# 14 Heol Gelert, Caernarfon

## £270,000 Freehold

Four-Bedroom Victorian Townhouse • Two Reception Rooms • Cosy Kitchen with Garden Views • South-Facing Garden • Two Attic Rooms with Incredible Views • Garage with Rear Access • On-Street Parking • Warm and Welcoming Hallway • Family Bathroom & Ensuite • Close-Knit Community Location

catra

## Cysur a thawelwch - dim ond camau o sŵn y dre

## Peace and comfort, tucked just beyond the town’s bustle.

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**

**EPC Environmental Impact Rating: D**

**Golwg Cyflym**

- Pedair ystafell wely ar draws pedwar llawr
- Gardd sy'n gwynebu'r De
- Lleoliad gwych ar stryd unffordd dawel, ond ychydig funudau o ganol Caernarfon
- Garej yng nghefn yr eiddo gyda mynediad o'r cefn
- Perchnogaeth lwyr (freehold)
- Band Treth Cyngor C
- Gradd EPC: D gyda'r potensial i fod yn B
- Gwres canolog
- Ffenestri 'Double Glazing' drwyddi draw

Wedi'i leoli ar un o strydoedd tawelach Caernarfon, mae'r tŷ Fictoraidd hwn yn llawn cymeriad, cynhesrwydd a manylion wedi'u hystyried yn ofalus. I'r perchnogion presennol, mae o wedi bod yn hafan deuluol go iawn - mae'n fath o gartref sy'n eich lapio mewn croeso cynnes o'r eiliad y caiff y drws ei gau.

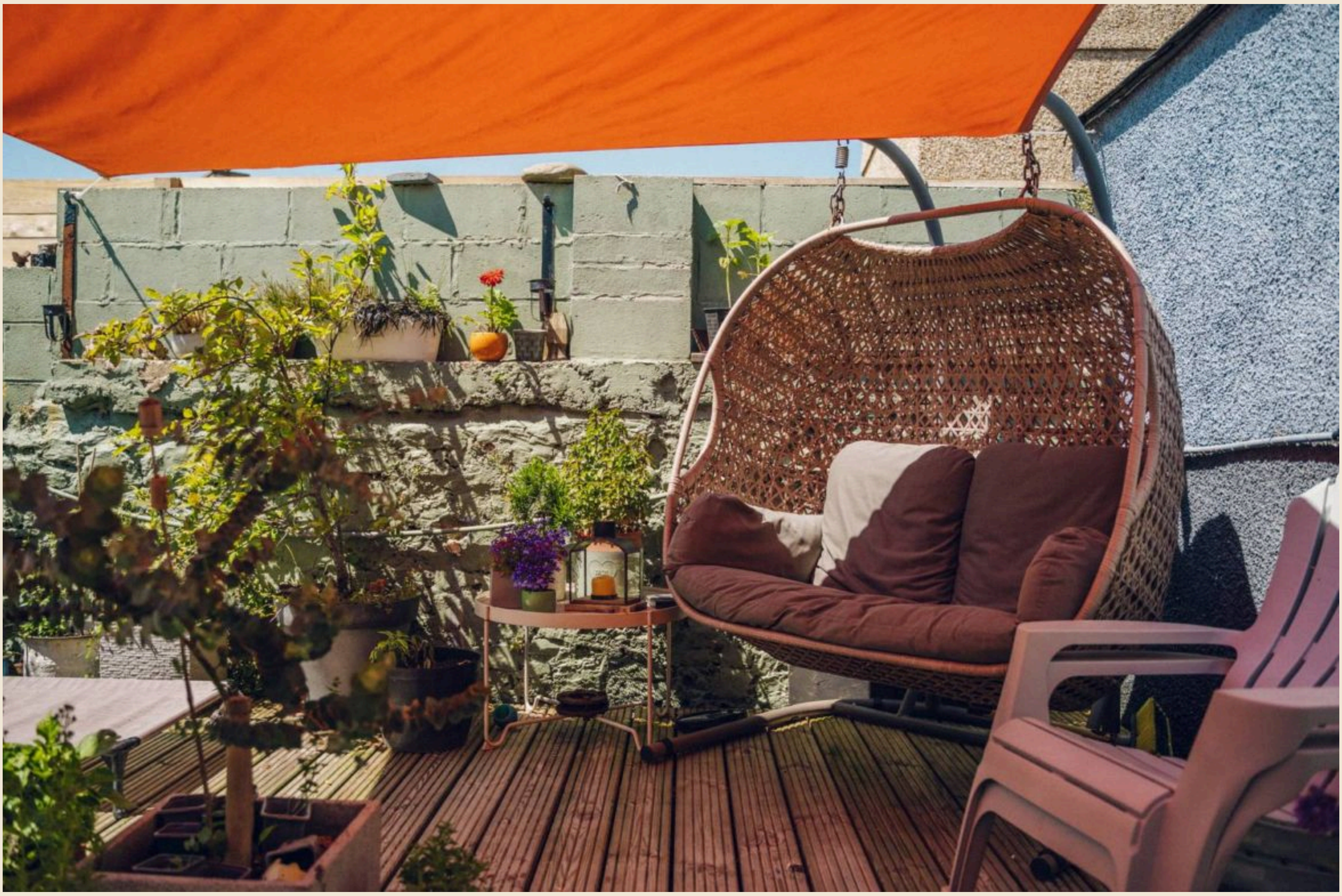
Gyda'i nodweddion gwreiddiol wedi'u hadfer, gardd sy'n gwynebu'r De, a golygfeydd eang dros Ben Llŷn a'r Castell, mae gan y cartref hwn enaid. Byddai'n berffaith ar gyfer unrhyw un sy'n chwilio am encil heddychlon yng nghanol cymuned fywiog - boed yn deulu'n tyfu, person creadigol yn chwilio am ysbrydoliaeth, neu rywun sy'n chwilio am gartref parhaol sy'n llawn swyn.

