



Elliw Jones
Associate

01248 661267

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Elliw is an Associate in Darwin Gray's award-winning Commercial Property team and deals with all aspects of commercial property transactions such as acquisitions and disposals of freehold and leasehold properties for both public and private sector clients, as well as assisting in residential plot sales and commercial leases. She also supports Darwin Gray's Wills and Probate department, advising clients on wills, trusts, estate administration and inheritance tax planning.

Having previously worked and trained in a high street firm, Elliw has a broad range of expertise in residential conveyancing and probate matters.

Elliw is a fluent Welsh speaker and can conduct her work through the medium of Welsh or English and is based in our Bangor office, North Wales.

Recent work

- Acting for a buyer in a high value residential property transaction.
- Acting on behalf of various sellers in disposals of residential properties.
- Acting on behalf of a commercial landlord in the granting of a new lease and the re-negotiation of a lease of a commercial shop.
- Acting on behalf of a tenant in a new lease of a commercial high street premises.
- Acting for a company in re-financing their buy to let properties.
- Application to the Court of Protection to appoint Deputies.
- Administering a complex, high value estate with assets abroad.
- Will and Estate Planning for a newly married couple with significant assets.
- Application to the Office of the Public Guardian for the appointment of Attorneys.
- Inheritance Tax advice on how to minimise IHT liability.

Expertise

- Properties, Transactions, acquisitions and disposals of residential and commercial premises.
- Re-financing and secured lending.
- Wills & Trusts.
- Probate & Estate Administration.
- Lasting Powers of Attorney.
- Court of Protection Applications.
- Inheritance Tax Advice.

Career

Experience

- Associate Solicitor, Darwin Gray, 2024 - present
- Solicitor, R. Gordon Roberts Laurie & Co Ltd – Llangefni, 2018 - 2024
- Trainee Solicitor, R. Gordon Roberts Laurie & Co Ltd – Llangefni, 2016 – 2018
- Paralegal, Dyne Solicitors Ltd. Tattenhall, Chester, 2015-2016

Education

- LPC & MSc, University of Law, Chester
- GDL, Law, University of Law, Chester
- BSc Product Design, Bangor University
- Ysgol Uwchradd Bodedern



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Cydymaith

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Mae Elliw yn Gydymaith yn nhîm Eiddo Masnachol arobryn Darwin Gray ac mae'n delio â phob agwedd ar drafodion eiddo masnachol megis caffael a gwaredu eiddo rhydd-ddaliadol a phrydlesol ar gyfer cleientiaid yn y sector cyhoeddus a phreifat, yn ogystal â chynorthwyo gyda gwerthu lleiniau preswyl a masnachol. prydles. Mae hi hefyd yn cefnogi adran Ewyllysiau a Phrofiant Darwin Gray, gan gynghori cleientiaid ar ewyllysiau, ymddiriedolaethau, gweinyddu ystadau a chynllunio treth etifeddiant.

Ar ôl gweithio a hyfforddi mewn cwmni stryd fawr yn y gorffennol, mae gan Elliw ystod eang o arbenigedd mewn materion trawsgludo preswyl a phrofiant.

Mae Elliw yn rhugl yn y Gymraeg a gall wneud ei gwaith trwy gyfrwng y Gymraeg neu'r Saesneg ac mae wedi'i lleoli yn ein swyddfa ym Mangor, Gogledd Cymru.

Prosiectau diweddar

- Gweithredu ar ran prynwr mewn trafodiad eiddo preswyl gwerth uchel.
- Gweithredu ar ran gwerthwyr amrywiol wrth waredu eiddo preswyl.
- Gweithredu ar ran landlord masnachol wrth roi les newydd ac ail-negodi prydles siop fasnachol.
- Gweithredu ar ran tenant mewn prydles newydd ar eiddo masnachol ar y stryd fawr.
- Gweithredu ar ran cwmni i ail-ariannu eu heiddo prynu i osod.
- Cais i'r Llys Gwarchod i benodi Dirprwyon.
- Gweinyddu ystâd gymhleth, gwerth uchel gydag asedau dramor.
- Cynllunio Ewyllys a Stad ar gyfer pâr sydd newydd briodi ag asedau sylweddol.
- Cais i Swyddfa'r Gwarcheidwad Cyhoeddus am benodi Atwrneiod.
- Cyngor Treth Etifeddiant ar sut i leihau atebolrwydd IHT.

Arbenigedd

- Eiddo, Trafodion, caffaeliadau a gwarediadau o eiddo preswyl a masnachol
- Ail-ariannu a benthychiadau sicr
- Ewyllysiau ac Ymddiriedolaethau
- Gweinyddu Profiant ac Ystadau
- Atwrneiaethau Arhosol
- Ceisiadau'r Llys Gwarchod
- Cyngor Treth Etifeddiant

Gyrfa

Profiad

- Cyfreithiwr Cyswllt, Darwin Gray, 2024 - presennol
- Cyfreithiwr, R. Gordan Roberts Laurie & Co Ltd, Llangefni, 2018 – 2024.
- Cyfreithiwr dan Hyfforddiant, R. Gordan Roberts Laurie & Co Ltd, Llangefni, 2016 – 2018.
- Paragyfreithiol, Dyne Solicitors Ltd. Tattenhall, Chester, 2015 - 2016

Addysg

- LPC & MSc, Prifysgol y Gyfraith, Chester
- GDL, Y Gyfraith, Prifysgol y Gyfraith, Chester
- BSc Dylunio Cynnyrch, Prifysgol Bangor
- Ysgol Uwchradd Bodedern