



Ymddiriedolaeth
Genedlaethol
National Trust

CYMRU / WALES

Ar Osod / To Let

North Lodge, Gerddi Dyffryn Garden, Sain
Nicholas/St Nicholas, Bro Morgannwg/Vale of Glamorgan,
CF5 6FZ

£1450 y mis calendr / per calendar month



Eiddo unigol, un llawr wedi'w amgylchynnu gyda gwrych ar gyfer preifatrwydd. Ffenestri eilaidd.

Detached property, one floor surrounded by a hedge for privacy.
Secondary Glazing throughout.

Man parcio ar gyfer 2 gar yn unig o flaen yr eiddo,.

Parking area for 2 cars only to the front of the property.

DISGRIFIAD

Bwthyn arwahan, un llawr, gyda 2 ystafell wely, ystafell fyw, cegin, ac ystafell aml bwpas, wedi'w leoli ar Stad Gerddi Dyffryn yr Ymddiriedolaeth Genedlaethol, Sain Nicholas, Bro Morgannwg.

DESCRIPTION

A detached one storey property, with two bedrooms, living room, kitchen and utility room, situated on the National Trust Dyffryn Garden Estate, St Nicholas, Vale of Glamorgan.

Lleoliad / Location

What3words: ///neckline.haunt.spearing



Cyfarwyddiadau

Gadewch yr M4 wrth gyffordd 33, i'r A4232 (i'r Barri). Cymerwch yr ail ffordd ymadael ac, wrth y gylchfan, cymerwch y bedwaredd allanfa, yr A48 (i'r Bont-faen). Ym mhentref Sain Nicolas, dilynwch yr arwyddion ar gyfer Gerddi Dyffryn.

Sat Nav: Os yn defnyddio system GPS, nodwch Gerddi Dyffryn yr Ymddiriedolaeth Genedlaethol neu defnyddiwch y cod post CF5 6FZ.

Mae'r eiddo wedi'w leoli ger mynediad mewn i Erddi Dyffryn.

Directions

From M4 take junction 33 on to A4232 (to Barry). Exit second slip road, at roundabout take the fourth exit A48 (to Cowbridge). In St Nicholas village follow signs for Dyffryn Gardens. If using a GPS system, type in Dyffryn Gardens National Trust or use the post code CF5 6FZ. The property is at the entrance to Dyffryn Gardens.

hat3Words:

Mynedfa 1.82m x 1.69m

Yn arwain i'r cyntedd, wedi'i garpedu, Ffitiad golau pendant, paneli gwydrog yn arwain i'r cyntedd mewnol, ac yn arwain at:-

Cyntedd – 3.27m x 1.84m

Pwynt ffôn BT, wedi'i garpedu, ffitiad golau pendant, larwm Mwg, TRV (system amgylchynnu aer), 2 x soced pŵer dwbl, carped, rheiddiadur.

Yn arwain i'r canlynol:-

Ystafell Fyw 4.85m x 3.65m

Ffenestr bae fechan gyda man eistedd. Ffenestr bae mwy gyda man eistedd. Wedi'i garpedu, stôf aml-danwydd 5kw, 2 x ffitiad golau pendant, silffoedd i'r dde o'r lle tân. Larwm CO, 2 x soced pŵer dwbl.

Ystafell Wely 1 (blaen) 4.85m x 3.63m

1 x ffenestr bae gyda man eistedd. 2 x ffitiad golau pendant, rheiddiadur, carped, 1 x pwynt pŵer triphlyg, 4 x soced pŵer dwbl, larwm mwg, awyrydd.

Ail gyntedd (mewnol) 1.892m x 3.630m

Yn arwain at:-

Ystafell Wely 2 (cefn) 4.194m x 3.060m

2 x golau wal, larwm mwg, carped, rheiddiadur, ffenestri eilaidd, 2 x soced pŵer dwbl, 1 x soced pŵer sengl, cysylltiad ffôn BT Openreach.

Ystafell Ymolchi 1.812m x 1.904m

Ffenestri dwbl i'r cefn, set ystafell ymolchi 3 darn gyda chawod drydan dros y baddon, gorchudd llawr leino, paneli wal o amgylch y bath, rheiddiadur tywel trydan, daliwr papur toiled, panel pren o wal i wal, ffitiadau golau caeëdig, switsh ynysu ar gyfer y ffan echdynnu, ffan echdynnu Advent i'r nenfwd.