**At a Glance**

- Four bedrooms spread across four floors
- South-facing garden
- Great location on a quiet one-way street, just minutes from Caernarfon town centre.
- Rear garage with access from the back
- Freehold
- Council Tax Band C
- EPC Rating: D
- Gas central heating
- UPVC double-glazed windows throughout

*Tucked away on one of Caernarfon's quieter streets, this charming Victorian townhouse is full of character, warmth and thoughtful detail. For the current owners, it's been a true family haven, it's the kind of house that instantly wraps its arms around you the moment the front door closes behind you.*

*With its lovingly restored original features, south-facing garden, and elevated views stretching towards Pen Llŷn and the Castle, this home has soul. It would suit anyone longing for a peaceful retreat in the heart of a vibrant community - whether you're a growing family looking for space and comfort, a creative soul seeking inspiration, or simply someone in search of a forever home with charm in every corner.*

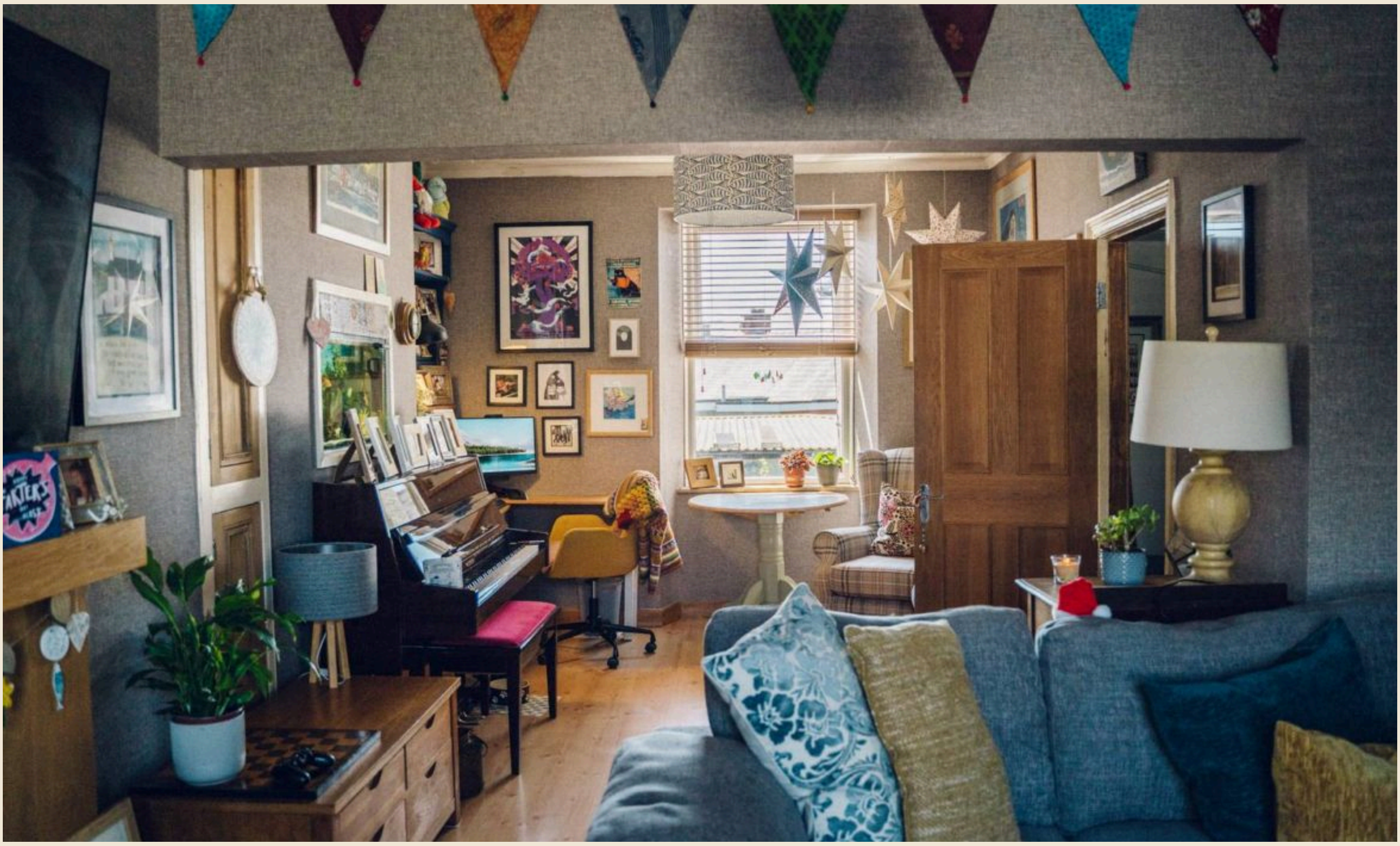


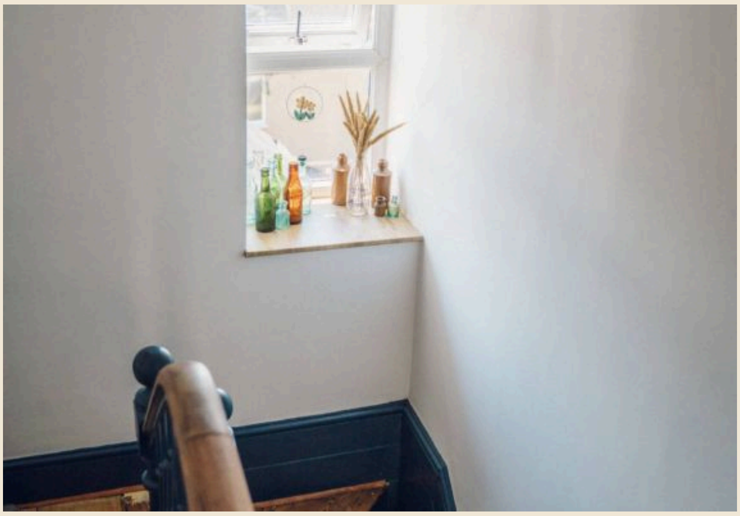
# Stafell Fyw / Living Room

24' 10" x 11' 5" (7.56m x 3.48m)

Stafell fyw cynnes a chroesawgar llawn personoliaeth. Ar hyn o bryd mae'n cynnig ardal eistedd ymlaciol ac ardal gweithio creadigol sy'n uno'n naturiol. Mae'r ffenestr bae yn fan darllen perffaith, a'r ffenestr gefn yn edrych dros yr ardd. Mae'r tanc pysgod adeiledig yn ychwanegu elfen 'cwyrci' - ac yndi, maeo'n aros! Ystafell llawn calon sy'n gosod naws y cartref.

