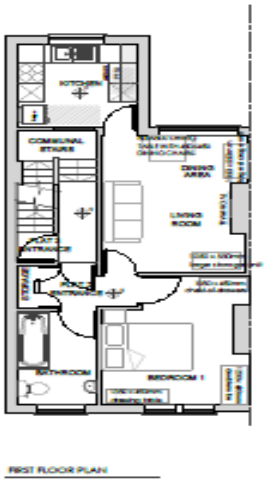
TAI TEG

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)**	Flats 2 7 Avallon Avenue, Llandudno Junction LL31 9AD
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**	 
• Ty ar ben ei hun / **Detached** • Tŷ pâr / **semi detached**	First Floor Flat

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
• Tŷ terras / **terraced** • Fflat / **apartment**	
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	1B 2P
Deiliadaeth / **Tenure**	Intermediate
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 is situated in the centre of Llandudno Junction. Close to all transport links, shops and schools. The flat will be equipped with a modern kitchen, white with black worktops and bathrooms with white sanitaryware and chrome fittings. Double glazing & gas central heating. Hall, Bathroom, Bedroom 1 – front (3.1 x 4.0m), Living Room (3.2 x 4.3m), Kitchen (2.6 x 2.7m). Mae'r eiddo wedi'r leoli yng nghanol Cyffordd Llandudno, yn agos at yr holl gysylltiadau trafnidiaeth, siopao ac ysgolion Bydd cegin fodern yn cael ei gosod yn y fflat, gyda chabinetau gwyn ac arwynebau Gwaith du, ynghyd ag ystafelloedd ymolchi a nwyddau ymolchfa gwyn a ffitiadau crom. Gwydr dwbl a gwres canolog nwy. Llawr Cyntaf - 1 gwely Neuadd, Ystafell Ymolchi, Ystafell Wely 1 – blaen (3.1 x 4.0m), Byw Ystafell (3.2 x 4.3m), Cegin (2.6 x 2.7m).
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% =£22,240
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**	*£556* *NB: rent is subject to change due to annual rent increases*

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Tal Gwasanaeth /**Service Charges**	NA
Ar gael (dyddiad) / **Available from (date)**	23/10/26
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)**	£556
Math o Denantiaeth /**Type of Tenancy**	Standard Occupation Contract
Meini Prawf Preswylio **Residency Criteria**	**Please specify community area/ adjoining community areas** Applicants must have lived, worked or have close family living in LL31 /LL32/ LL30 postcodes for 12 continuous months prior to application. If insufficient applicants are received, can be opened to residents of Anglesey/ Conwy
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	Flat 2 7 Avallon Avenue LLANDUDNO JUNCTION LL31 9AD Energy rating D Valid until 21 November 2027 Certificate number 8283-7129-5379-1560-6922 **Property type** Mid-floor flat **Total floor area** 41 square metres
Band Treth y Cyngor **Council Tax Band**	A

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	1 small pet Un anifail anwes bach
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
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.