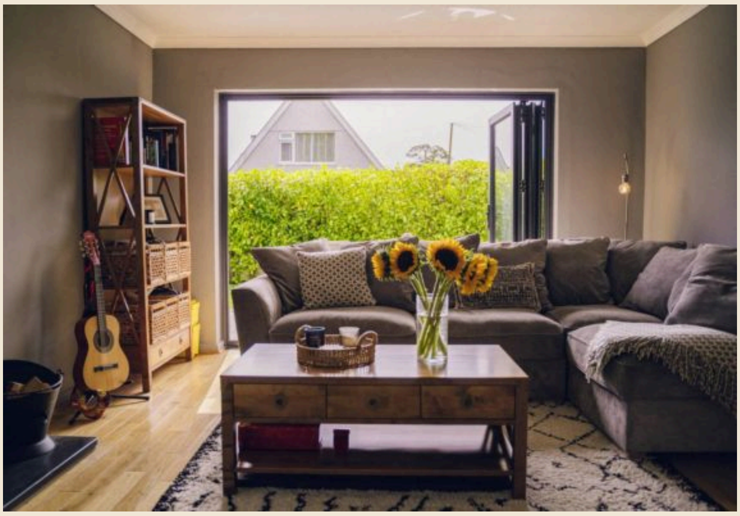


Drws y Coed, Caeathro

£389,000 Freehold

Tŷ 'detached' trawiadol mewn cul-de-sac heddychlon yng Nghaeathro. Gorffeniad o safon uchel, cegin agored, 3 ystafell wely mawr, paneli solar a gardd sy’n lapio’r tŷ – cartref i’w garu a’i fwynhau.

catra

Council Tax band: D
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached family home in a quiet cul-de-sac in Caeathro
- Renovated to a high standard with modern finishes.
- Beautiful open-plan kitchen/diner with slate tiles and breakfast bar.
- Spacious lounge with log burner and bi-fold doors to the patio.
- 3x Generously sized bedrooms with large primary
- Two modern bathrooms, featuring a luxurious jet bath.
- Large utility room and integral garage with access into the home.
- Solar panels on the roof – reducing costs and generating income.
- Wrap-around garden with lawn and patio areas.
- Welcoming community with local shop, play park and seasonal events.

English overleaf

Tŷ teuluol nodweddiadol yn bentref croesawgar Caeathro. Wedi'i guddio mewn cul-de-sac bach o 15 tŷ, lle mae plant yn chwarae yn y stryd a chymdogion yn codi llaw wrth basio, mai'n stryd sy'n llawn cymeriad Cymreig.

O'r tu allan mae'r pensaernïaeth a'r gorffeniad yn sefyll allan, ffenstri newydd haen dwbwl a 'triple glazing' yn ogystal â 'render' newydd sbon – tŷ modern a hardd i fod yn falch ohono. Wedi'i adnewyddu i safon uchel iawn, mae'r cartref hwn yn teimlo'n eang ac yn dawel. Yn y galon mae'r gegin/ystafell fwyta agored ar gyfer prydau teuluol a sgyrsiau hir, a lolfa fawr sy'n newid gyda'r tymhorau – tanllwyth o dân yn y Gaeaf neu agor y drysau bi-fold i batio heulog sy'n teimlo fel gwyliau bob dydd.

I fyny'r grisiau mae tair ystafell wely o faint da ac ystafell ymolchi fodern gyda bath 'jet' fel jacwsi, gyda'r brif ystafell yn un sy'n gwneud i chi isho mynd i gwely'n fuan bob nos!

Y tu hwnt i'r gofod byw mae ystafell utility fawr wrth y gegin, garej integredig, ac uchafbwynt y tŷ – paneli solar ar y to sy'n lleihau costau ac yn creu incwm ychwanegol. Gret ar gyfer cael gwylia ecstra pob blwyddyn, neu talu am anrhegion Nadolig.

Mae'r ardd yn lapio o amgylch y tŷ gyda phatio a gwair, lleoedd ar gyfer coffi'r bore neu ginio haf. Mae siop gerllaw, llwybrau cerdded i Gaernarfon, Bontnewydd a Waunfawr, a maes chwarae plant dim ond dau funud i ffwrdd. Yn Caeathro, mae'r gymuned yn fywiog gyda digwyddiadau tymhorol a chlwbiau lleol – tŷ gwych sy'n cynnig mwy na chartref, ond ffordd o fyw.

