



Ymddiriedolaeth
Genedlaethol
National Trust

CYMRU / WALES

Ar Osod / To Let

2 Siloam, Rhydlanfair, Betws y Coed, Conwy, LL24 0LY
£500 y mis calendr / per calendar month



DISGRIFIAD

2 Siloam (ar y chwith) yw eiddo gyda 1 ystafell wely, ac mae'n un o dri bwthyn traddodiadol Cymreig ar Stad Ysbyty. Yn flaenorol, roedd yn bwthyn yn eiddo gwyliau boblogaidd a fydd nawr yn rhan o'r Portffolio Preswyl yng Ngogledd Cymru. Dim ond 8 milltir o Betws-y-Coed, yn agos iawn i grwydro Eryri, llynnoedd a choedwigoedd cyfagos.

Nodwch – nad oes gardd gyda'r eiddo hwn. Nodwch hefyd, nad ydi'r eiddo yn addas i gwn, oherwydd ei leoliad, sydd wedi'w amgylchynu a thir amaethyddol. Cysidrwch hyn cyn ymgeisio.

DESCRIPTION

2 Siloam (on the left) is a 1 bed property, and is one of three traditional Welsh terraced cottages on a quiet lane on the Ysbyty Estate. Previously a popular holiday cottage which will now become part of the Residential Portfolio in North Wales. It's just 8 miles from Betws-y-Coed, the gateway to Eryi's (Snowdonia's) peaks, lakes and woodland.

Note: there is no garden with this property. Also note, dogs are not permitted, due to the location and being surrounded by livestock. Consider this before applying.

Lleoliad

Yn gyfleus i'r A5 ger Rhydlanfair, mae'r eiddo wedi'w leoli ar ffordd gefn o Plas Lima i Rhydlanfair.

Location

Conveniently located close to the A5 near Rhydlanfair, the property is located on the back road between Plas Lima and Rhydlanfair.

Cyfarwyddiadau

O ardall Betws y Coed, dilynnwch yr A5 tuag at groeffordd Rhydlanfair, trowch i'r chwith a gyrru am rhyw hanner milltir, gwelwch arwydd am Siloam, trowch i'r dde a dilynnwch y ffordd I fyny at y capel. 2 Siloam ydi'r bwthyn canol yn y rhes.

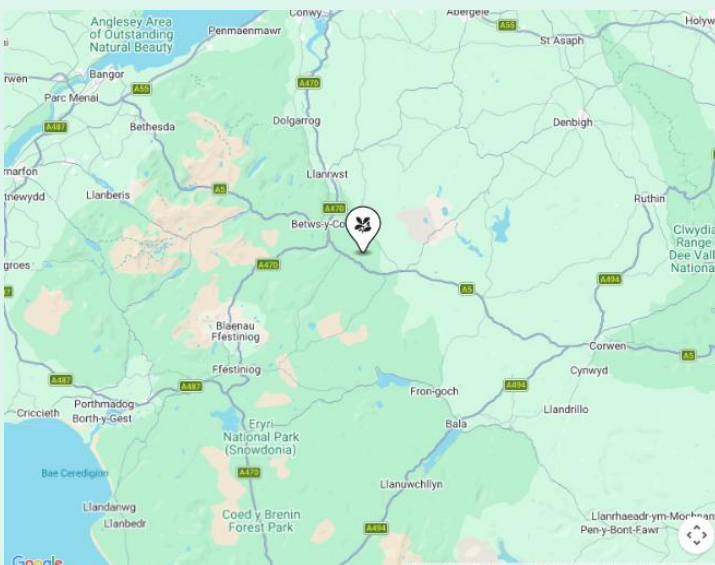
O ardal Pentrefoelas, dilynnwch yr A5 tuag at troedau Padog, trowch i'r chwith, dilynwch y ffordd hyd at y groesffordd, yna trowch i'r cwith a dilyn y ffordd I fyny at y capel, 2 Siloam ydi'r bwthyn canol yn y rhes.