*A warm, welcoming lounge full of personality. Currently divided into a cosy seating area and a creative workspace, with both blending beautifully. A bay window at the front makes the perfect reading nook, while the rear window offers views over the garden. A built-in fishtank adds a quirky twist—and yes, it's staying! This is a room with real heart, setting the tone for the rest of the home.*





### Ystafell Molchi / Bathroom

Ystafell ymolchi deuluol dawel a chyfleus gyda phopeth sydd ei angen - bath, cawod fawr ar wahan, a digon o olau naturiol. Syml, chwaethus ac ymarferol.

*A calm and practical family bathroom with everything you need - featuring a full-size bath, a spacious standalone shower, and plenty of natural light. Simple, stylish and easy to live with.*

### Cyntedd a'r Grisiau / Hallway and Landing

Mae'r cyntedd yn gosod y naws gyda lloriau pren cynnes a grisiau wedi'u hadfer yn ofalus—gwaith cariad go iawn gan y perchnogion. Unwaith y caiff y drws ei gau, daw'r tawelwch. Ar y dop y grisiau mae golau'n llifo i mewn, gyda golygfeydd tuag at Yr Eifl a'r mynyddoedd, ac mae'n arwain i'r atig. Cynllun syml, llawn cymeriad, sy'n llifo'n hyfryd drwy'r cartref.

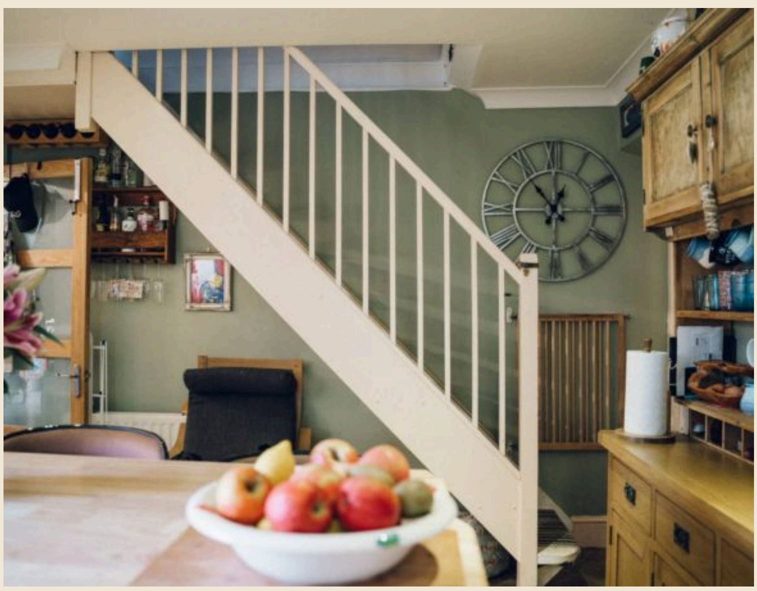
*The hallway sets the tone with warm wood flooring and a lovingly restored staircase—a true labour of love by the current owners. Once the door is closed, calm sets in. Upstairs, the landing is filled with light, offering views towards Yr Eifl and the mountains, and leads up again to the attic. A simple, characterful layout that flows beautifully through the home.*

## Cegin / Kitchen

15' 11" x 11' 5" (4.85m x 3.48m)

Cegin gartrefol sydd hefo popeth sydd ei angen ar gyfer bywyd teuluol. Yn llawn swyn a chynhesrwydd, gyda ffenestr yn edrych dros yr ardd - lle perffaith i fwynhau coffi'r bore neu i gamu allan i fwyta yn yr hwyr. Nid yw'n syndod mai dyma hoff 'stafell y perchnogion.