Gwres Canolog Olew

Paneli solar

'Double' a 'Triple' Glazing

Wifi: Fibre

A distinctive family home in the welcoming village of Caeathro. Tucked away in a small cul-de-sac of just 15 houses, where children play safely in the street and neighbours raise a wave as they pass, it's a road full of Welsh character.
From the outside, the architecture and finish really stand out – brand new double and triple glazing, fresh rendering …a modern, beautiful home to be proud of. Renovated to a very high standard, the property feels spacious and calm throughout. At the heart of the home is the open-plan kitchen/diner, perfect for family meals and long conversations, alongside a large lounge that changes with the seasons – light the log burner for cosy evenings, or open the bi-fold doors onto a sunny patio that feels like being on holiday every day.

Upstairs are three good-sized bedrooms and a stylish bathroom with a jacuzzi-style jet bath, while the main bedroom is one that makes you want to climb into bed early every night!

Beyond the main living space is a large utility room off the kitchen, an integral garage, and one of the home's highlights – solar panels on the roof that reduce energy bills and generate extra income. Perfect for an extra holiday each year or covering Christmas treats.

The garden wraps around the house with patio and lawn areas, ideal for morning coffee or summer suppers. A local shop, walking routes to Caernarfon, Bontnewydd and Waunfawr, and a children's play park just two minutes away are all close by. Caeathro's community is lively and welcoming, with seasonal events and local clubs – a wonderful house that offers more than just a home, but a whole way of life.

