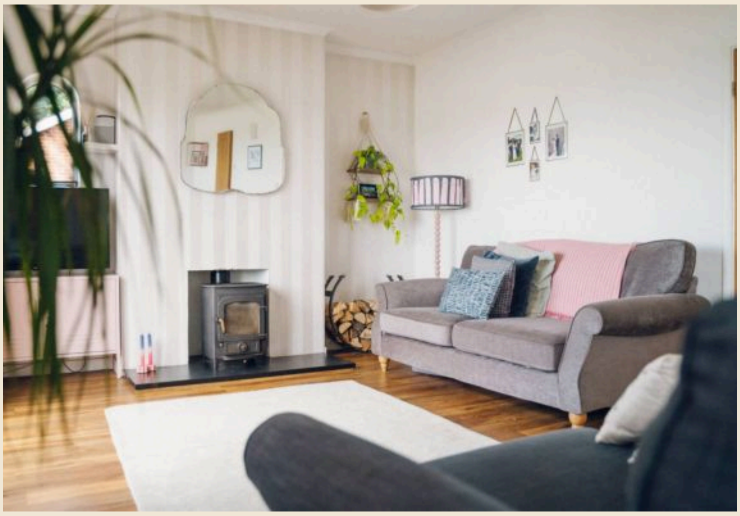


Morlais Penybryn Road, Y Felinheli

£450,000 Freehold

Golau'r haul, golygfeydd o'r Fenai – cartref teuluol tawel yng nghalon y pentref.
Sunlight and Strait views – a peaceful family home tucked in the heart of the village.

catra

Council Tax band: E
Tenure: Freehold

EPC Energy Efficiency Rating: C

English in next page

Wedi'i leoli dim ond camau o galon pentref Y Felinheli, mae'r tŷ pedwar llofft hwn wedi'i osod dros ddwy lefel, gan gynnig tawelwch, golau naturiol, a golygfeydd eithriadol dros y Fenai – gyda'r haul yn machlud yn union o'i flaen.

Mae'r mannau byw wedi'u lleoli ar y llawr uchaf, gan wneud y mwyaf o'r golau. Mae'r ystafell fyw agored yn ymestyn ar draws lled y tŷ, gyda'r gegin, bwrdd bwyd a'r ardal ymlacio'n cysylltu'n rhydd. Mae drysau llithro'n gorad allan i falconi gyda golygfeydd dros y dŵr – estyniad naturiol o'r gofod byw, perffaith ar gyfer coffi bore neu gwydraid ar ôl machlud. Mae'r gegin hefo golygfa uniongyrchol dros yr ardd gefn gaeedig – delfrydol i gadw llygad ar blant yn chwarae.

Ar y llawr isaf ceir pedair ystafell wely helaeth. Mae tri ohonynt gyda golygfeydd arbennig. Mae'r ystafelloedd yn addasadwy – swyddfa, ystafell wely i westeion, neu stiwdio, oll yn bosib heb newid y fformat presennol. Mae ystafell utility ar wahân yn cynnig lle ymarferol ar gyfer bywyd bob dydd – ar gyfer cotiau, esgidiau, golchi a'r holl elfennau sy'n rhan o fywyd teuluol.

Mae'r ardd gefn yn breifat ac yn ddiogel – mwy tawel na'r arfer, diolch i leoliad y tŷ ar lethr bychan. Mae lle parcio union tu allan, ac mae'r stryd yn agos at bopeth – y siop, y traeth, y parc a'r dafarn. Mae meddygfa, siop trin gwallt a llwybr beicio ar garreg y drws, gyda'r ysgol gynradd heb fod ymhell.

Cartref sydd wedi'i osod rhwng dwy fyd – yng nghanol y gymuned, ond yn ritrît tawel oddiwrth y bwrlwm. Yn addas ar gyfer boreau araf, plant yn droednoeth, prydau teuluol gyda'r ffenestri yn agored er mwyn mwynhau awyr iach y môr.

