

AR WERTH/FOR SALE
15 Coedwig Terrace, Penmon



Ty teras canol 2 ystafell wely a dau man parcio preifat.

Pris Fforddiadwy - £119,700

Cynllun Rhannu Ecwiti 70% / 30%

(Pris marchnad llawn £171,000)

Angen blaendal o 5 – 15 % yn ddibynol ar y benthyciwr.

Rhoddir blaenoriaeth i wir brynwyr tro cyntaf.

Dylai ymgeiswyr fod wedi byw neu wedi ar Ynys Môn am gyfnod parhaol o 5 mlynedd yn syth o flaen y dyddiad y bwriedir byw yn yr eiddo, neu yn y gorffennol.

2 bedroom mid-terrace house with private parking.

Affordable Price £119,700

Shared Equity Plan 70% / 30%

(Full market price £171,000)

5-15 % deposit required, dependent on lender.

Priority will be given to absolute first time buyers.

Applicants must have resided or worked on Anglesey for a continuous period of 5 years immediately preceding the proposed occupation of the property, or in the past.

Ceir mwy o wybodaeth ar <https://taiteg.org.uk/cy/> Further details on <https://taiteg.org.uk/en/>

Neu drwy gysylltu â / or by contacting:

Tim Tai Gwag / Empty Homes Team

Cyngor Sir Ynys Môn / Isle of Anglesey County Council, Llangefni, LL77 7TW

T: 07827230705 E: gwendaowen@ynysmon.llyw.cymru

We/Web: www.ynysmon.llyw.cymru www.ynysmon.gov.wales

Bydd amodau a thelerau yn berthnasol / Terms and conditions apply

Eiddo teras canol gyda dwy ystafell wely, sydd wedi ei ymestyn yn ddiweddar ac wedi ei leoli ym Mhenmon, yn agos at ystod o amwynderau lleol yn Llangoed. Mae'r eiddo wedi'i adnewyddu ac wedi'i gyflwyno i safon uchel, gyda'i faes parcio pwrpasol ei hun i'r ochr a gardd gefn fach.

Mae'r llety'n cynnwys cyntedd, lolfa, cefgn/ystafell fwyta/ystafell eistedd agored, dwy ystafell wely ac ystafell ymolchi.

Mae'r eiddo wedi'i adnewyddu a'i ymestyn yn llwyr yn ddiweddar, i gynnwys drysau a ffenestri newydd, ail-wifren drydanol lawn, gosod system wresogi ffynhonnell aer, drysau mewnlol newydd, to newydd wedi'i inswleiddio, , ailaddurno. (Pob gwarant a thystysgrif diogelwch ar gael.)

Mae gan y gegin / ardal fwyta / byw hob anwytho newydd, popty a chwfl echdynnu, rhewgell oergell 50/50 integredig, golchwr / sychwr integredig a pheiriant golchi llestri integredig gydag ardal cypyrddau storio helaeth. Mae gan y gegin ddrysau Ffrengig yn agor i'r ardd gefn.

Mae gan y lolfa, yr ystafelloedd gwely a'r grisiau garpedi llwyd sydd newydd eu gosod, gyda laminiad i'r cyntedd, a'r gegin/ystafell fwyta/ystafell eistedd gyda theils i lawr yr ystafell ymolchi.

Mae'r ystafell ymolchi newydd yn cynnwys bath gwyn, ardal gawod ar wahân gyda chawod drydan. Mae toiled gwyn lefel isel ac uned ymolchi sy'n cynnwys wyneb gwyn a sinc a chwpwrdd oddi tano ynghyd â gwaith teilsio a gwresogydd tyweli.

Mae'r ddwy ystafell wely wedi'u hadeiladu i mewn ac mae gan yr ystafell wely gyda chypyrddau storio a golygfeydd cefn godidog dros y Fenai, tuag at Fryniau Mynydd y Carneddau a Gogarth Fawr.

A recently extended and ready to move into 2 bedroom mid terrace property, located in Penmon, close to a range of local amenities in Llangoed. The property has been refurbished and is presented to a high standard, with its own dedicated parking area to the side and a small rear garden.

The accommodation comprises hallway, lounge, open plan kitchen diner/sitting room, two bedrooms and bathroom.

The property has recently been completely refurbished and extended, to include new doors and windows, full electrical re-wire, installation of air source heating system, new internal doors, new insulated roof, re-decoration. (All guarantees and safety certificates available.)

The kitchen/dining/living area has newly fitted induction hob, oven and extractor hood, integrated 50/50 fridge freezer, integrated washer/dryer and integrated dishwasher with extensive cupboard storage area. The kitchen area has French doors opening to the rear garden.

The lounge, bedrooms and stairs have newly laid grey carpets, with laminate to the hallway, and kitchen diner/sitting room with tiling to the bathroom floor.

The newly fitted bathroom comprises white bath, separate shower area with an electric shower a white low level W.C. and a vanity unit with inset sink and base cupboard beneath, with complimentary tiling throughout and a heated towel rail.

