



Ymddiriedolaeth  
Genedlaethol  
National Trust

**CYMRU / WALES**

# **Ar Osod / To Let**

1 Pen y Gro, Ysbyty Ifan, Betws y Coed, Conwy,  
LL24 0LY

**£575 y mis calendr / per calendar month**



Bwthyn traddodiadol 2 ystafell wely yw 1 Pen y Gro, wedi ei leoli yng nghanol pentref trawiadol Ysbyty Ifan sydd oddi fewn i'r Parc Cenedlaethol Eryri. Mae'r pentref tua milltir i'r De o'r A5 a tua 6 milltir o bentref poblogaidd Betws y Coed.

Mae'r eiddo wedi'w adeiladu o gerrig gyda tho llechi ac wedi'w adnewyddu'n llwyr i

A picturesque and attractive 2-bedroom end terrace cottage located in the picturesque village of Ysbyty Ifan on the National Trusts' Ysbyty Estate.

The property is made of traditional stone and slate construction.

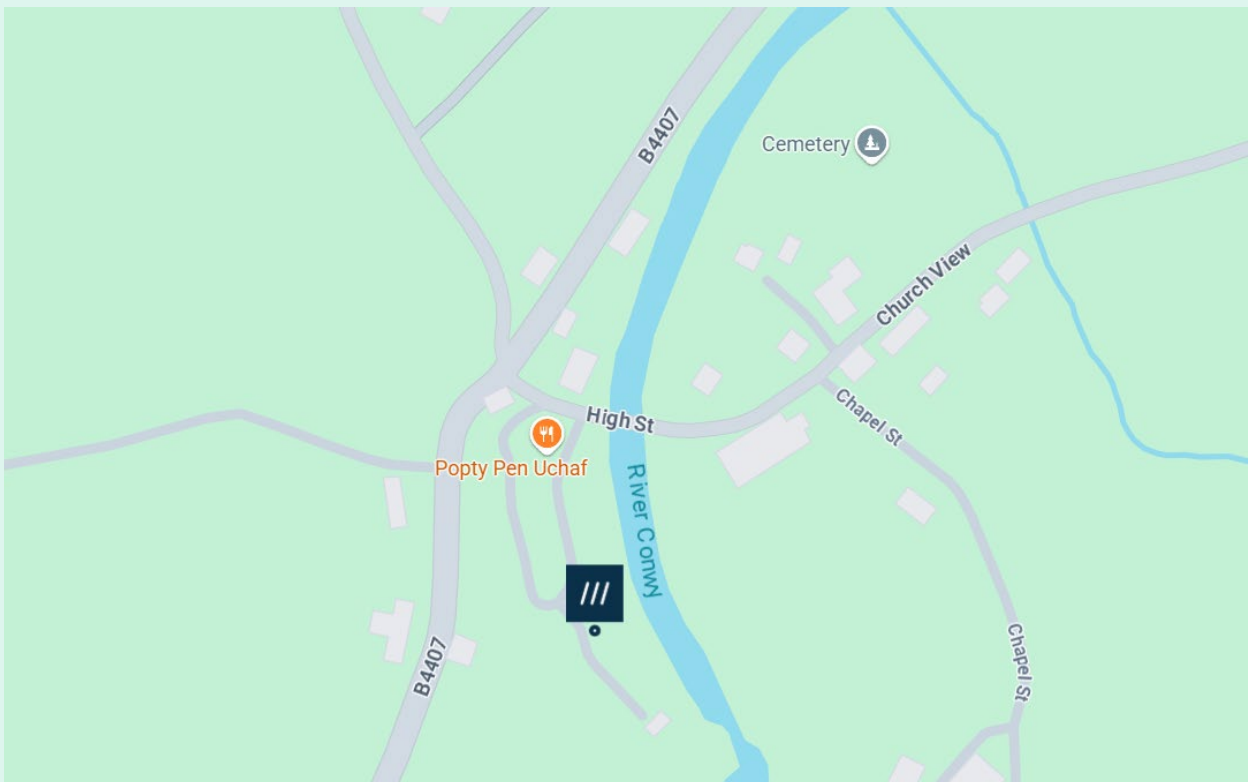
## Lleoliad

O Fetws y Coed cymerwch yr A5 tua'r de nes cyrraedd cyffordd y B4407. Dilynwch y ffordd hon i Bentref Ysbyty Ifan. Trowch i'r chwith i mewn i'r pentref. Mae parcio ar gael ar ddwy ochr y bont. Mae toiledau cyhoeddus ar ochr ddwyreiniol y bont ar y dde.

## Location

From Betws y Coed take the A5 south until you get to the junction of the B4407. Follow this road to the Village of Ysbyty Ifan. Turn left into the village. Parking is available on both sides of the bridge. Public toilets are located on the east side of the bridge on the right.

**What3Words:** [///lost.hedge.tweed](https://www.what3words.com/lost-hedge-tweed)



## **Llawr Gwaelod**

### **Yr Eiddo**

#### **Llawr Cyntaf**

Porth

Golau a drws yn arwain i lobi fewnol sy'n cynnwys meter trydan ac yn y blaen.