Tucked just behind the heart of Y Felinheli, this four-bedroom split-level house offers a sense of calm and light throughout, with views that stretch across the water and catch the sunset each evening.
The living spaces are arranged across the upper floor to take full advantage of the views. A large open-plan room runs the width of the house — loosely divided into kitchen, dining and living zones — all bathed in natural light. Sliding doors open onto a balcony overlooking the Menai Strait, a perfect extension of the living space and a place to sit and breathe in the coastal air. The kitchen is well-placed, with a direct view over the enclosed rear garden — ideal for keeping an eye on the children playing.

On the lower floor, there are four bedrooms, all generous in size. Three have particularly lovely views. The rooms are adaptable — a workspace, guest bedroom, nursery or studio would all work comfortably within the existing footprint. A separate utility room is a practical space for daily life — somewhere to contain coats, shoes, laundry and everything else that family living requires.

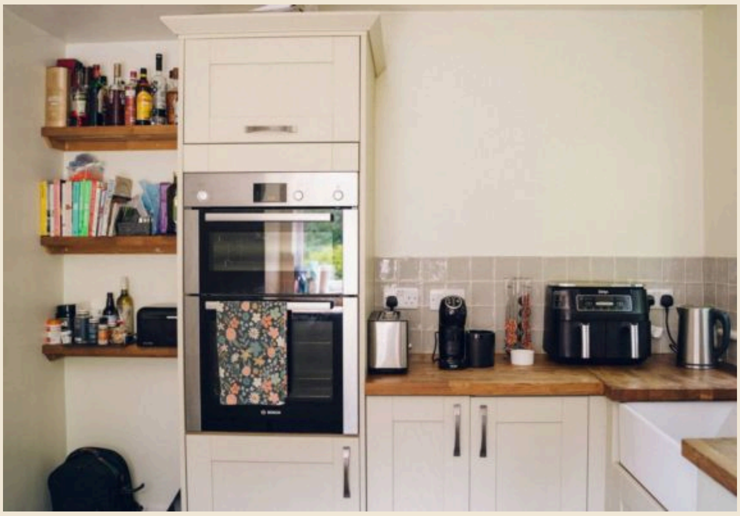
Outside, the garden is secure and quiet — more private than most, thanks to the house’s slightly elevated setting. There’s parking directly outside, and the street is a short walk from everything in the village — the shop, the seafront, the park, the pub. A doctors’ surgery, hairdresser and cycle path are all within walking distance, and the primary school is nearby too.

This is a home with balance — carefully finished but relaxed, connected to the centre of the village yet gently set apart. It feels made for slow mornings, barefoot children, long dinners, and open windows.

Ystafell Fyw a Bwyta / Lounge and Dining Room

Ar ben uchaf y tŷ, dyma galon y cartref – gofod cynllun agored llawn golau, gyda ffenestri'n fframio'r Fenai fel celf fyw. Mae lloriau pren a gorffeniadau modern yn creu awyrgylch ffres, tra bo'r lle tân coed yn ychwanegu cynhesrwydd. Camwch allan i'r balconi a mwynhau'r machlud. Mae'r ardal fwyta'n berffaith ar gyfer brecwast hamddenol wrth wylio'r cychod, gyda'r gegin drws nesaf yn gwneud popeth yn hwylus.

At the top of the house is its heart – a light-filled open-plan space where the Menai is framed like a living artwork. Wooden floors and modern finishes bring freshness, while the log burner adds warmth. Step out onto the balcony to catch the sunset. The dining area is perfect for a slow breakfast while watching boats drift by, and with the kitchen just next door, this whole space is beautifully easy to live in.



Cegin / Kitchen
Mae'r gegin yn le tawel a braf, wedi'i lleoli yng nghefn y tŷ mewn siâp sgwâr sy'n cynnig llawer o le i symud o gwmpas. Mae'n fawr ei maint, gyda digon o le i storio a lle i blant bach fod dan draed heb darfu. Wedi'i lleoli'n ymarferol wrth ymyl yr ardal fwyta, ac mae'n hawdd cludo pryd neu baned i'r balconi. Mae dwy ffenest yn edrych dros yr ardd, gan ddod â golau naturiol i mewn a chysylltiad braf â'r tu allan.
The kitchen has a calm, comfortable feel — square in shape and set to the back of the house. It's generously sized, with plenty of storage and enough floor space for little ones to potter underfoot. Positioned right next to the dining area, it's easy to carry a plate or a drink straight out to the balcony. Two windows overlook the garden, bringing in lots of natural light and a soft connection to the outdoors.