*A lived-in, much-loved kitchen at the heart of the home. It's full of charm and warmth, with all the practicalities you need for family life. A window overlooks the garden, making morning coffees and evening meals even more inviting - especially when you step straight outside to eat. It's no surprise this is the owners' favourite room.*



**Utility & WC**
9' 0" x 7' 4" (2.74m x 2.23m)

Ystafell 'utility' hynod o ddefnyddiol rhwng y gegin a'r drws cefn - perffaith ar gosod dillad ar y lein yn syth o'r peiriant neu tynnu esgidiau mwdlyd ar ôl mynd am dro. Mae'r ystafell hefyd yn cynnwys toiled bach gyda hen doiled gwreiddiol - yn ychwanegu elfen bersonol at ran ymarferol o'r cartref, ac yn bwnc sgwrs gwych pan fyddwch yn croesawu gwesteion draw!

*A super-handy utility space between the kitchen and back door - ideal for sorting laundry before heading to the garden or kicking off muddy boots after a walk. It also houses a small WC with an original high-level toilet, adding a lovely touch of character to this practical part of the home and a great talking point when having guests over to dine!*

**Ystafell Fwyta / Dining Room**

16' 1" x 12' 4" (4.90m x 3.76m)

Mae'r ail ystafell 'reception' hon yn llawn apêl a hyblygrwydd. Ar hyn o bryd, mae'n cael ei defnyddio fel ystafell fwyta deuluol ac ardal waith. Gan ei bod yn agos at y gegin, mae'n fan ymarferol a chroesawgar ar gyfer prydau bwyd, gwaith cartref neu gweithio o adra - ac mae bob amser yn braf cael yr hyblygrwydd i benderfynu sut i'w defnyddio orau.

*This second reception room is full of charm and flexibility. Currently used as both a family dining area and a workspace, it's a room that adapts to your lifestyle. With the kitchen just next door, it makes a practical and inviting dining space—and it's always nice to have the flexibility to decide how best to use it.*

**Stafell Wely 1 / Bedroom 1**
11' 0" x 10' 9" (3.35m x 3.27m)

Ystafell wely llawn golau ac o faint da ar ben y grisiau, gyda golygfeydd bendigedig dros Y Llŷn. Yn berffaith fel ystafell i blentyn, ac yn agos iawn at y prif ystafell wely. Mae’r perchnogion yn dweud ei bod hi wastad yn gynnes a chlyd—man llawn goleuni gyda golygfa sy’n anodd curo.

*A bright and spacious bedroom at the top of the stairs with stunning views over Penllyn. Ideal as a child’s room, it sits right next to the primary bedroom. The current owners say it’s always lovely and warm—a cosy, light-filled space with a view you’ll never tire of.*

**Prif 'stafell Wely / Main Bedroom**
17' 1" x 10' 4" (5.20m x 3.15m)

Mae'r prif ystafell wely yn llawn goleuni naturiol gyda dwy ffenestr. Mae’n dal gwely dwbl yn hawdd ac yn cynnwys ystafell ymolchi 'ensuite' bach gyda thoiled a chawod. Man preifat a chyfforddus - encil perffaith i rieni.

*The main bedroom is a bright and inviting space with two windows letting in plenty of natural light. It currently comfortably fits a double bed and includes a handy ensuite with a toilet and shower. A real retreat for parents, offering both privacy and comfort.*

**Ystafell Wely 3 / Bedroom 3**
15' 9" x 9' 5" (4.80m x 2.87m)
Wedi'i guddio ar dop y tŷ, mae'r ystafell dwbwl hon yn encil perffaith. Yn gartrefol ac yn llawn personoliaeth, gyda ffenestr Velux sy'n cynnig golygfeydd eang drost Caernarfon i gyfeiriad y castell. Yn lle delfrydol i berson ifanc neu i greu gweithle heddychlon sy'n ysbrydoli.

*Cosy and full of personality, it features a Velux window with far-reaching views over Caernarfon rooftops, all the way to the castle. A perfect hideaway for a teenager or a peaceful workspace with a view to inspire.*

**Ystafell Wely 4 / Bedroom 4**
16' 0" x 10' 5" (4.87m x 3.17m)
Yn debyg iawn i'r ystafell atig gyfagos, mae'r ystafell hon yn gartrefol ac yn dawel. Ar hyn o bryd fe'i defnyddir fel lolfa fach gan ferch y perchnogion, ond byddai'n addas fel ystafell wely, man darllen neu 'snug'. Mae'r ffenestr fechan yn edrych allan dros y stryd—lle perffaith ar gyfer eiliadau tawel.

*Similar in style to the adjacent attic room, this peaceful space is currently used as a cosy lounge for the owners' daughter. It would work just as well as a bedroom, snug, or reading nook. A small window looks out over the street below.*

