



## 16 Bank Quay, Caernarfon

£165,000 Pris Canllaw / Guide Price

"Muriau'r castell uwch eich pen, bwrlwm y dref o'ch cwmpas – cyfle i greu rhywbeth gwirioneddol sbeshial."

"The castle walls above you, the bustle of the town around you – a chance to create something truly your own."

catra



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

*English on next page*

Wedi'i leoli o dan furiau'r castell, mae'r tŷ tri llawr yma yng nghanol Caernarfon — ger y Foryd, siopau annibynnol, a chaffis fel Bonta Deli a tafarndai anibynnol fel 'Jac y Do'. Mae ganddo'r hanfodion yn eu lle: gwres canolog nwy, ffenestri dwbl, a man parcio penodol (sy'n brin yn y dref). Yr hyn sydd ei angen nawr yw rhywun efo llygad am ddylunio a bach o ddychymyg.

Mae'r cynllun llawr yn syml ac ymarferol. Mae yna dri ystafell wely, ystafell ymolchi, lolfa eang a chegin o faint da — yn barod i rywun rhoi stamp personol arni. Mae'r gwaith sydd ei angen yn gosmetig yn unig, sy'n gwneud hwn yn opsiwn gwych i rywun sydd eisiau creu cartref heb orfod mynd i'r afael â gwaith adnewyddu mawr.

Y lleoliad sy'n gwneud y tŷ yma'n arbennig. Deffro, cerdded y Foryd, a chodi coffi ar y ffordd adref. Mae bywyd gyda'r nos yn hawdd hefyd — pryd yn y dref, diod gyda ffrindiau, neu jyst camu allan drwy'r drws a bod yng nghanol y cyfan.

Mae gan y cartref yma sylfeini cadarn, lleoliad gwych, a llwyth o botensial — yn berffaith i rywun sydd eisiau siapia cartref o amgylch eu ffordd nhw o fyw.

- **Views of Caernarfon Castle walls**
- **Spacious living room**
- **Bright galley kitchen**
- **Direct access to rear courtyard and parking space**
- **Good-sized bathroom**
- **Three bedrooms**
- **Potential for fireplaces and wooden floors**
- **Blank canvas**
- **Close to walking paths and cycle routes**
- **3-minute walk to the bus station**

Located just beneath the castle walls, this three-storey house sits right in the centre of Caernarfon — close to the Foryd, independent shops, cafés like Bonta Deli, and characterful pubs like Jac y Do. The essentials are already in place: gas central heating, double glazing, and a designated parking space (a rarity in town). What it needs now is someone with a good eye for design and a bit of imagination. The layout is simple and practical. There are three bedrooms, a bathroom, a spacious living room and a well-proportioned kitchen — all ready for someone to put their own stamp on. The work needed is purely cosmetic, which makes this an ideal opportunity for anyone wanting to create a home without taking on a major renovation.

What makes this home special is its location. Wake up, walk the Foryd, and grab a coffee on the way back. Evenings are easy too — a meal in town, drinks with friends, or just stepping out the front door and being in the middle of it all.

This house has solid foundations, a great location, and lots of potential — perfect for someone looking to shape a home around the way they live.

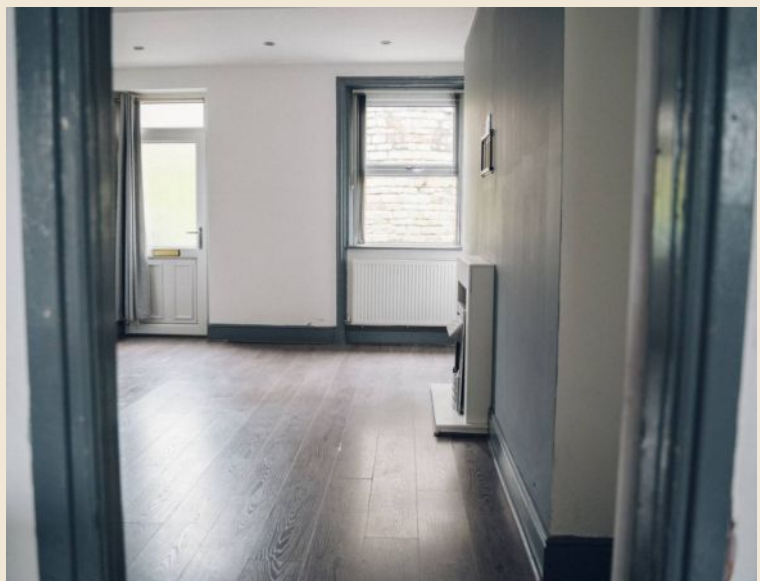


## Ystafell Fyw / Living Room

18' 7" x 10' 11" (5.67m x 3.34m)

Ystafell gyntaf y tŷ, gyda ffenest yn edrych tua muriau'r castell. Gofod agored gyda grisiau ac uned storio ddefnyddiol. Mae angen paent newydd a lloriau newydd, ac mae'r lle'n teimlo fel prosiect perffaith i rywun sydd eisiau rhoi wyneb ffres ar le â photensial mawr. Lle tân trydan ar hyn o bryd – efallai posib ailagor lle tân go iawn.