Entrance Porch 1.82m x 1.69m

Leading into the hallway, carpeted
Pendant light fitting, glazed panels leading into the internal hallway, leading to:-

Hallway – 3.27m x 1.84m

BT phone point, carpeted, pendant light fitting, Smoke Alarm, TRV, 2 x double power sockets, carpeted, Radiator. Leading into the following:-

Living Room 4.85m x 3.65m

Small bay window with seating area. Larger bay window with seating area. Carpeted, 5kw Multi fuel stove, 2 x pendant light fittings, shelving to right of fireplace. CO Alarm, 2 x double power sockets.

Bedroom 1 (front) 4.85m x 3.63m

1 x bay window with seating area. 2 x pendant light fitting. Radiator, carpeted, 1 x triple power point, 4 x double power socket, smoke alarm, air vent

Second Hallway 1.892m x 3.630m

Leading to:-

Bedroom 2 (rear) 4.194m x 3.060m

2 x Wall lights, Smoke Alarm, Carpeted Radiator, Secondary Glazing, 2 x Double power sockets, 1 x Single power socket BT Openreach phone connection.

Bathroom 1.812m x 1.904m

Double glazed windows to rear, 3-piece bath suite with electric shower over bath Lino floor covering, Wall panels around bath, Electric towel rail, Toilet roll holder Wooden panel wall to wall, Enclosed light fitting, Isolator switch to extractor fan Advent extractor fan to ceiling.

Cegin (3.622m x 2.984m)

Unedau wal a sylfaen Howdens Burford lliw hufen, gyda gweithle tywyll, uned silff ar wahân, sinc sengl gyda tapiâu cymysg poeth ac oer, 3 x soced pŵer dwbl, switsh ynysu ar gyfer popty trydan 600mm, 1 x soced pŵer sengl, larwm gwres, cwpwrdd storio isel sy'n cynnwys y tanc dŵr poeth a'r rheiddiadiuron gwresogi, ffenestri eilaidd. Cwpwrdd storio uchel gyda swits sy'n cynnwys y system tân a diogelwch (ddim yn gweithio), 8 x golau smotiol. Lle ar gyfer rhewgell/oergell 600mm, drws yn arwain i'r ystafell aml-bwrpas.

Ystafell Aml-bwrpas 3.609m x 1.511m

Lle ar gyfer peiriant golchi 600mm o dan y cownter, 1 x uned sylfaen 1000mm gyda sinc sengl a thapiâu poeth ac oer, 1 x uned wal 500mm, boeler ar y wal (Panasonic), 1 x gwresogydd chwythu (Dimplex), ffenestri eilaidd, uned trydanol, 4 x bachau cotiau, cwpwrdd storio gyda'r uned drydanol, danfodydd gwres & CO, drws yn arwain allan i'r ardd ac i gefn yr eiddo.

Tu Allan

Ardal ardd fawr, Ardal batio cefn, 2 x Casgen dal dŵr, pwmp gwres o'r aer (Air Source Heat Pump)

Kitchen (3.622m x 2.984m)

Howdens Buford Cream base wall units with dark worktop, Separate shelf unit
Single drainer sink with hot & cold mixer taps, 3 x Double power sockets, Isolator switch for 600mm electric cooker, 1 x Single power socket, Heat detector
Low storage cupboard housing the hot water tank & heating controls, Secondary glazing, High storage cupboard with switches housing the fire & security system (not in use), 8 x Spotlights
Space for 600mm fridge/freezer
Door leading to utility room.

Utility 3.609m x 1.511m

Space for undercounter 600mm washing machine, 1 x base unit 1000mm with single drainer sink with hot & cold taps, 1 x wall unit 500mm, Boiler on wall (Panasonic)
1 x Dimplex down heater, secondary glazing, electric consumer unit
4 x coat hooks, storage cupboard with electrical unit, heat & CO detector, door leading outside to garden and back yard.

Outside

Large garden area
Rear patio area
2 x Water butts
Air source heat pump

Porch



Hallway



Living Room



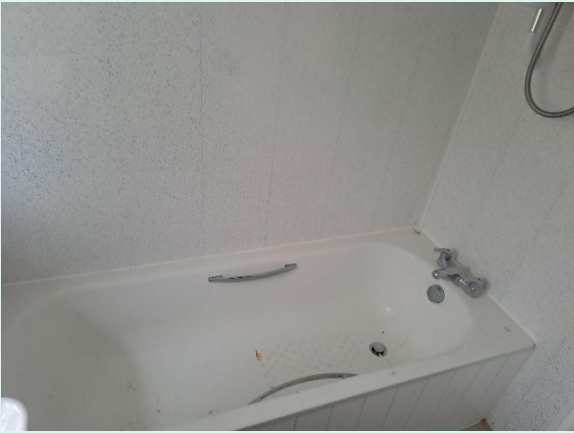
Bedroom 1



Bedroom 2



Bathroom



Kitchen



Utility



External

Gwasanaethau

Sustem gwres canolog aer (Air Source Heat Pump). Trydan o'r prif gyflenwad, dŵr o'r prif gyflenwad a chyswllt carthffosiaeth tanc septig. Pwynt ffôn BT yn ddarostyngedig i unrhyw reoliadau gan BT.