WC
Toiled bach cyfleus ar lawr uchaf y tŷ. Mae cwpwrdd bychan yn y fan hon sy'n cynnwys y system wresogi – man ymarferol ac ychwanegol defnyddiol i'r cartref.

A small and convenient WC on the upper floor, complete with a sink and a handy cupboard that houses the boiler. A practical extra for busy family life.

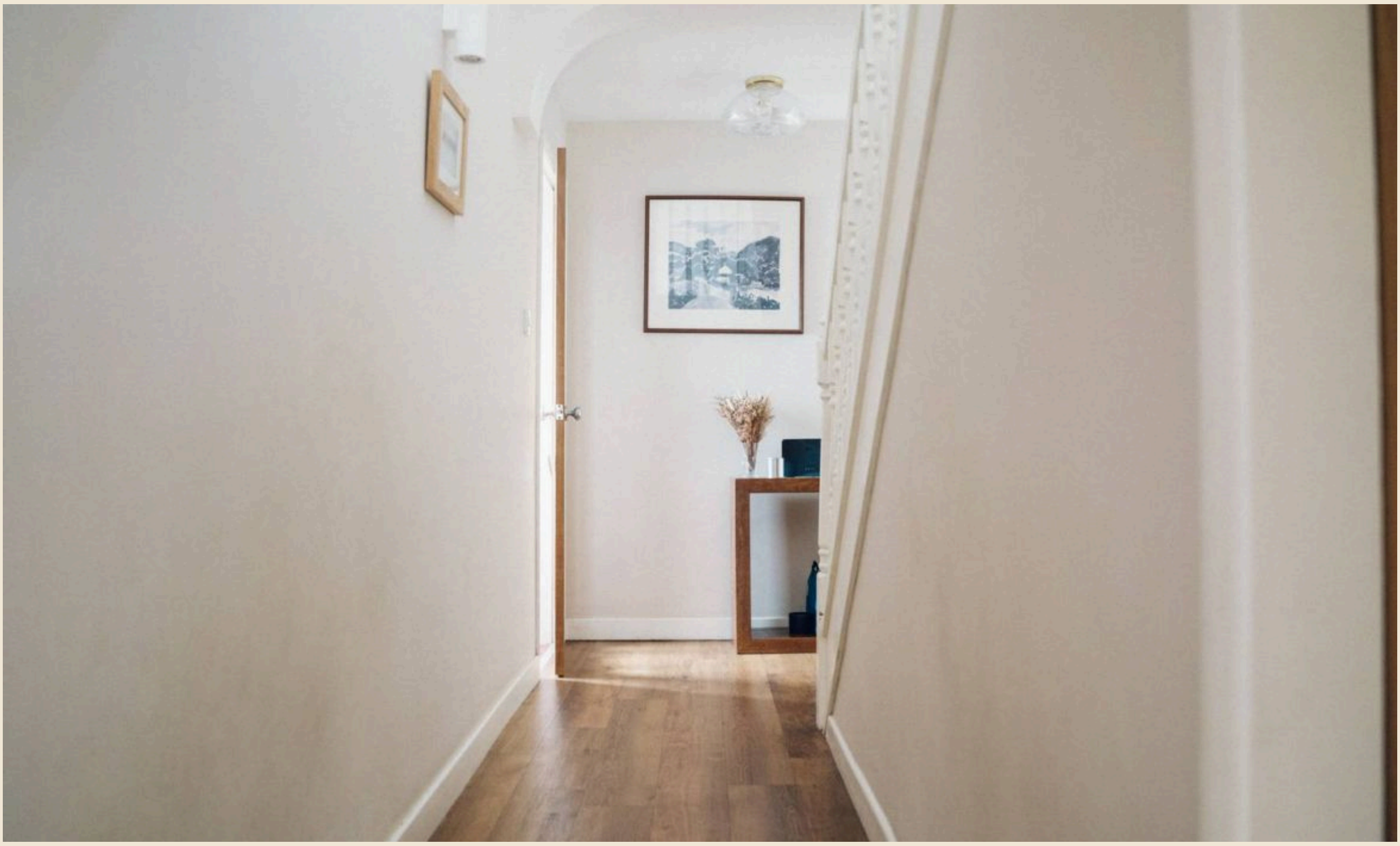
Grisiau a'r Cyntedd / Hallway and Stairs