**Yr Ardd / Garden**

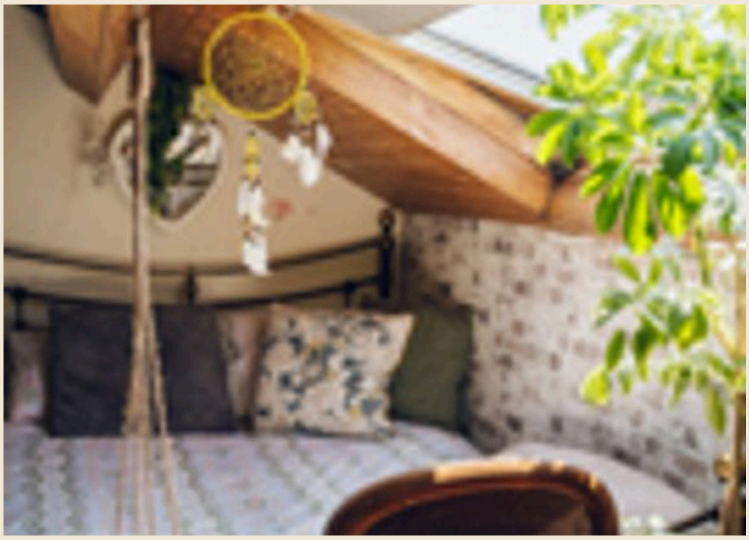
Mae'r ardd hon yn arallfydol. Wedi'i chysgodi o'r gwynt, yn heulog ac wedi'i dylunio'n glyfar, dyma le awyr agored sy'n cyfuno arddull gyda chysur. Lle braf i yfed coffi'r bore, cinio gyda ffrindiau neu lyfr ar y dec, mae'r ardd hon yn cynnig popeth. Mae'r perchnogion wedi creu ardaloedd ar gyfer bwyta, ymlacio a hyd yn oed tanllwyth gyda'r hwyr - gan fanteisio ar bob eiliad o'r dydd. Mae 'hwyl' symudol yn cynnig cysgod ar ddiwrnodau poeth, yn ddelfrydol ar gyfer plant, tra bod y planhigion yn creu preifatrwydd a thawelwch. Gyda mynediad i garej a'r gilfach gefn, mae'r ardd hon nid yn unig yn fonws - ond yn le braf i fyw.

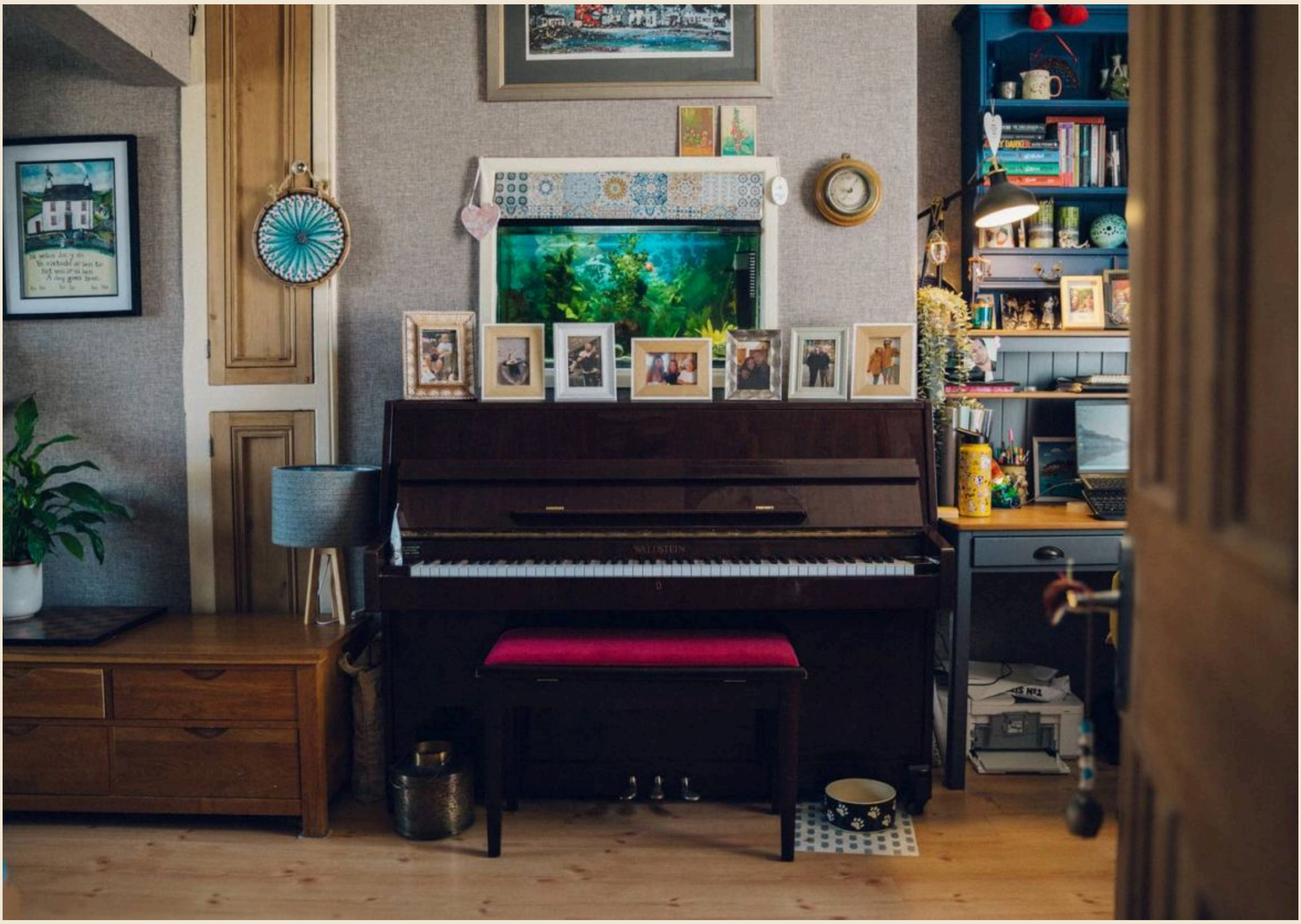
*This south-facing garden is something special. Sheltered, sun-soaked and beautifully designed, it's a true outdoor living space where style meets comfort. Whether you're sipping morning coffee, hosting friends for dinner, or stretching out with a book, this garden delivers. The current owners have created zones for dining, lounging and even evening firepits—making the most of the day from sunrise to sunset. A removable sail provides welcome shade on hot days, perfect for little ones, while the greenery brings a sense of calm and privacy. With access to a rear garage and alleyway for easy storage or parking, this garden isn't just a bonus—it's a lifestyle upgrade.*

