



Ymddiriedolaeth
Genedlaethol
National Trust

CYMRU / WALES

Ar Osod / To Let

Gwernouau, Padog, Betws-y-Coed, LL24 0PG
£575 y mis calendr / per calendar month



DISGRIFIAD

Eiddo gwledig annibynnol 3 ystafell wely gyda golygfeydd eang of Fynyddau'r Carneddau. Mae uchafswm o 7 giât l'w hagog ar rai adegau o'r flwyddyn. Sicrhewch bod hyn wedi'w ystyried wrth gyflwyno eich ffurflen gais.

DESCRIPTION

3 Bed rural detached property with vast views of the Carneddau Ranges. Maximum of 7 Gates to open at some times of the year. Please consider this when submitting your application

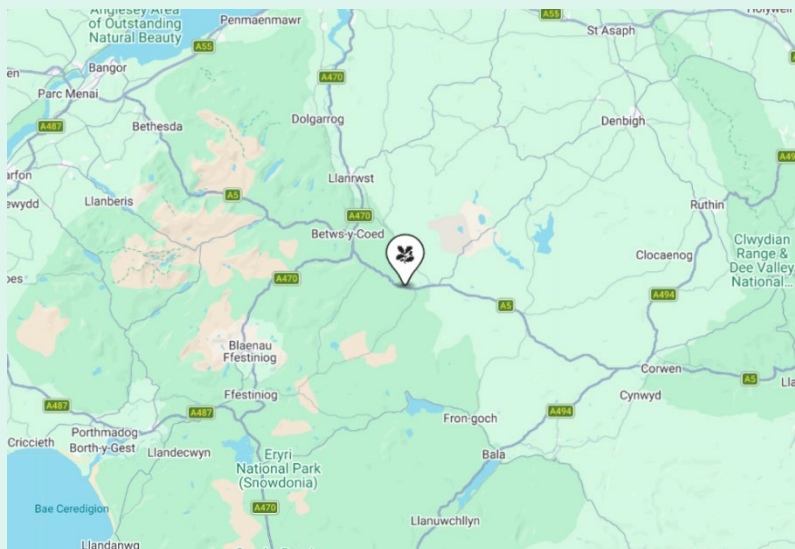
Lleoliad

Mae Gwernouau yn gartref hardd o'r 18fed ganrif ac yn rhan o fferm weithio ar Stad Ysbyty. Cafodd yr eiddo ei adnewyddu yn 2019 ac mae ganddo lawer o fagrau gwreiddiol ac elfennau eraill y'n dal i fod y neu lle. Wedi'w leoli ar Fferm weithio, felly mae'n rhaid ystyried hyn. Nidy w cwn yn ceal eu caniatâu, oherwydd ei lleoliad a'l agosrwydd at dir Fferm, felly mae'n rhaid ystyried hyn hefyd wrth gyflwyno eich cais. Mae tref hardd Betws y Coed, wedi'w leoli yn nghanol Eryri, yn with milltir o'r eiddo. Mae hefyd ysgol gynradd Ysbyty Ifan, sydd oddeutu 2 filltir o'r eiddo.

Location

Gwernouau is a pretty, 18th-century cottage and part of a working farm on the Ysbyty Estate. The cottage was renovated by the Penrhyn Estate in the late 19th-century and has many original beams and other features still in place. Located on a working farm, so this needs to be considered. No dogs are allowed at this property due to its location and proximity to farm land. Please also consider this when submitting your application. Eight miles from the cottage is the beautiful town of Betws y Coed, nestled in the heart of Eryri (Snowdonia). There is a local primary school about 2 miles from the property.

LLEOLIAD / LOCATION MAP - What3Words:



Cyfarwyddiadau

O'r A5 cymrwch y ffordd tuag at fferm Pant Glas, dilynwch y ffordd i'r chwith wrth l chi agosau at y fferm, a dilynwch y ffordd l'r giat gynta. Troi'n syth l'r dde trwy'r giat nesaf. Mae'r trac l'r eiddo yn rhedeg trwy ddau gae gyda defaid yn pori – mae angen mynd trwy 4 giat l gyrraedd yr eiddo, gan eich arwain at lleoliad gwych am ymylol. **Nid yw'r ffordd yn addas ar gyfer cerbydau isel.**

Directions

From the A5 take the road towards the farm named Pant Glas, follow the road to your left as you approach the farm and proceed towards the 1st gate. Turn immediate right through th next gate. The track to the cottage runs through 2 fields with sheep grazing – through 4 farm gates in total here, taking you to a wonderful remote location. This is not suitable for low slung vehicles.

Mynedfa (1.930m x 1.102m)

Cyntedd yn arwain i'r Gegin, llawr teils llechi, 4 golau spot, larwm mwg, golau argyfwng, Rheoliadau y system gwresogi Aer.

Ystafell Fyw (5.84m x 4.7m)

Lle tân gyda 2 silff slaets uwchben. Distiau agored l'r nenfwd, stôf amlanwydd, 2 x rheiddiadur, 3 golau wal, 4 golau spot, 2 x soced trydan dwbwl, switch l allu troi y rheiddiadur twymo tywelion yn yr ystafell ymolchi.

Top y Grisiau (2.48m x 2.27m)

Carped l'r grisiau dros lawr pren gwreiddiol yr eiddo, yn arwai l 3 ystafell wely, ffenestr to, 1 pwr trydan sengl, Rheiddiadur.

Ystafell Wely 1 (4.88m x 2.47m)

Lle tân arddangos yn unig, golau crog, llinyn l'r golau, distiau gwreiddiol l'r nenfwd, wal paneli pren, rheiddiadur, larwm mwg, lloriau pren gwreiddiol.

