



Ymddiriedolaeth
Genedlaethol
National Trust

CYMRU / WALES

Ar Osod / To Let

Penrhyn Mawr, Ynys Mon, LL67 0LL
£950 y mis calendr / per calendar month



DISGRIFIAD

Ffermdy cysurus, 3 ystafell wely, wedi'w amgylchynnu a thir amaethyddol, ychydig funudau o lwybr arfordirol thref glan môr hyfryd gyda thraeth tywodlyd.

Llawr gwaelod: Ystafell eistedd gyda stof llosgi coed a grisiau i'r llawr cyntaf. Cegin gyda drws i'r coridor. Ystafell fwyta. Ystafell ymolchi gyda chawod.

Llawr cyntaf: Ystafell wely dwbl. Dau ystafell wely sengl.

DESCRIPTION

A cosy 3 bed farmhouse, a few minutes' walk from the seaside town with a sandy beach.

Ground floor: Sitting room with woodburner and stairs to first floor. Kitchen with four steps to hallway. Dining room. Bathroom with freestanding shower.

First floor: Double bedroom. Two single bedrooms.

Lleoliad

Mae Penrhyn Mawr wedi ei guddio mewn lle tawel ger traethau sydd wedi eu gwasgaru ar hyd Llwybr Arfordirol Ynys Môn. Mae'n adeilad traddodiadol gyda ardal mewnol modern a chlyd, stof goed a golygfeydd arfordirol a gwledig o'r ardd. Yn agos i Gemaes, dim ond milltir i ffwrdd, ar gyfer lleoedd i fwyta a yfed a siopau bach neu cymryd eich beic a threialu un o'r llwybrau beicio lleol.

Location

Penrhyn Mawr is tucked up a lane in a secluded spot close to the beaches and coves scattered along the Isle of Anglesey Coast Path. It's a traditional building with a modern, comfortable interior, a wood burner and coastal, countryside views from the garden. Close to Cemaes, just a mile away, for places to eat and drink and small shops or take your bike and try one of the local cycle paths.

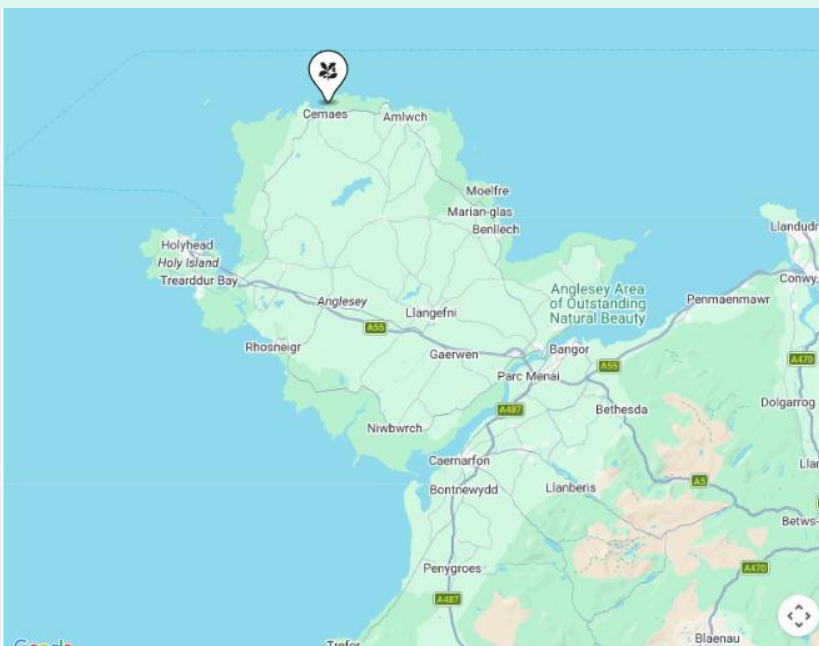
Cyfarwyddiadau

O Cemaes, teithiwch i'r gogledd tuag at Ystad Frenhinol Tudor, parhau heibio'r eiddo i'r cyffordd, troi i'r dde i Ffordd y Traeth, yna i'r chwith i'r Stryd Bont, heibio i'r chwith i A5025, troi i'r chwith, eto i'r chwith, yna i'r dde, yna i'r chwith i gyrraedd yr eiddo.

Directions

From Cemaes, head north towards Tudor Royal Estate, continue past the property to the junction, turn right onto Ffordd y Traeth, then left onto Bridge Street, left onto A5025, turn left, left again, then right, then left.

LLEOLIAD / LOCATION MAP



What3Words: ///jaundice.condensed.quite

Mynedfa

Drws fynedfa i'r cyntedd mewnol (1.57m x 1.212m)

Gorchudd llawr lino

Yn arwain i:-

Ystafell Fyw (4.20m x 3.249m)

Nenfwd â trawstiau agored

Stôf losgi coed

3 x soced pŵer dwbl

2 x ffitio golau caeedig

Larwm tân aml-synhwyrdd (prif gyflenwad

Gwres & Tân)

Synhwyrdd CO â batri (angen ei ddisodli)

Rheiddiadur

Laminad pren

Grisiau i'r 1af llawr

Wedi'u carpedu

Ben y grisiau (2.156m x 0.985m)

Golau crog ffitiedig

Larwm mwg optegol.