Both bedrooms have built in storage cupboards and the rear bedroom has stunning views over the Straits, towards the Carneddau Mountain Range and the Great Orme.

Tystysgrif Perfformiad Ynni (TPY)

<https://find-energy-certificate.service.gov.uk/energy-certificate/6822-0329-1209-0841-6202?lang=cy>

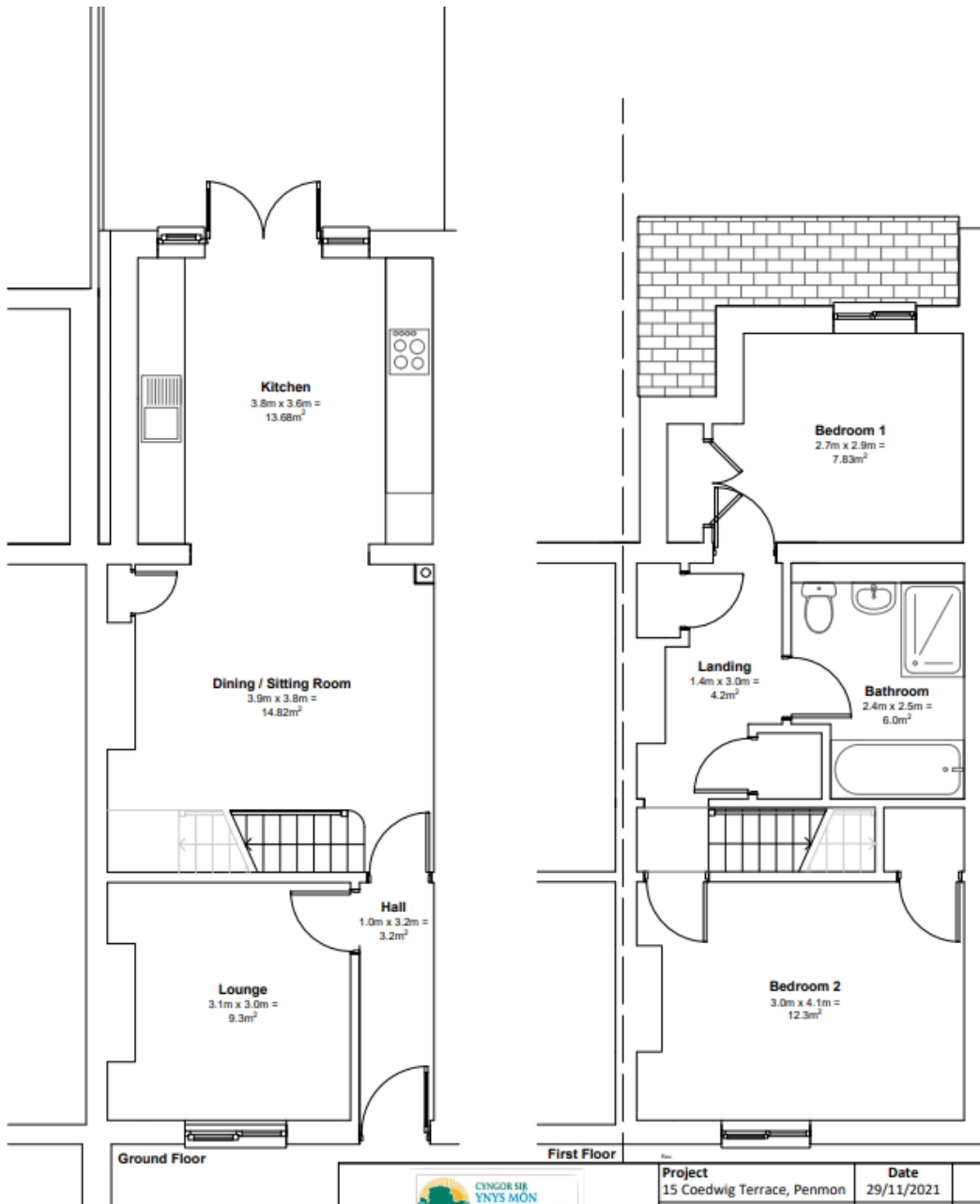
Sgôr	Cyfraddiad ynni	Cyfredol	Posibl
92+	A		
81-91	B		90 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC)

<https://find-energy-certificate.service.gov.uk/energy-certificate/6822-0329-1209-0841-6202?print=true>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cynllun Llwr – Floor Plan




 CYNGHOR SIR YNYS MÔN
 ISLE OF ANGLESEY
 COUNTY COUNCIL
 Swyddfeidd y Cyngor, Llangefni, Ynys Môn LL77 7TW
 Council Offices, Llangefni, Anglesey LL77 7TW
 01248 750057 - www.ynysmon.gov.wales

Project 15 Coedwig Terrace, Penmon	Date 29/11/2021	Scale NTS
Drawing Floor Plans	Drawn by WMD	Checked by RhWJ / TE
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