Oil Central Heating

'Double' and 'Triple' Glazing

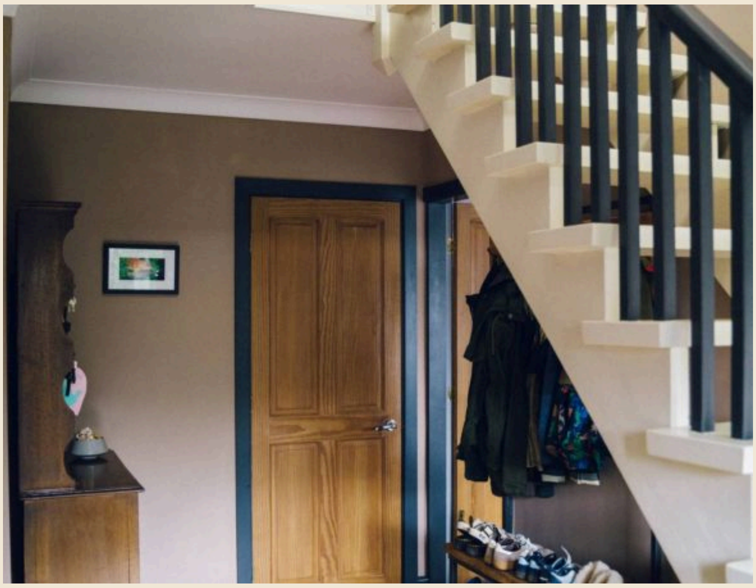
Solar Panels

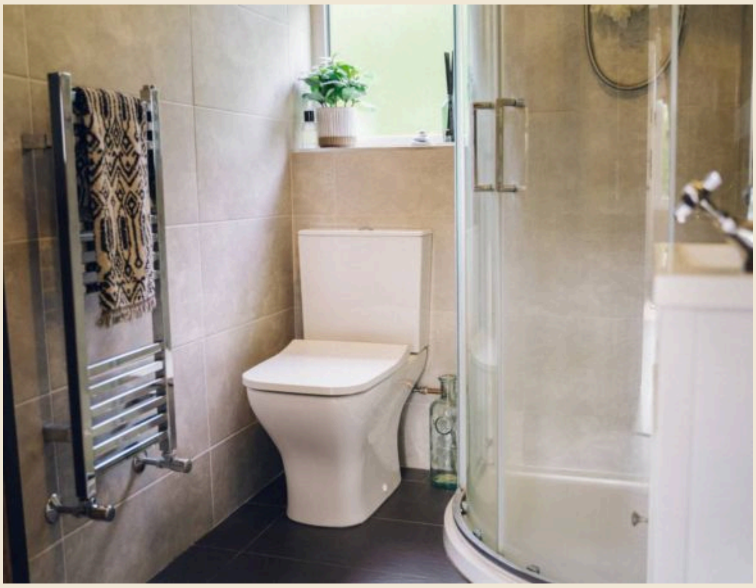
Wifi: Fibre

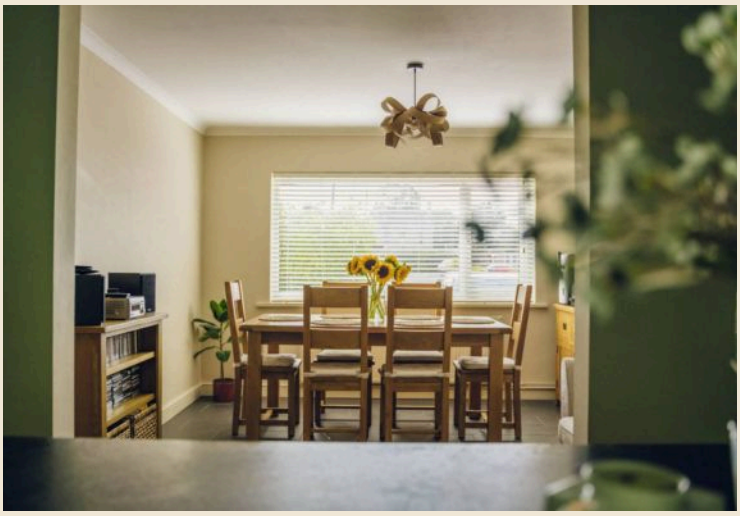
Y Cyntedd / Entrance

Wrth gamu drwy'r drws modern, cewch eich croesawu gan cyntedd eang a chroesawgar. Mae'r grisiau agored yn cael ei oleuo gan ffenestr fawr, dyma le i fod yn falch ohono pan yn croesawu gwesteion. Yma hefyd mae bonws ymarferol – ystafell ymolchi lawr grisiau gyda chawod.

As you step through the modern doorway, you're welcomed by a spacious and inviting hall. The open staircase is lit by a large window – a space to be proud of when greeting guests. Also here is a practical bonus: a downstairs bathroom with shower.







Cegin ac Ystafell Fwyta / Open Plan Kitchen Diner

Dyma un o ystafelloedd mwyaf arbennig y tŷ – y gegin/ystafell fwyta cynllun agored sy'n dangos gwir safon gorffeniad y ty. Teils llechi odan draed, cegin o safon uchel ac ynys fawr gyda bar brecwast. Breuddwyd i unrhyw un i goginio ynddi, wrth ddiddanu gwesteion neu gweini brecwast i'r plant yn y bore.

This is one of the home's most special rooms – the open-plan kitchen/diner that really shows off the quality of finish. Slate tiles underfoot, a high-spec kitchen and a large island with breakfast bar. A dream for anyone who loves to cook, whether entertaining guests or serving breakfast to the kids in the morning.

Utility

Drws nesa' i'r gegin mae'r ystafell utility fawr. Gyda mynediad uniongyrchol i'r ardd gefn, mae'n berffaith ar gyfer tynnu esgidiau pêl-droed oddiar draed bach neu rhoi dillad yn syth yn y peiriant golchi cyn mynd i mewn i'r tŷ.

Next to the kitchen is the large utility room. With direct access to the back garden, it's perfect for kicking off little muddy football boots or throwing clothes straight into the washing machine before coming inside.

Garej / Garage

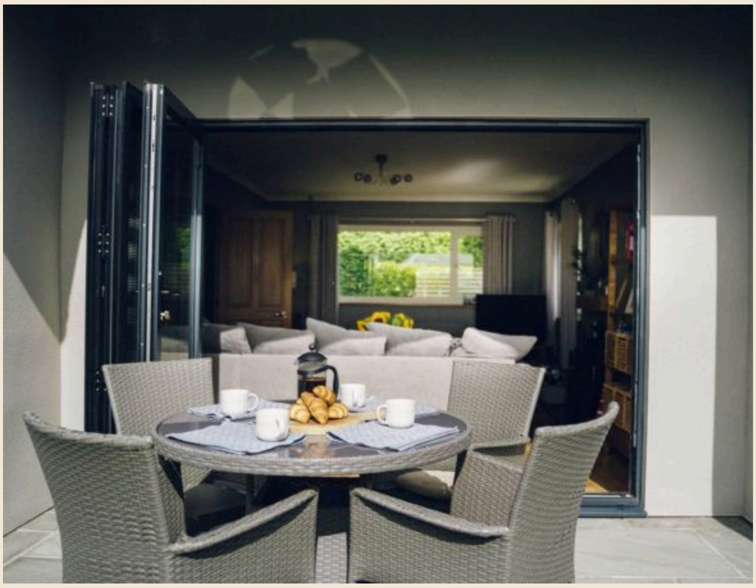
Fel garej, mae hon yn ymarferol iawn – digon o le storio ac yn cysylltu'n uniongyrchol â'r utility. Yma mae'r paneli solar yn cael eu rheoli, felly'n fan defnyddiol tu hwnt.