Treth y Cyngor

Cyfrifoldeb y tenant fydd talu treth y cyngor ac unrhyw daliadau eraill, trethi neu asesiadau a all godi. Treth Cyngor Band D. Mae treth y Cyngor yn daladwy i'r Awdurdod Lleol (Cyngor Bro Morgannwg ac ar gyfer 2026/2027 mae'r dreth yn £3235.26.

Tystysgrif Perfformiad Ynni

Mae Tystysgrif Perfformiad Ynni ar gael cyn i'r Cytundeb ddechrau.

Services

Heat Pump for the central heating and hot water. Electricity from main supply. Mains water and mains sewerage. BT telephone point subject to any BT regulations.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F or Council Tax and the standard charge for 2026/2027 payable to Vale of Glamorgan County Council is £3235.26

Energy Performance

An Energy Performance Certificate for this property will be provided before occupancy.

Y Cytundeb

Mae'r eiddo ar gael i'w osod yn ôl Cytundeb Meddianaeth Safonno

Rhent

Gofynnir i'r Deilydd Contract dalu £1450 bob mis calendr. Mae'r rhent yn daladwy'n fisol ymlaen llaw drwy ddebyd uniongyrchol, gyda'r taliad cyntaf ar gychwyn y cytundeb.

Adolygiad Rhent

Mae'r Ymddiriedolaeth Genedlaethol yn adolygu'r rhent bob dwy flynedd ar y farchnad agored.

Yswiriant

Y landlord fydd yn gyfrifol am yswirio'r eiddo a'r darnau gosod a gosodiadau'r eiddo. Cyfrifoldeb y Deilydd Contract yw yswirio eu cynnwys personol.

Cyfrifoldebau Trwsio (Crynodeb)

Yr Ymddiriedolaeth Genedlaethol fydd yn gyfrifol am bob atgyweiriadau i'r strwythur, y tu allan i'r adeilad, y gosodiadau ar gyfer cyflenwi gwasanaethau ac addurniadau allanol. Bydd yr Ymddiriedolaeth Genedlaethol hefyd yn gwasanaethu'r cyfarpar.

Y Deilydd Contract fydd yn gyfrifol am atgyweiriadau mewnol ac addurniadau, trin yr ardd, ffensys.

Is-osod

Mae'r eiddo i'w gymryd fel preswylfa breifat sengl yn unig. Nid oes yna unrhyw hawl i drosglwyddo, is-osod na rhoi'r gorau i cyfan na rhan ohono.

Anifeiliaid Anwes

Dylid trafod unrhyw anifeiliaid anwes yn ystod y broses ceisio..

The Contract

The property is available to let under a Standard Occupation Contract

Rent

The prospective tenant is asked to pay £1450 per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Insurance

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

Repairing Responsibilities (Summary)

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Pets must be discussed during the application process.

Ymweld â'r Eiddo

Fe gwahoddir yr rhai sydd wedi cyrraedd y rhestr fer i ymweld a'r eiddo, dyddiad i'w gadarnhau wedi'r dyddiad cau i ymgeiswyr. **Dyddiad cau ar gyfer ymgeisio 12 dydd 10/04/2026**

Cyswllt

Ymddiriedolaeth Genedlaethol, Swyddfa Stad Ysbyty, Dinas, Betws y Coed, Conwy, LL24 0HF. wa.tenantenquiries@nationaltrust.org.uk

Gwiriad Credyd

Bydd yr Ymddiriedolaeth Genedlaethol yn gofyn i'r ymgeiswyr llwyddiannus gwblhau'r Ffurflen Cyfeiriad Credyd Cais am Gytundeb. Bydd yr holl wybodaeth yn cael ei thrin yn unol â Deddf Diogelu Data. Dim ond yr ymgeisydd llwyddiannus fydd yn destun y Gwiriad Credyd gan yr Asiantaeth Cyfeirio Credyd.