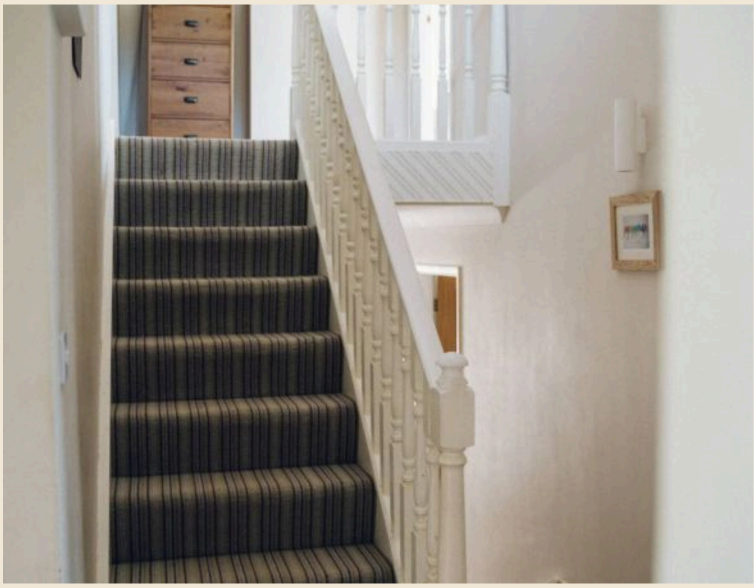
Mae'r cyntedd a'r grisiau yng nghanol y cartref, gyda strwythr syml. Mae'r cynllun canolog yn cysylltu pob rhan o'r tŷ, gan greu teimlad cartrefol a chaniatáu i blant deimlo'n agos at eu rhieni drwy'r amser.
The hallway and staircase sit at the centre of the home, with clean lines and a simple, thoughtful layout. Its central position connects all parts of the house, creating a cosy feel and allowing children to stay close to their parents throughout the day.

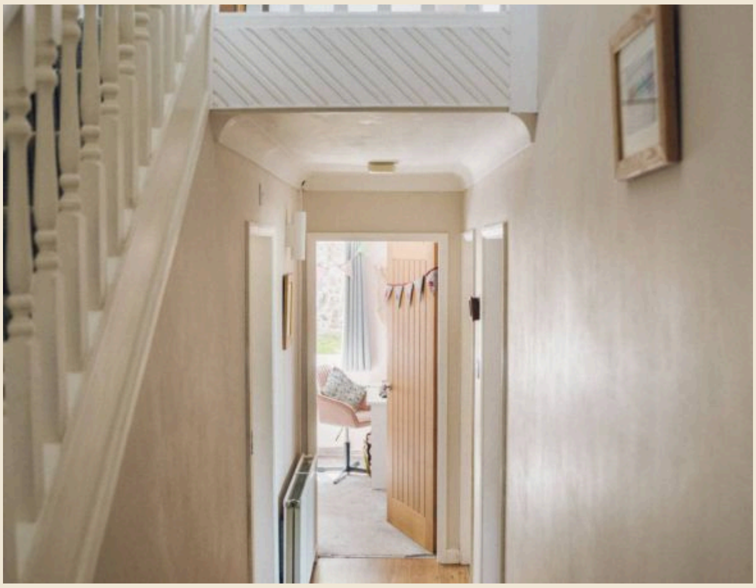
Utility

Ystafell utility hynod ymarferol – gyda digon o le ar gyfer cotiau, esgidiau mwdlyd a pheiriannau golchi. Mae'r ystafell hon yn ased gwirioneddol i gartref teuluol prysur.

