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)**	Llys Rosa Hovey, Llandudno, LL30 1FF First Floor: No 16
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**	Fflatiau ar gyfer pobl dros 55 oed. / Over 55s Apartments
• Nifer o loftydd & person • **No of beds & person** (e.g.3b 5p)	2 Bed 3 Person
Deiliadaeth / **Tenure**	Rent Canolraddol / Intermediate Rent
Disgrifiad byr o'r eiddo – i'w newid ar gyfer pob eiddo. esiampl **Brief description of property – please amend accordingly**	Bloc newydd o fflatiau, yn agos at ganol y dref, yr orsaf reilffordd a'r holl gyfleusterau lleol, gyda pharcio a lifft. Mae'r fflatiau'n cynnwys ystafell fyw/cegin/ardal fwyta cynllun agored, ystafell ymolchi gyda chawod uwchben y bath, 1 ystafell wely ddwbl, 1 ystafell wely sengl, a gwresogi trydan.

	Plis noder y wybodaeth isod neu amgau'r ddogfen perthnasol **Please note relevant information below or attach documents**
	New apartment block, close to town centre, railway station and all local amenities with parking and lift. Apartments comprise open plan living/kitchen/diner, bathroom with shower over bath, 1 Double bedroom,1 Single bedroom and electric heating. Parking available on site and EV car chargers available.
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% = First Floor: Number 16 - £27,379.20
A yw carpedi a lloriau yn cael ei gynnwys yn yr eiddo **Are carpets and flooring included in the property**	Yndi / Yes
Rhent misol / **Monthly rent**	First Floor: No 16 - £684.48
Tal Gwasanaeth /**Service Charges**	£40.60 included in rent.
Ar gael (dyddiad) / **Available from (date)**	Ganol Hydref 2026 / Mid October 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)**	First Floor: No 16 - £1368.96 (rent in advance and deposit)
Math o Denantiaeth /**Type of Tenancy**	Standard Occupational Contract
Meini Prawf Preswylio **Residency Criteria**	**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 Llandudno. **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.

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	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 Conwy. **Priority 1:** Must have 12 months location connection (living/working/previously lived work/immediate family) to Llandudno. **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 Conwy.
Tystysgrifau Perfformiad Ynni **Energy Performance Certificate**	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**	TBC
Nodwch nifer o anifeiliaid. **Please specify no of pets.**	Rhaid cael caniatâd gan ClwydAlyn cyn y caniateir cadw anifail anwes Request for permission from ClwydAlyn to keep a pet must be sought before any pet can be allowed.
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.**	Ni chaniateir carafanau, cartrefi modur, faniau gwersylla nac unrhyw gerbydau tebyg. No caravans/motorhomes/campervans etc
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.