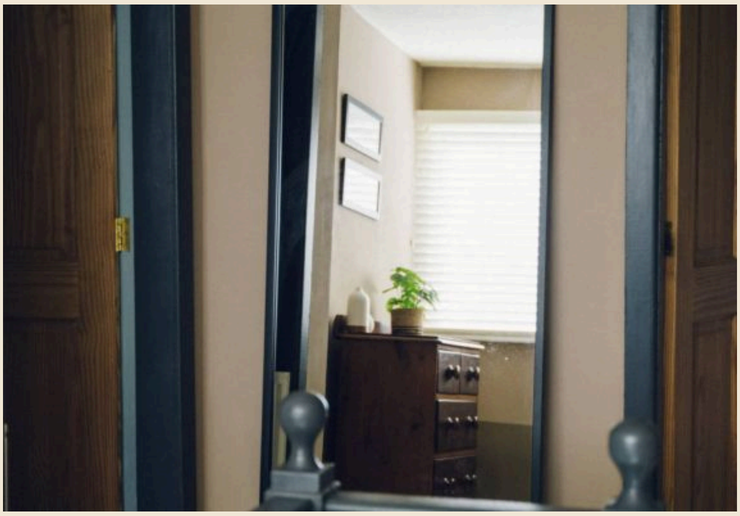
As garages go, this one is super practical – plenty of storage space and direct access into the utility. It's also where the solar panels are controlled, making great use of the space.

Ystafell Fyw / Lounge

Ystafell fyw fawr ac eang sy'n cynnig digon o botensial i chwarae gyda'r cynllun. Mae dwy ffenestr fawr yn edrych dros yr ardd, ond uchafbwynt y gofod yw'r drysau bi-fold i'r patio. Ar agor, maen nhw'n creu llif hyfryd i'r ardd. Yn y gaeaf, tanllwyth pren clyd; yn yr haf, patio heulog sy'n teimlo fel gwyliau.

A large and spacious living room offering plenty of potential to play with the layout. Two big windows look out over the garden, but the highlight of the space is the bi-fold doors onto the patio. Open them and you get a lovely flow to the garden. In winter, the cosy log burner takes centre stage; in summer, the sunny patio feels like a holiday.





Landing

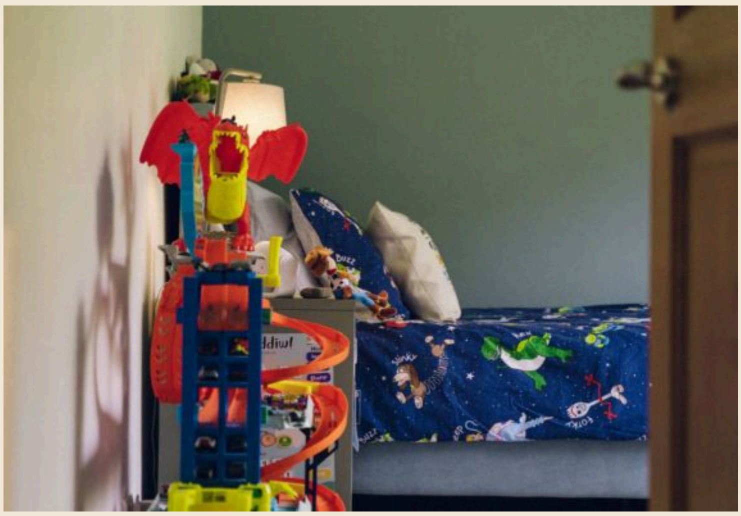
Mae fyny i dop y grisiau yn ofod arbennig – yn anarferol fawr, gan roi naws gartrefol a chysylltiedig i'r tŷ. Mae ffenestr fawr yn gadael golau meddal i lifo i mewn, tra bod lloriau pren wedi'u paentio'n hardd yn creu teimlad cynnes a gwledig. O'r fan hon, mae mynediad i bob ystafell wely.