GDPR

Mae ein Polisi Preifatrwydd llawn ar gael ar-lein yn www.nationaltrust.org.uk/features/privacy-

Fel Deilydd Contract i'r Ymddiriedolaeth Genedlaethol, byddwn yn defnyddio eich gwybodaeth bersonol i gyflawni ein contract gyda chi. Gall hyn gynnwys, ond heb fod yn gyfyngedig i, anfon anfonebau rhent, a gohebiaeth rhwng tenant a landlord atoch, a chysylltu â chi gyda gwybodaeth am faterion neu weithgareddau sy'n ymwneud â'ch prydles. Ni fyddwn yn trosglwyddo'ch manylion i drydydd parti ac eithrio lle rydych wedi darparu caniatâd penodol neu lle mae angen i ni wneud hynny er mwyn cyflawni ein cyfrifoldebau cyfreithiol neu landlord, er enghraifft os oes angen i ni anfon eich cyfeiriad neu'ch manylion cyswllt i gontractwr cynnal a chadw fel y gallant wneud atgyweiriadau, neu lle mae'n ofynnol i ni gysylltu â'r adran Dreth Gyngor neu gwmnïau Cyfleustodau ar ddechrau neu ddiwedd Tenantiaeth.

Am ragor o wybodaeth am fod yn denant i'r Ymddiriedolaeth Genedlaethol, ewch i'n gwefan www.nationaltrust.org.uk/tenants

Noder:

Darperir y manylion hyn er cyfarwyddyd yn unig. Cânt eu paratoi a'u dosbarthu'n ddiidwyll gyda'r bwriad o roi crynodeb teg o'r meddiant. Ni ddylid dibynnu ar unrhyw ddisgrifiad neu wybodaeth a roddir fel datganiad neu sylwadau ffeithiol. Mae'r lluniau'n dangos rhannau arbennig o'r meddiant yn unig ar yr adeg pan gawsant eu tynnu. Bras amcanion yn unig yw'r arwynebeddau, mesuriadau neu bellterau a roddir. Mae'r Ymddiriedolaeth Genedlaethol yn cadw'r hawl i beidio â chael ei gorfodi i dderbyn unrhyw gynnig a gyflwynir parthed y meddiant hw

Viewings

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 12noon on 10/04/2026.**

Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF
wa.tenantenquiries@nationaltrust.org.uk

Credit Check

The National Trust will request all interested parties to complete the Enclosed/attached Credit Reference Occupation Contract Application Form. All information contained will be handled in compliance with the Data Protection Act. Only the successful applicant will be subject to the Credit Check by the Credit Referencing Agency.

GDPR

Our full Privacy Policy can be found online at
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at
www.nationaltrust.org.uk/tenants

Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

Deiliaid Contract yr Ymddiriedolaeth Genedlaethol

Fel un o Ddeiliaid Contract yr Ymddiriedolaeth Genedlaethol, byddwch yn cael 'pas tenant' am ddim trwy gydol hyd eich Cytundeb. Mae hyn yn golygu y byddwch chi, eich plant (o dan 18) ac un oedolyn arall yn cael ymweld â'r lleoedd rydym yn gofalu amdanynt, am ddim. Byddwch hefyd yn cael Llawlyfr yr Ymddiriedolaeth Genedlaethol i'ch helpu i gynllunio'ch diwrnodau allan, copi o Gylchgrawn yr Ymddiriedolaeth Genedlaethol a thrwydded barcio am ddim pan ymwelwch â ni.

Mae'n bwysig gwybod bod yr incwm rydym yn ei wneud o'r eiddo rydym yn osod yn chwarae rhan hanfodol wrth ariannu ein gwaith cadwraeth. Mae'n amddiffyn natur, harddwch a hanes ar gyfer cenedlaethau i ddod.

Rydym yn awyddus i adeiladu perthynas hirhoedlog rhwng y tenant a'r landlord sy'n dod â sefydlogrwydd a hirhoedledd i'ch cynlluniau ni a'n cynlluniau ni. Rydym yn gwybod bod gan denantiaid ddisgwyliadau uchel o'r eiddo maent yn rhentu gan yr Ymddiriedolaeth Genedlaethol, ond rydym hefyd yn disgwyl iddynt ofalu am yr eiddo fel petaem ni'n gofalu amdano. Mae bod yn un o denantiaid yr Ymddiriedolaeth Genedlaethol yn golygu eich bod yn gofalu am ddarn o hanes. Mae'n golygu eich bod yn geidwad adeilad. Yn ogystal, mae'n golygu helpu i'w amddiffyn ar gyfer y genhedlaeth nesaf.

National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
The Rent	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
Security Deposit and Holding Deposit	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
Default Payments	<p>A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;-</p> <ul style="list-style-type: none"> • Interest on late payment of Rent • Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract) • Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)
Council Tax	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
Utilities (Electricity, Gas and Other Fuels, Water or Sewage)	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate.

	<p>Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.</p>
Television Licence	
Communication Service	<p>Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline.</p> <p>The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.</p>