*The first room you enter, with a window looking out to the castle walls. Open-plan with staircase and useful storage cupboard. The room would benefit from new flooring and a fresh coat of paint – a perfect project for someone ready to give it a stylish update. A modern electric fire is in place, but there may be potential to reopen a real fireplace.*





## Cegin / Kitchen

15' 0" x 7' 6" (4.57m x 2.28m)

Cegin hir a digonedd o olau gyda llawer o le ar y 'workstop', bar brecwast defnyddiol ar hyd un wal, a golau naturiol o ffenest, drws cefn ac ffenest yn y to. Mae'r gegin yn fodern ac yn barod i'w defnyddio, gyda hob 'induction', ac awyrgylch sy'n berffaith ar gyfer cymdeithasu wrth goginio. Mae'r drws cefn yn arwain i'r iard a'r lle parcio.

*A bright galley kitchen with plenty of worktop space, a useful breakfast bar and lots of natural light from a window, back door and skylight. The kitchen is modern and ready to use, with an induction hob, great storage, and a sociable layout that works well for cooking and entertaining. The back door leads straight to the courtyard and parking space.*

### Stafell molchi / Bathroom

8' 6" x 7' 8" (2.60m x 2.34m)

Ystafell ymolchi o faint da gyda theils trwyddo. Mae yma fath gyda chawod uwchben, ac uned storio fawr a allai gael ei dynnu i greu mwy o le llawr. Mae'r gofod yma'n un ymarferol ond hefyd â photensial i'w drawsnewid yn fan hamddenol a braf.

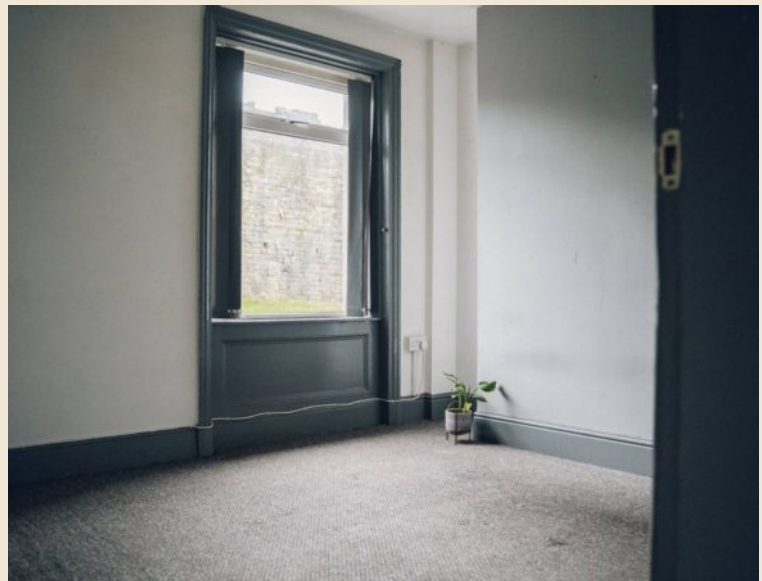
*A good-sized bathroom with tiles throughout. There's a bath with overhead shower, and a large built-in cupboard that could be removed to create more floor space. A practical room with real potential to become a calm, inviting space.*

### Stafell Wely 1 / Bedroom 1

13' 1" x 8' 10" (3.99m x 2.70m)

Ystafell wely o faint da sy'n eistedd wrth ymyl yr ystafell ymolchi, gyda golygfa wych o dŵr y castell. Mae yma le i wely dwbl ac mae'r cwpwrdd gosodedig yn cynnig storfa ddefnyddiol heb gymryd lle ychwanegol.

*A good-sized bedroom next to the bathroom, with an incredible view of the castle turret. There's room for a double bed and the built-in wardrobe offers handy storage without taking up extra floor space.*





### Stafell Wely 2 / Bedroom 2

8' 8" x 6' 8" (2.63m x 2.02m)

Y lleiaf o'r ystafelloedd gwely, wedi'i leoli yng nghefn y tŷ. Yn ddelfrydol ar gyfer gwely sengl, ond hefyd yn addas fel swyddfa gartref gyfforddus neu hyd yn oed wardrob 'walk in'.

*The smallest of the bedrooms, located at the back of the house. It would easily fit a single bed, but could also work well as a comfortable home office or even a walk-in wardrobe.*

### Stafell Wely 3 / Bedroom 3

13' 2" x 8' 11" (4.01m x 2.72m)

Gyda'r un olygfa â'r brif ystafell – muriau'r castell – mae'r ystafell hon yn teimlo'n arbennig. Posiblirwydd o le tân a lloriau pren dan y carpedi. Digon o le i wely dwbl neu hyd yn oed stiwdio greadigol i weithio ohoni.

*With the same castle wall views as the main bedroom, this room feels truly special. There's potential for a fireplace and wooden floors under the carpet. It fits a double bed with ease, or could become a beautiful creative studio.*



## Garden

Mae'r iard gefn yn cynnig digon o botensial i greu man hamdden gyda decing a phlanhigion – lloches fach o'r bwrllwm. Mae'r lle parcio'n eistedd yn syth y tu ôl i'r eiddo, o fewn y maes parcio. Cyfle i greu man awyr agored preifat yng nghanol y dref.

*The rear courtyard has real potential to become a peaceful decking area with planters – a quiet retreat from the town. The private parking space sits directly behind the property in the shared car park. A rare outdoor bonus in the town centre.*