Directions

From Betws y Coed, follow the A5 towards Rhydlanfair, turn left and drive for about half a mile until you see a sign for Siloam. Turn right and follow the road to the top of the hill and around to the chapel. 2 Siloam is the middle property in the terrace of houses.

From Pentrefoelas, follow the A5 to Padog Bends, turn right and follow the road to the next junction, take a left and follow the road until you come to the chapel. 2 Siloam is the middle property in the terrace of houses

LLEOLIAD / LOCATION MAP



What3Words: ///stumps.resold.afflicted

Mynediad

Cyntedd yn arwain I'r Ardal Agored

Ystafell Agored (6.383m x 3.665m)

Carped, stof goed ar lechen. Paneli trydan i wresogi or susem gwresogi aer. Silffoedd, Synhwyrdd mwg i'r cyflenwad trydan. Sinc serameg, lleoliad ar gyfer cwcyr 600mm a lle ar gyfer peiriant golchi 600mm.

5 pwynt trydan dwbwl.

1 pwynt trydan sengl.

Pwynt teledu Freeview.

Rheiddiadur

Ystafell Wely 1 – (2.926 x 2.390m)

Carped

Rheiddiadur

2 pwynt trydan sengl

Top y Grisiau - (3.410m x 3.679m)

2 ffenestr yn edrych allan dros flaen yr eiddo

Carped

Rheiddiadur

2 x soced trydan dwbwl.

Ystafell Ymolchi

Gorchudd Llawr leino

Tridarn – gyda

Tu Allan

Small garden and path leading to the front of the property.

Entrance

Hallway into the Open Living Space

Open Living Space (6.383m x 3.665m)

Carpeted, Woodburner on slate hearth.

Electric Panel and Heater

Shelving, Hired Wired Smoke Detector.

Ceramic sink style drainer sink. Cooker point with space for 600mm electric cooker and 600mm Washing Machine.

5 x double power sockets.

1 x single power socket,

TV aerial – Freeview Stat

Radiator

Bedroom 1 (2.926 x 2.390m)

Carpeted

Radiator

2 x electric power sockets.

Landing (3.410m x 3.679m)

2 windows overlooking front elevation.

Radiator

Stairs to ground floor.

2 x double power sockets.

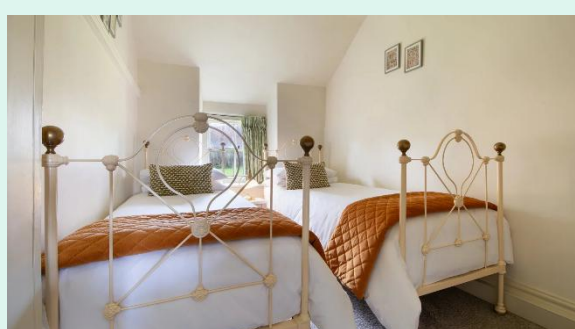
Bathroom (2.818m x 1.466m)

Lino floor covering.

3 piece bathroom suite with electric shower over bath.

Outside

Small garden and path leading into the property.



Gwasanaethau

System gwres canolog aer. 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 B. Mae treth y Cyngor yn daladwy i'r Awdurdod Lleol (Cyngor Bwrdeistref Conwy ac ar gyfer 2026/27 mae'r dreth yn £1923.30.

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. 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

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

Score	Energy rating	Current	Potential
92+	A		120 A
81-91	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 Safonol

Rhent

Gofynnir i'r Deilydd Contract dalu £500 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

Ni chaniateir cwn, dylid cysidro hyn cyn ymgeisio.

The Contract

The property is available to let under a Standard Occupation Contract

Rent

The prospective tenant is asked to pay 500 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

Dogs are not permitted, please consider this before applying

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 24/04/2026.**

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 24/04/2026**.

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	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>
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