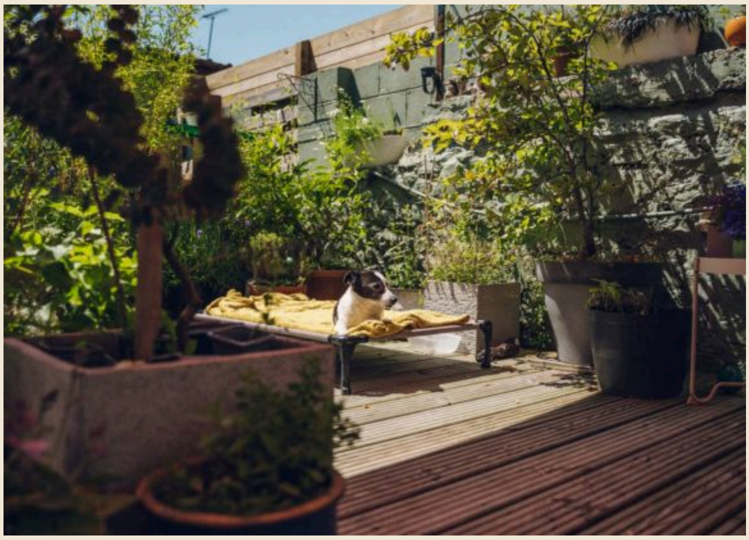
**Tu blaen y Tŷ / Front of Property**

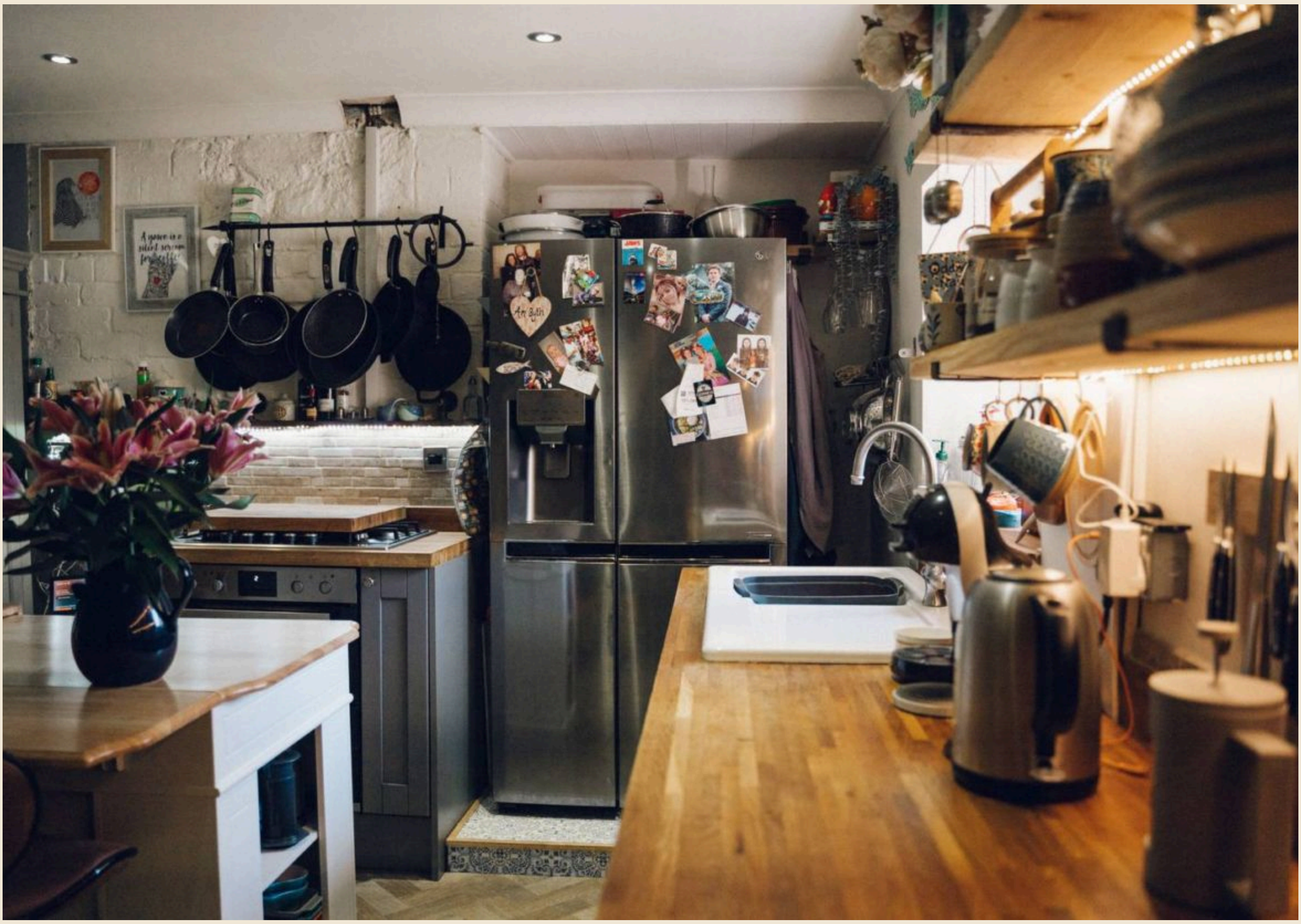
Er nad oes gardd flaen draddodiadol, mae'r cartref hwn yn sefyll yn falch ar stryd dawel gyda lle parcio ar y lôn y tu allan.