A truly practical space – with room for coats, muddy boots, and all your washing appliances, this utility room is a real asset to a busy family home.







Ystafell Wely 1 / Bedroom 1
Dyma'r brif ystafell wely yn y tŷ – ystafell fawr gyda golygfeydd bendigedig. Mae digon o le i wely Superking yma'n hawdd, ac mae'r cypyrddau gosodedig ar hyd un wal yn cynnig storfa wych sy'n cadw'r gofod yn daclus ac ymlaciol. Ystafell berffaith i orffwys ar ddiwedd y dydd.
This is the primary bedroom in the house — a generous, light-filled space with beautiful views. It easily accommodates a superking bed, and the built-in wardrobes running the full length of the room help keep everything tidy and calm. A perfect place to unwind and rest at the end of the day.

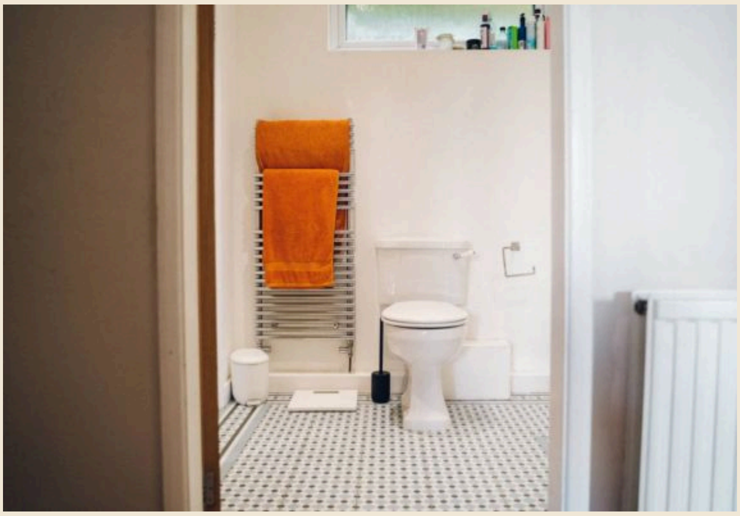
Ystafell Wely 2 / Bedroom 2
Ystafell wely fawr arall, gyda'r un golygfeydd anhygoel â'r ystafell wely brif. Gofod llawn golau sy'n teimlo'n dawel ac eang.

Another spacious double bedroom, enjoying the same incredible views as the primary. A light-filled room that feels calm and open.

Ystafell Wely 3 / Bedroom 3
Yr ystafell leiaf o'r pedair, ond yn le tawel iawn sy'n edrych dros yr ardd. Byddai'n dal gwely sengl yn hawdd ac yn gwneud ystafell berffaith i blentyn, gan ei bod mor agos at yr ystafell wely brif.
The smallest of the four bedrooms, this room feels especially calm and overlooks the garden. It easily fits a single bed and would make a lovely child's room, especially as it sits so close to the primary bedroom.

Ystafell Wely 4 / Bedroom 4
Ar hyn o bryd yn cael ei ddefnyddio fel ystafell chwarae a swyddfa gartref, mae'r ystafell hon yn fonws gwirioneddol. Er ei bod yn agos at ystafelloedd eraill, mae'n teimlo fel gofod ar wahân – perffaith ar gyfer plant sy'n tyfu. Mae'r golygfeydd dros y Fenai yn werth eu gweld.

Currently used as a playroom and home office, this room is a real bonus. It sits close to the other bedrooms but feels like its own space — ideal for growing children who want a bit of independence. The views over the Menai Strait are a standout feature.