Ystafell Wely 2 (2.57m x 2.82m)

Golau crog, llawr pren gwreiddiol, rheiddiadur, distiau l'r nenfwd, llinyn golau, larwm mwg, 1 x soced trydan dwbwl.

Ystafell Wely 3 (2.57m x 4.79m)

Rheiddiadur, golau crog, llinyn golau, 3 x soced trydan dwbwl, cwpwrdd storio, distiau agored gwreiddiol l'r nenfwd, 1 x golau wal, larwm mwg.

Ystafell Ymolchi (llawr gaelod) (2.52m x 2.26m)

Baddon gyda shower uwchben (nid un trydan), sinc, toiled, silff ffenestr o lechen, rheiddiadur twymo llian, golau ffittedig caedig, Ffan echdynnu Manrose, rheiddiadur.

Cegin (3.02m x 2.436m)

Unedau cegin wedi'w peintio'n wyrdd gyda sinc Belfast a thapiau cymysg. Rheiddiadur, 4 golau spot, synhwyrdd mwg, 2 soced trydan dwbwl. 1 switch y stôf, lle ar gyfer peiriant golchi 600mm, lle ar gyfer stof 600mm, lle ar gyfer oergell 600mm

Entrance (1.930m x 1.102m)

Hallway leading to Kitchen
Slate tiled floor, 4 x Spotlight,
Smoke Alarm, Emergency lighting
Control panel for Air Source Heating

Living Room (5.84m x 4.7m)

Inglenook fireplace and 2 slate shelves
Shelf above, open beams, multifuel Stove
Slate hearth, 2 x Radiators, 3 x Wall lights
4 x Spotlight fitting, 2 x Double power sockets, Isolator switch for bathroom towel heater.

Landing (2.48m x 2.27m)

Carpeted stairs to 1st floor landing over wooden floor boards, leading to 3 bedrooms, Skylight, 1 x single power socket, Radiator

Bedroom 1 (4.88m x 2.47m)

Feature fireplace, Pendant light fitting, Pullcord light switch, Open Beams, Panelled walls, Radiator, Smoke alarm
Original wooden floors.

Bedroom 2 (2.57m x 2.82m)

Pendant light fitting, Original wooden floors, Radiator, Beams to ceiling
Light pullcord, Smoke Alarm, 1 x double power socket.

Bedroom 3 (2.57m x 4.79m)

Radiator, Pendant light fitting, Pullcord
3 x Double power sockets, Storage cupboard, Original wooden floors
1 x Wall light, Smoke Alarm

Downstairs Bathroom (2.52m x 2.26m)

Bath with shower above (not electric)
Pedestal Sink, Toilet, Slate window sill
Radiator, Enclosed light fitting, Shelf
Manrose extractor fan, Electric towel rail

Kitchen (3.02m x 2.436m)

Green painted wooden kitchen units
Belfast sink with mixer taps, Tall radiator
4 x spotlights, Heat detector
2 x double power sockets, 1 x cooker isolator switch & single power socket
Space for 600m electric cooker
Isolator switch for washing machine
Space for 600m washing machine
Space for 600m fridge undercounter

Entrance hallway



Kitchen



Ystafell fyw / Living Room



Ystafell Ymolchi / Bathroom



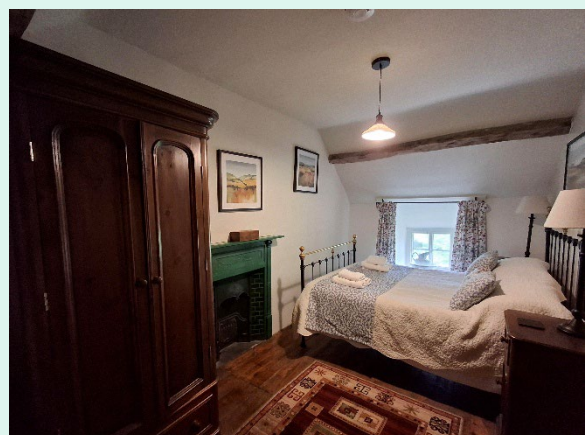
Ystafell Wely / Bedroom 3



Ystafell Wely / Bedroom 2



Ystafell Wely / Bedroom 3



Gwasanaethau

System gwres canolog Aer (Air Source Heat Pump). Trydan o'r prif gyflenwad, dŵr o'r prif gyflenwad a chyswllt carthffosiaeth tanc septig. Nid oes cysylltiad ffôn BT, bydd fyny i'r Deilydd Contract drefnu hyn.

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 Bwrdeistref Sirol Conwy) ac ar gyfer 2026/27 mae'r dreth yn £2472.82.

Tystysgrif Perfformiad Ynni

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

Services

Air Source Heat Pump heating and hot water system. Electricity from main supply. Mains water and septic tank. There is no BT telephone therefore its up to the occupier to sort out.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band * for Council Tax and the standard charge for 2026/2027 payable to Conwy County Borough County Council is £2472.82.

Energy Performance

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Y Cytundeb

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

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.

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.

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.

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.

Anifeiliaid Anwes

Oherwydd lleoliad yr eiddo, ac wedi'w amgylchynnu a thir amaethyddol, ni chaniateir cwn yn yr eiddo hwn. Cysidrwch hyn wrth gyflwyno eich cais.

Pets

Due to the locaton and promimity to agricultural land, Dogs are not permitted chaniateir cwn yn yr eiddo hwn. Cofiwch gysidro hyn wrth ymgeisio at this property. Please consider this when submitting your application.

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 4pm 13/04/2026**

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 4pm on 13/04/2026**.

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) | <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</p> |

| | |
|------------------------------|---|
| | <p>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> |