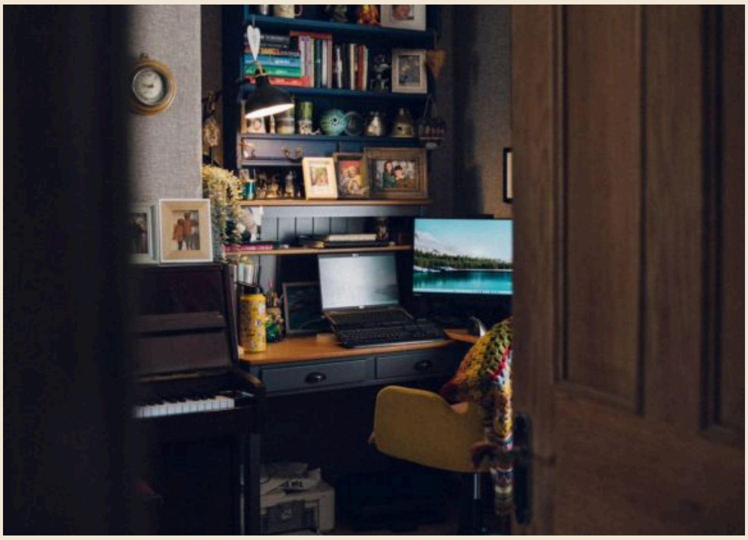
*While this home doesn't have a traditional front garden, it sits proudly on a quiet street with on-street parking available right outside.*

