynt teledu (teledu heb eu cynnwys). Lle ar gyfer cypyrddau ochr (Cypyrddau heb eu cynnwys) Llawr vinyl (rhoddedig). • **Toiled i lawr grisiau** (ystafell wlyb) – yn cynnwys cawod, sinc a thoiled, hefyd drych, daliwr papur toiled, a rheilen dal tywelion. Llawr vinyl (llawr diogelwch). • **Cyntedd** – lloriau vinyl (rhoddedig), cwpwrdd storio. **<u>Llawr Cyntaf</u>** • **Ystafell wely twin** – lle wr gyfer 2 wely sengl safonol, bwrdd wrth ochr y gwely, droriau, cwpwrdd dillad a bwrdd gwisgo (eitemau heb eu cynnwys – at ddibenion esiampl yn unig ar y cynllun). Carped (rhoddedig). • **Ystafell wely ddwbl** – Lle ar gyfer 1 gwely dwbl safonol, byrddau wrth ochr gwely, cwpwrdd dillad, droriau a bwrdd gwisgo (eitemau heb eu cynnwys – at ddibenion esiampl yn unig ar y cynllun).Carped (rhoddedig). • **Ystafell wely sengl** – Lle ar gyfer 1 gwely sengl safonol, bwrdd wrth ochr gwely, gofod desg, droriau a chwpwrdd dillad (eitemau heb eu cynnwys – at ddibenion esiampl yn unig ar y cynllun). Carped (rhoddedig). • **Ystafell Ymolchi** – yn cynnwys bath a chawod uwchben, sinc a thoiled, hefyd drych, daliwr papur toiled a rheilen dal tywelion. Cwpwrdd meddygaeth, Llawr vinyl (llawr diogelwch). • **Grisiau a landin** – cwpwrdd awyru (gyda gwresogydd tiwb trydanol bychan). Carped (rhoddedig). **<u>Gofod Allanol</u>** • Gardd gefn gaeedig gyda glaswellt – gyda mynediad ochr. • Ardal Patio • Sied Gardd • Lle parcio ar gyfer dau gar. --- • **2 Semi-detached houses for 5 persons (3bedrooms) in a row of similar houses.** • **Heating and Hot Water** – via Air Source Heating System (hot water tank and two zone thermostatically controlled system – ground and first floor). • **UPVC double glazed windows and doors** • **Solar PV on roof** **<u>Ground Floor</u>** • **Kitchen/Diner** – (space for fridge, stove, washing machine, and dryer – appliances not included). Space for dining table and chairs (items not included – for illustration purposes only on plan). Vinyl flooring (safety flooring). Sink and drainer included. Kitchen units and worktops included. • **Living Room** – Space for sofa and chairs to seat 5 people (items not included – for illustration purposes only on plan). TV point (TV not

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	included). Space for side cupboards (cupboards not included)**.** Vinyl flooring (gifted). • **Downstairs WC (Wet Room)** – includes shower, sink and toilet, also mirror, toilet roll holder and towel rail. Vinyl flooring (safety flooring). • **Hallway** – vinyl flooring (gifted), storage cupboard **<u>First floor</u>** • **Twin Bedroom** – space available for 2 standard single beds, beside table, drawers, and dressing table (items not included – for illustration purposes only on plan). Carpeted flooring (gifted). • **Double bedroom** – Space for 1 standard double bed, bedside tables, wardrobe, drawers and dressing table (items not included – for illustration purposes only on plan). Carpeted Flooring (gifted). • **Single bedroom** – Space for 1 standard single bed, bedside table, desk space, drawers and wardrobe (items not included – for illustration purposes only on plan). Carpeted flooring (gifted). • **Bathroom** – includes bath and overhead shower, sink and toilet, also mirror, toilet roll holder, towel rail and medicine cupboard, vinyl flooring (safety flooring). • **Stairs and landing** – Airing cupboard (with small electrical tubular heater), Carpeted flooring (gifted). **<u>External Space</u>** • Enclosed rear garden turfed with grass – with side access • Patio area • Garden shed • Parking space for 2 cars
Plis noder Isafswm Incwm Cartref dylid eu hystyried / please note the minimum household income to be considered	£30,400
A yw carpedi a lloriau yn cael eu cynnwys yn yr eiddo / are carpets and flooring included in the property	Ydyw / Yes
Rhent misol Monthly rent	£760.00
Tâl Gwasanaeth / Service Charges	Dim tal gwasanaeth am y flwyddyn gyntaf / No service charge for the first year.
Ar gael Available from	Rhagfyr / December 2026
Blaendal Deposit	£760.00