#### **Cegin (3.1m x 4.3m)**

Unedau ffiniedig gyda phadell sinc.

Pwynt ffwrn.

3 pwynt trydan dwbl.

Rheiddiadur.

Llawr leino.

Switsh cynhesu dŵr a phanel Honeywell ar gyfer rheoli'r sustem gwres canolog.

Larwm mwg, pwynt ffôn a phwynt teledu.

Drws yn arwain i'r iard gefn.

#### **Ystafell fyw (3.9m x 4.2m)**

Nenfwd gyda thrawstiau wedi eu harddangos. Llawr wedi ei garpedu.

Lle tân ac aelwyd wedi ei adeiladu o lechen. Drws yn arwain i gwprdd dan grisiau. 2 bwynt pŵer unigol ac un pwynt pŵer dwbl. Rheiddiadur. Panel thermostat Honeywell.

#### **Grisiau i'r llawr cyntaf.**

##### **Llawr Cyntaf**

Rheiddiadur

Grisiau wedi ei garpedu.

Larwm mwg.

Mynediad i'r to.

Ystafell awyru gyda silindr dŵr poeth wedi ei inswleiddio a tanciau dŵr.

#### **Ystafell Wely 1 (4.25m x 3m)**

Carped Newydd.

Rheiddiadur

1 x pwynt trydan dwbl ac un sengl.

Pwynt erial teledu

## **Ground Floor**

### **The Property**

#### **Ground Floor**

Front Porch

Electric light and doorway leading into inner lobby with electric meters and switchgear.

#### **Kitchen (3.1m x 4.3m)**

Fitted base and wall units and single drainer sink unit. Upstand surround.

Cooker point. New Lino floor covering. 3 double power points.

Water heater switch. Radiator. Honeywell programme panel for central heating system. Smoke alarm, telephone point and TV point. Doorway leading through to rear yard.

#### **Living Room (3.9m x 4.2m)**

Open beam ceiling. Fawn coloured carpet. Slate fireplace and hearth with wooden mantel. Doorway to under stairs storage cupboard. 2 single power points and 1 double power point. Radiator Honeywell thermostat control.

#### **Stairs to first floor landing.**

##### **First Floor**

New Grey coloured stair carpet.

Smoke alarm

Access to roof void

Airing cupboard with insulated hot water cylinder and water tanks.

#### **Bedroom 1 (4.25m x 3m)**

New carpet

Radiator

1 x double power point and 1 single power point.

**Ystafell Wely 2 (4.25m x 3m)**

Carped newydd  
Rheiddiadur.  
2 soced trydan dwbl.

**Pen Grisiau**

Cwpwrdd gyda chwpwrdd awyru a swîts  
dŵr poeth. Rheiddiadur

**Ystafell Ymolchi**

Padell ymolchi, toiled a baddon gyda  
chawod drydan uwchben y bath.  
Leino Newydd.  
Mae'r ystafell wedi ei theilio yn rhannol.  
Rheilen cynhesu tyweli.

**Bedroom 2 (4.25m x 3m)**

New Carpet  
Radiator 2 x double sockets  
Access to roof void. New Carpet.

**Landing**

Airing Cupboard with immersion heater  
Radiator

**Bathroom**

Pedestal washbasin, WC and bath with  
electric shower unit above. Partly tiled  
surround. Heated towel rail. Lino Floor  
covering

## Tu allan

Yng nghefn 1 Pen y Gro mae iard fechan gyda drws yn arwain tuag at y ffordd sydd yn mynd heibio cefn y rhesdai. Mae gan breswlydd rhif 2 Pen y Gro hawl mynediad drwy iard gefn 1 Pen y Gro i'r ffordd gefn. Tanc olew 1250 litr.

**Cwt allan 1** - wedi ei adeiladu o gerrig gyda tho asbestos ac yn cynnwys y boeler gwres canolog Worcester Danesmoor 12/18.

**Cwt allan 2** - wedi ei adeiladu o gerrig gyda tho llechi uwchben. Mae'r adeilad hwn yn cynnwys paneli rheoli ar gyfer sustem lloeren gymunedol Ysbyty. Mae'r sustem yn cael ei rhedeg gyda thrydan sydd ac is fesurydd ar wahân i sustem drydanol y tŷ. Gardd fechan wedi ei lleoli o flaen y Bwthyn ar lannau'r Afon Conwy.

## Outside

To the rear of 1 Pen y Gro there is a small yard accessible from the kitchen and from the track leading past the rear of the terrace. The occupier of No 2 Pen y Gro has a right of access through the rear yard of 1 Pen y Gro from their property to the rear track and vice versa. 1250 litre oil tank.

**Store 1** – constructed of stone with an asbestos roof and housing the Worcester Danesmoor 12/19 central heating boiler.

**Store 2** - constructed of stone with a slate roof. The switchgear from the Ysbyty communal satellite system is positioned within this building (please note that this is separately metered for electricity charges). There is small garden to the front of the cottage on the bank of the River Conwy, currently laid to grass and surrounded by pig-net fencing.