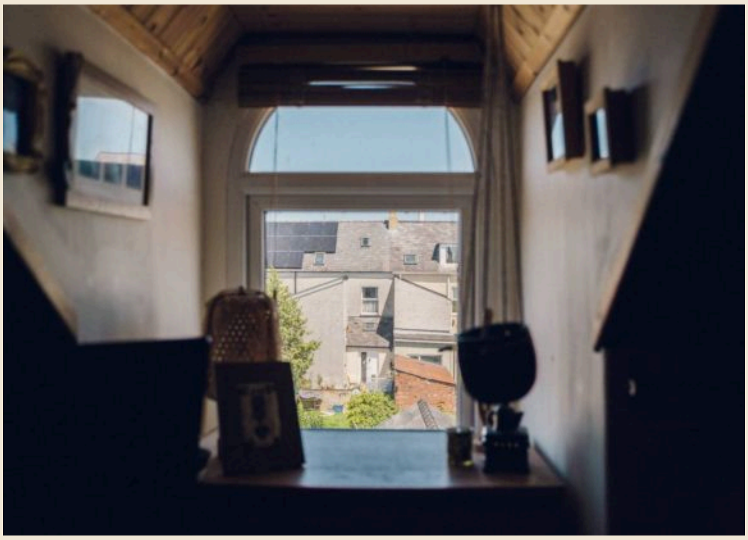


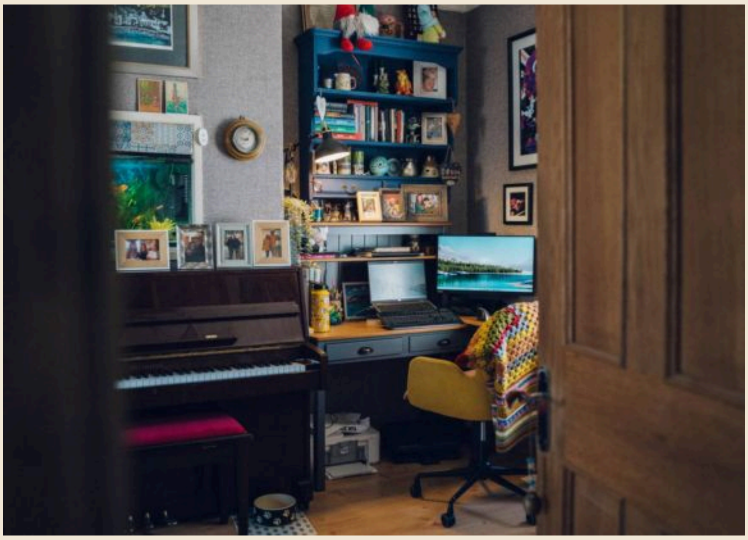






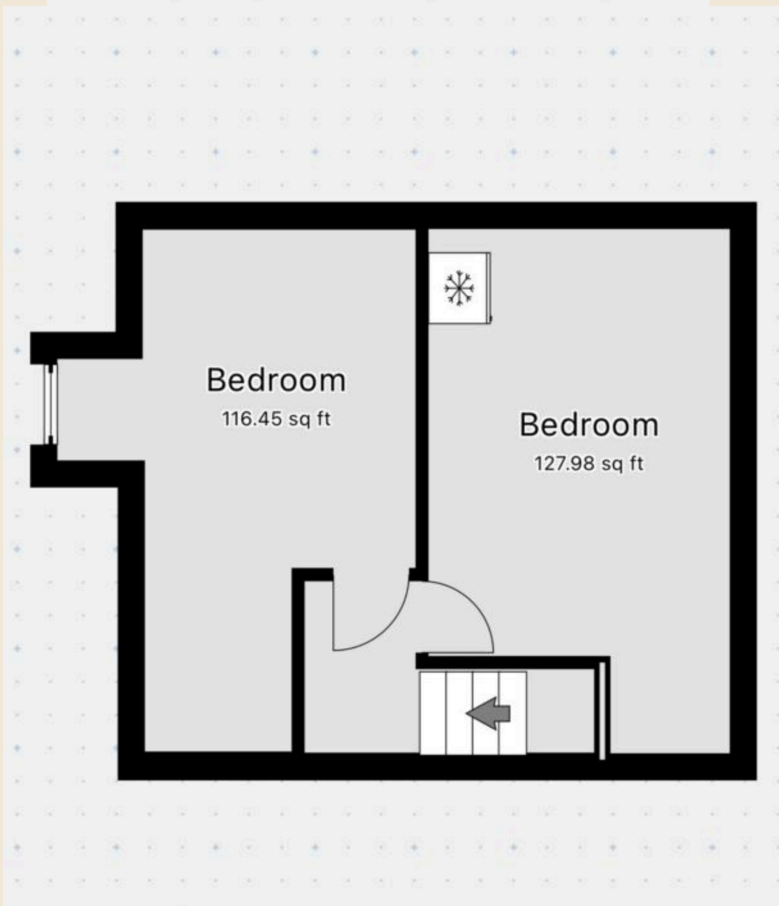


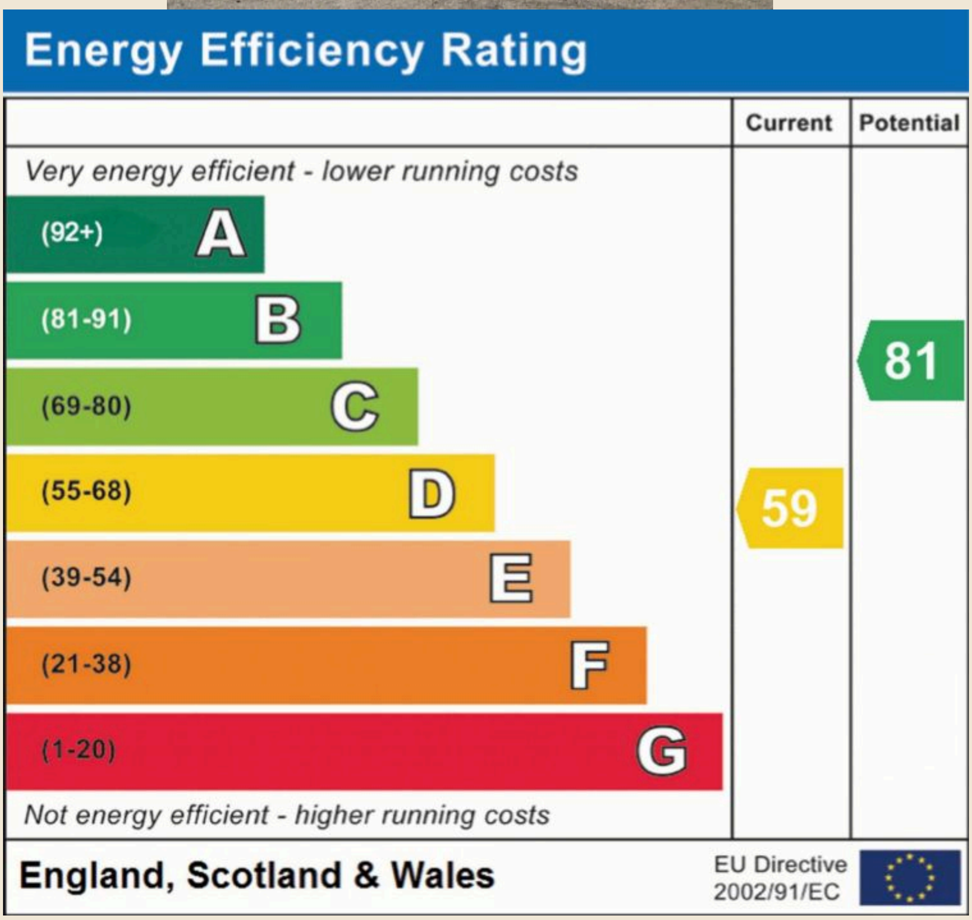




Llun 1: Llawr Gwaelod / Basement Level
Llun 2: Llawr Cyntaf / First floor
Llun 3: Ail llawr / Second floor
Llun 4: Trydydd Llawr / Third floor

Bedroom
140.14 sq ft
Bedroom
107.67 sq ft
Hallway
53.87 sq ft


Bedroom
116.45 sq ft
Bedroom
127.98 sq ft


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
81
England, Scotland & Wales
EU Directive 2002/91/EC

catra

Diolch

Cysylltwch cysylltu@catra.cymru i ddod i weld yr eiddo yma.

*Get in touch with cysylltu@catra.cymru to come to see this home.*