Ystafell Wely 1 (Dde 2.30m x 4.01m)

Ffitio golau pendant

Rheiddiadur

Wedi'i garpedu

Larwm mwg optegol

2 x soced pŵer dwbl

Ffenestr do Velux

Ffenestr yn edrych allan dros flaen yr eiddo

Ystafell Wely 2 (Chwith 2.46m x 4.065m)

Larwm mwg optegol

2 x soced pŵer dwbl

Wedi'i garpedu

Ffitio golau pendant

Ffenestr do Velux

Ffenestr yn edrych dros flaen yr eiddo

Rheiddiadur

Cyntedd Cefn (2.77m x 4.756m)

Gorchudd llawr laminad pren

Larwm mwg optegol

2 x ffitio golau caeedig

2 x rheiddiadur

Entrance

Entrance door to internal porch (1.57m x 1.212m)

Lino floor covers

Leading into:-

Living Room (4.20m x 3.249m)

Open beam ceiling

Wood burning stove

3 x double power sockets

2 x Enclosed light fitting

Multisensor fire alarm (mains Heat & Fire)

CO detector battery (need replacing)

Radiator

Wooden laminate

Stairs to 1st floor

Carpeted

Landing (2.156m x 0.985m)

Pendant light fitting

Optical smoke alarm

Bedroom 1 (Right 2.30m x 4.01m)

Pendant light fitting

Radiator

Carpeted

Optical smoke alarm

2 x Double power sockets

Velux Roof window

Window overlooking front of property

Bedroom 2 (Left 2.46m x 4.065m)

Optical smoke alarm

2 x Double power sockets

Carpeted

Pendant light fitting

Velux roof window

Window overlooking front of property

Radiator

Rear Hallway (2.77m x 4.756m)

Laminate wooden floor covering

Optical smoke alarm

2 x Enclosed light fitting

2 x Radiators

Ystafell Ymolchi (1.90m x 2.87m)

3-darn gyda chubicl cawod 800mm ar wahân

Teils o amgylch y bath a'r gawod

2 x ffitio golau caeedig

Ffan echdynnu amgylcheddol

Ynysydd ffan

Cegin (4.186m x 2.46m)

Rheiddiadur

Unedau wal a sylfaen Howdens Buford Cream

Metr dŵr o dan y sinc

Lle ar gyfer peiriant golchi 600mm

Lle ar gyfer popty trydan 600mm

Synhwyrdd gwres

2 x ffitio golau caeedig

5 x soced pŵer dwbl

1 x soced pŵer sengl

Ystafell Fwyta (2.33m x 3.367m)

Ffitio golau caeedig

Cwpwrdd bach o dan y grisiau

Rheiddiadur

3 x soced pŵer dwbl

Laminad llawr

Astudfa (2.370m x 5.168m)

Rheiddiadur

2 x ffenestri Velux

Larwm mwg optegol

2 x golau sbot

2 x goleuadau wal

Carped lliw hufen

3 x soced pŵer dwbl

Ffitio goleuadau ar y wal

Tu Allan

Drws i'r cyntedd cefn (1.296m x 1.196m)

Clo Yale

Gardd gaeedig

Bathroom (1.90m x 2.87m)

3 piece bathroom suite with separate 800mm shower cubicle

Tiles surround bath & shower

2 x Enclosed light fitting

Environment extractor fan

Fan isolator

Kitchen (4.186m x 2.46m)

Radiator

Howdens Buford Cream base wall units

Water meter under sink

Space for 600mm washing machine

Space for 600mm electric cooker

Heat detector

2 x enclosed light fitting

5 x double power sockets

1 x single power socket

Dining Room (2.33m x 3.367m)

Enclosed light fitting

Small understairs cupboard

Radiator

3 x Double power sockets

Laminate flooring

Study (2.370m x 5.168m)

Radiator

2 x velux windows

Optical smoke alarm

2 x spotlight

2 x wall lights

Carpeted cream

3 x Double power sockets

Light fittings on wall

Outside

Door to back porch (1.296m x 1.196m)

Yale lock

Enclosed garden

Gwasanaethau

System gwres canolog aer Trydan o'r prif gyflenwad, dŵr o'r prif gyflenwad a chyswllt carthffosiaeth tanc septig. Telir y dwr gan yr Ymddiriedolaeth Genedlaethol ond byddwn yn gofyn am ad-daliad gan y Deilydd Contract. 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 Ynys Môn) ac ar gyfer 2026/27 mae'r dreth yn £2,237.49.

Tystysgrif Perfformiad Ynni

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

Services

Air Source Central heating system. Electricity from main supply. Mains water and septic tank. National Trust currently pay the water, but will be recharged to the Contract Holder. 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 D for Council Tax and the standard charge for 2026/2027 payable to Anglesey County Council is £2,237.49 .

Energy Performance

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | 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 £950 bob mis calendr. Mae'r rhent yn daladwy'n fisol ymlaen llaw drwy ddebyd uniongyrchol, gyda'r taliad cyntaf ar gychwyn y cytundeb.

The Contract

The property is available to let under a Standard Occupation Contract

Rent

The prospective tenant is asked to pay £950 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

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

Oherwydd lleoliad yr eiddo, wedi'w amgylchynnu a thir amaethyddol, nid ydym yn caniatáu cwn yn yr eiddo hwn. Cysidrwch hyn wrth ymgeisio am yr eiddo os gwelwch yn dda.

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

Due to the location of the property, surrounded by livestock, dogs are not permitted 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 25/05/2026**

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 ddidwyll 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 24/042026**.

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 | 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"> • 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. 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. |
| Television Licence | 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. |
| Communication Service | Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and |

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