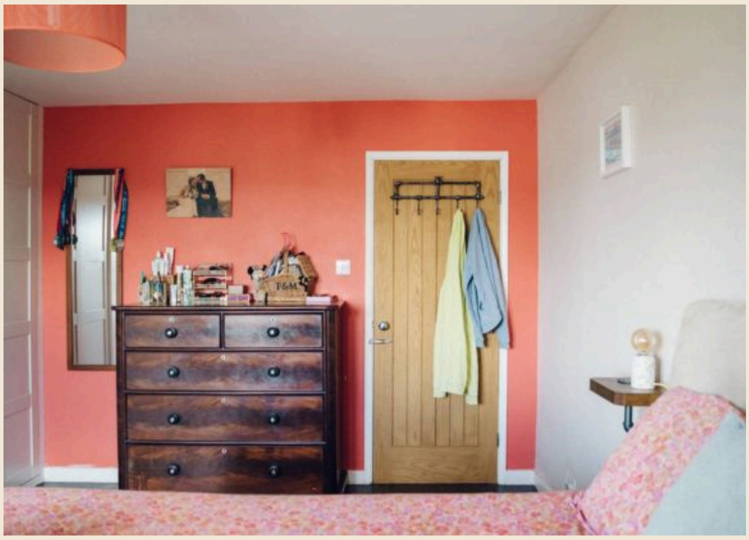


Ystafell Molchi Teuluol / Family Bathroom
Wedi'i lleoli'n union y tu allan i'r ystafelloedd gwely, mae'r ystafell ymolchi deuluol mewn lleoliad perffaith. Mae'n cynnwys bath, chawod a chwpwrdd storio defnyddiol – yn faint ymarferol ar gyfer bywyd teuluol bob dydd.
Situated right outside the bedrooms, the family bathroom is in the perfect spot. It includes a bath, shower, and a useful storage cupboard — a practical size for everyday family life.

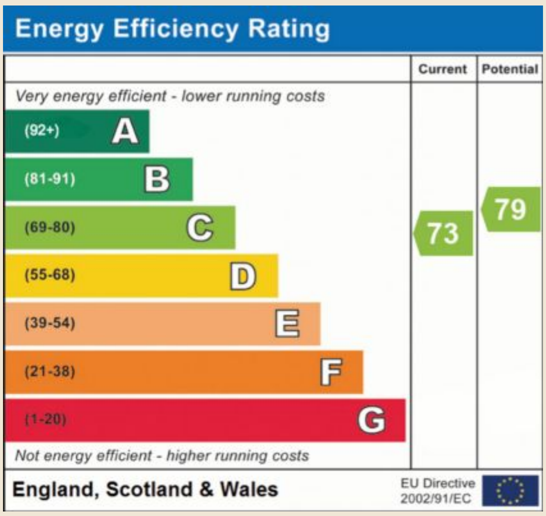
Yr Ardd / The Garden

Mae'r ardd yn ymestyn i ochr y tŷ, wedi'i hamgylchynu gan blanhigion aeddfed sy'n cynnig preifatrwydd a thawelwch. Mae'n lle perffaith i blant chwarae'n ddiogel, gyda lawnt agored a man eistedd ar gyfer cinio tu allan, paned fore neu noson dawel gyda llyfr.

The garden wraps around the side of the house, enclosed by mature shrubs and planting that offer privacy and calm. It's an ideal space for children to play safely, with an open lawn and a seating area for outdoor dinners, morning tea, or quiet evenings with a book.



HANNA



Datganiad Ymwadiad Eiddo

Mae'r holl wybodaeth yn y hysbyseb hon yn seiliedig ar fanylion a ddarparwyd i ni gan y gwerthwr ac fe'i rhoddir yn ôl yr hyn a gredwn sy'n gywir. Er ein bod yn gwneud pob ymdrech i sicrhau cywirdeb, ni allwn warantu bod yr holl fanylion yn gywir nac yn gyflawn. Rhaid i ddarpar brynwyr sicrhau eu hunain o gywirdeb y wybodaeth. Sylwch nad ydym wedi profi unrhyw wasanaethau, systemau, offer nac argaeledd cyfarpar yn y tŷ, ac ni allwn roi unrhyw warant ynghylch eu cyflwr nac a ydynt yn gweithio'n iawn. Mae unrhyw fesuriadau, cynlluniau llawr neu luniau er diben darluniadol yn unig ac ni ddylid eu hystyried yn gynrychioliadau union. Nid ydym yn derbyn unrhyw atebolrwydd am anghywirdebau sydd yn y wybodaeth am yr eiddo hwn.

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