## Gwasanaethau

System gwres canolog olew. Trydan o'r prif gyflenwad, dŵr o'r prif gyflenwad a chyswllt carthffosiaeth i'r prif gyflenwad. 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 B. Mae treth y Cyngor yn daladwy i'r Awdurdod Lleol (Cyngor Bwrdeistref Sirol Conwy) ac ar gyfer 2026/27 mae'r dreth yn £1923.30.

## Tystysgrif Perfformiad Ynni

Mae Tystysgrif Perfformiad Ynni ar gael ar gyfer yr eiddo hwn yn unol â Rheoliadau Perfformiad Ynni Adeiladau.

## Services

Oil fired central heating system. 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 B for Council Tax and the standard charge for 2026/2027 payable to Conwy County Borough Council is £1923.30.

## Energy Performance Certificate

An Energy Performance Certificate is available for this property is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

## Y Cytundeb

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

### Rhent

Gofynnir i'r Deilydd Contract dalu £575 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.

## The Contract

The property is available to let under a Standard Occupation Contract

### Rent

The prospective tenant is asked to pay £575 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.

## **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**

Ni chaniateir anifeiliaid anwes yn yr eiddo hwn, felly cofiwch gysidro hyn tra'n cyflwyno'ch cais.

## **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 are not allowed this property, please consider this when submitting your application form.

**Cegin/Kitchen**



**Ystafell Wely 1 / Bedroom 1**



**Ystafell Wely 2 / Bedroom 2**



**Ystafell Fyw / Living Room**



**Ystafell Ymolchi / Bathroom**





## Tenantiaid 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 tenant-landlord 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.

## 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 23/03/2026.**

## Cyswllt

Ymddiriedolaeth Genedlaethol, Swyddfa Stad Ysbyty, Dinas, Betws y Coed, Conwy, LL24 0HF. [wa.tenantenquiries@nationaltrust.org.uk](mailto: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-](http://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](http://www.nationaltrust.org.uk/tenants)

## Noder:

Darperir y manylion hyn er cyfarwyddyd yn unig. Cânt eu paratoi a'u dosbarthu'n ddiwyll 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. **Closing date for applications is 23/03/2026.**

## Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF  
[wa.tenantenquiries@nationaltrust.org.uk](mailto: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](http://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 of not having to accept any offer received for this property.

## Ynghylch Ysbyty Ifan

Mae Ystâd Ysbyty yn eang ac wedi lleoli fymryn i'r de o bentref prydferth Betws y Coed a dyma'r stad unigol fwyaf y mae'r Ymddiriedolaeth Genedlaethol yn gofalu amdani. Mae'r ystâd yn gorchuddio dros 8,000 hectar o rostir uchel, gwyllt agored, dyffrynnoedd afonydd dramatig a 51 o ffermydd mynydd. Mae ganddi dirwedd a chynefinoedd amrywiol iawn. Mae'r Migneint, sef y darn mawr o rostir a gorgors ar ochr ddeheuol yr ystâd i gyd wedi'i ddynodi'n Safle o Ddiddordeb Gwyddonol Arbennig (SoDdGA) oherwydd ei gymunedau planhigion a'i adar. Mae'r ystâd yn cynnwys prif rannau tri dyffryn afon: Conwy uchaf, yr Eidda a rhannau o'r Machno. Mae dyffryn Eidda neu fel y'i gelwir yn lleol Cwm Eidda wedi'i guddio rhwng rhan uchaf Conwy ac afon Machno ac mae'n brydferth iawn. Dim ond ar ffordd un trac y gellir ei gyrraedd neu, yn bennaf oll, ar rwydwaith o lwybrau cyhoeddus.

## About Ysbyty Ifan

The vast Ysbyty Estate lies just south of the picturesque village of Betws y Coed and is the largest single estate cared for by the National Trust. The estate covers over 8,000 hectares of high, wild open moorland, dramatic river valleys and 51 hill farms. It has very diverse landscape and habitats. The Migneint which is the large stretch of moorland and blanket bog on the south of the estate is all designated as a Site of Special Scientific Interest (SSSI) on account of its plant communities and its bird life. The estate covers the main parts of three river valleys: the upper Conwy, the Eidda and parts of the Machno. The Eidda valley or as it's known locally Cwm Eidda is hidden away between the upper Conwy and the Machno and is very picturesque. It is only accessible by single track road or, best of all, by a network of public footpaths.



Ymddiriedolaeth  
Genedlaethol  
National Trust

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

Permitted Payment	Notes
<b>The Rent</b>	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
<b>Security Deposit and Holding Deposit</b>	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.
<b>Default Payments</b>	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;- <ul style="list-style-type: none"><li>• Interest on late payment of Rent</li><li>• 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)</li><li>• Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)</li></ul>
<b>Council Tax</b>	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.

<p><b>Utilities (Electricity, Gas and Other Fuels, Water or Sewage)</b></p>	<p>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> <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>
<p><b>Television Licence</b></p>	<p>A payment to the British Broadcasting Corporation in respect of a TV Licence is a permitted payment and Contract Holders will be responsible for the payment of their own TV Licence.</p>
<p><b>Communication Service</b></p>	<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 communications 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>