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Tenantiaeth Tenancy	Rhent Canolraddol
Meini Prawf Preswylio Residency Criteria	**Ardal Blaenoriaeth 1** Ymgeiswyr cymwys mewn angen tai (Tai Cymdeithasol: Band 1A/Band 2 a Rhent Canolraddol: wedi cofrestru gyda Tai Teg) sydd â chysylltiad lleol o bum mlynedd neu fwy â: • Chyngor Cymuned Aberdaron, gan gynnwys Aberdaron, Rhoshirwaun, Rhiw ac unrhyw aneddiadau neu glystyrau gwledig eraill o fewn ffin y gymuned, fel y'u diffinnir gan ddata cysylltiad lleol swyddogol Cyngor Gwynedd. • **Ardal Blaenoriaeth 2** Ymgeiswyr cymwys mewn angen tai (Tai Cymdeithasol: Band 1A/Band 2 a Rhent Canolraddol: wedi cofrestru gyda Tai Teg) sydd â chysylltiad lleol o bum mlynedd neu fwy â: • Chyngor Cymuned Tudweiliog, gan gynnwys Tudweiliog ac unrhyw aneddiadau, clystyrau neu ardaloedd gwledig eraill o fewn ffin y gymuned. • Chyngor Cymuned Botwnnog, gan gynnwys Botwnnog ac unrhyw aneddiadau, clystyrau neu ardaloedd gwledig eraill o fewn ffin y gymuned. Bydd y diffiniadau uchod yn cael eu cymhwyso yn unol â data cysylltiad lleol swyddogol Cyngor Gwynedd er mwyn sicrhau cysondeb wrth weithredu'r polisi. **Ardal Blaenoriaeth 3** Ymgeiswyr cymwys mewn angen tai sydd â chysylltiad o bum mlynedd neu fwy â Gwynedd. Bydd dyraniadau tai cymdeithasol o fewn yr ardal hon yn cael eu gwneud yn unol â darpariaethau Polisi Gosod Tai Cyffredin Cyngor Gwynedd. Bydd unedau rhent canolraddol yn parhau i gael eu gosod drwy Tai Teg yn unol â'i bolisïau a'i feini prawf cymhwyster. **Ardal Blaenoriaeth 4** Unrhyw ymgeisydd cymwys sy'n bodloni darpariaethau Polisi Gosod Tai Cyffredin Cyngor Gwynedd. Bydd unedau rhent canolraddol yn parhau i gael eu gosod drwy Tai Teg yn unol â'i bolisïau a'i feini prawf cymhwyster. **Priority Area 1** Eligible applicants in housing need (Social Housing: Band 1A/Band 2 and Intermediate Rent: registered with Tai Teg) who have a local connection of five years or more to: • Aberdaron Community Council, including Aberdaron, Rhoshirwaun, Rhiw and any other settlements or rural clusters within the community boundary, as defined by Gwynedd Council's official local connection data. **Priority Area 2** Eligible applicants in housing need (Social Housing: Band 1A/Band 2 and

	Nodwch yr wybodaeth isod neu amgáu'r ddogfen berthnasol **Please provide the information below or enclose the relevant document**
	Intermediate Rent: registered with Tai Teg) who have a local connection of five years or more to: • Tudweiliog Community Council, including Tudweiliog and any other settlements, clusters or rural areas within the community boundary. • Botwnnog Community Council, including Botwnnog and any other settlements, clusters or rural areas within the community boundary. The above definitions will be applied in accordance with Gwynedd Council's official local connection data to ensure consistency when implementing the policy. **Priority Area 3** Eligible applicants in housing need who have a connection of five years or more to Gwynedd. Social housing allocations within this area will be made in accordance with the provisions of Gwynedd Council's Common Housing Allocation Policy. Intermediate rent units will continue to be let through Tai Teg in accordance with its policies and eligibility criteria. **Priority Area 4** Any eligible applicant who meets the provisions of Gwynedd Council's Common Housing Allocation Policy. Intermediate rent units will continue to be let through Tai Teg in accordance with its policies and eligibility criteria.
Tystysgrifau Perfformiad Ynni / Energy Performance Certificates	Mae eiddo newydd oddi ar cynllun wedi'u heithrio rhag EPC, gan fod yr EPC yn cael ei rhoi ar yr eiddo ar ôl cwblhau'r gwaith adeiladu. New build off plan properties are EPC exempt as the EPC is calculated upon completion
Band Treth y Cyngor / Council Tax Band	I'w Gadarnhau To be confirmed
Nodwch nifer o anifeiliaid Please specify no of pets	Yn unol a Polisi Grŵp Cynefin – fyny at ddau anifail anwes / In line with Grwp Cynefin's policy - up to 2 pets
Unrhyw gyfyngiadau eraill ar y datblygiad h.y. dim cerbydau gwaith / dim campervans a.y.b. Any other restrictions on the development i.e. no campervans / no work vehicles etc.	Mae deiliad y contract yn cytuno i beidio â pharcio na gadael i eraill barcio na gadael yn ardal yr annedd gerbyd o unrhyw fath heblaw am gar preifat, fan fechan neu feic modur sydd yn addas i'r ffordd fawr. Rhaid i gerbyd o'r fath gael ei barcio yn y cyfleusterau parcio ble maent yn cael eu darparu. Ble nad yw cyfleusterau o'r fath yn cael eu darparu, ni chaniateir parcio'r cerbyd ar y ffordd mewn modd a fyddai'n peri niwsans. Bydd cerbyd yn cael ei ystyried yn addas i'r ffordd fawr os yw wedi ei drethu. Rhaid ichi beidio â pharcio carafanau, cychod ac ôl-gerbydau ac eithrio lle bo'r Gymdeithas wedi rhoi caniatâd ysgrifenedig ymlaen llaw. Gellir rhoi caniatâd gydag amodau. Ni roddir caniatâd i lorïau neu gerbydau masnachol mawr gael eu parcio yn yr annedd neu ar dir sydd yn eiddo i'r Gymdeithas neu ar dir maent yn ei reoli. You agree not to park or leave or allow others to park or leave in the locality of the dwelling a vehicle of any kind other than a roadworthy private car, small van or motorbike. Such a vehicle must be parked in the parking facilities where provided.

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	Where no such facilities are provided, the vehicle must not be parked on the road in such a manner as to cause a nuisance. A vehicle will only be considered roadworthy if taxed. Caravans, boats, and trailers must not be parked save where we have granted prior permission in writing. Permission may be granted subject to conditions. Permission will not be granted for lorries or large commercial vehicles to be parked at the dwelling or on land that we own or control.
Ydych yn cwblhau gwiriadau credid? Do you complete Credit checks?	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.