The landing is a really special space – unusually large, giving the home a warm and connected feel. A big window lets in soft light, while the beautifully painted wooden floors add rustic charm and warmth. From here you can step into all of the bedrooms, tying the home together.

Ystafell Wely 1 / Bedroom 1

Mae'r ystafell hon ar flaen y tŷ ac yn fawr ei maint, gyda ffenestr lydan bron ar hyd yr ystafell gyfan sy'n gadael i olau naturiol lifo i mewn. Ar hyn o bryd mae'n swyddfa, ond byddai'n gwneud ystafell wely hyfryd, gyda digon o le ar gyfer gwely dwbl a dodrefn.

This room sits at the front of the house and is generous in size, with a wide window spanning almost the full length of the space, letting natural light pour in. Currently used as an office, it would make a lovely bedroom with plenty of room for a double bed and furniture.



Ystafell Wely 2 / Bedroom 2

Mae'r ystafell hon hefyd o faint gwych. Dyma lle mae pensaernïaeth y dorma-bungalow yn dod i'r amlwg, gyda siap nenfwd unigryw sy'n rhoi cymeriad arbennig. Mae'r gofod hwn yn berffaith fel ystafell wely i blentyn – llawn hwyl, 'cwyrci' a digon o le i dyfu.

This bedroom is also a great size. The dorma-bungalow architecture really shines here, with its unique ceiling shape adding character and charm. A quirky and fun space that makes the perfect child's bedroom, with plenty of room to grow and make it their own.

Ystafell Molchi / Bathroom

Ystafell ymolchi syml ond gyda teimlad hyfryd, wedi'i gorffen i safon uchel. Mae sinc sgwâr chwaethus, teils hardd, a'r uchafbwynt – bath 'jet', tebyg i jacwsi - perffaith ar gyfer nos Wener hamddenol ar ôl wythnos hir. Ceir hefyd gawod uwchben y bath, gan gyfuno moethusrwydd a ymarferoldeb.

A simple bathroom with a lovely feel, finished to a high standard. There's a stylish square sink, beautiful tiling, and the highlight – a jet, jacuzzi-style bath, perfect for a relaxing Friday night after a long week. There's also an overhead shower, combining luxury with practicality.

Ystafell Wely 3 / Bedroom 3

Mae'r ystafell brif hon yn syndod o fawr wrth gamu i mewn, gyda theimlad o dawelwch sy'n ei gwneud yn encil perffaith i oedolion ymlacio. Mae'r ffenestr gefn yn rhoi naws clyd, a digon o le i wely king-size, cypyrddau ac eitemau dodrefn eraill – yn dangos maint hael yr ystafell.

The primary bedroom feels surprisingly large as you step inside, with a sense of calm that makes it the perfect retreat for adults to unwind. Its rear-facing window adds cosiness, and it easily holds a king-size bed, wardrobes and other furniture – showing the generous scale of the room.

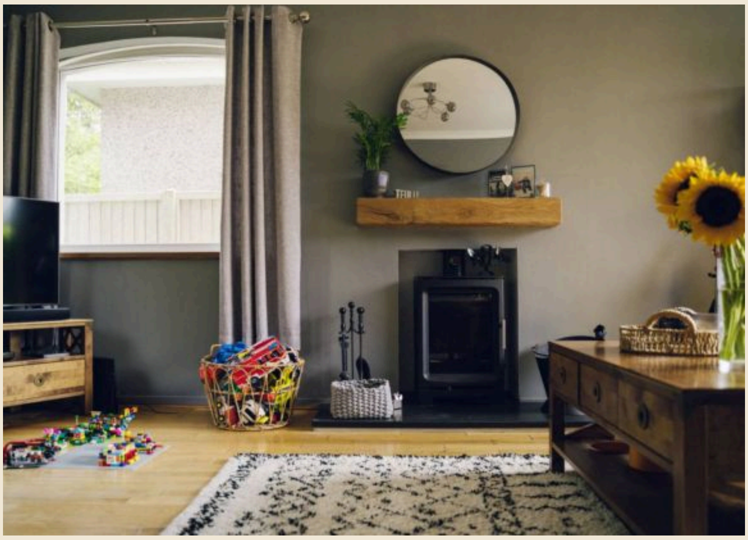
Atig / Attic

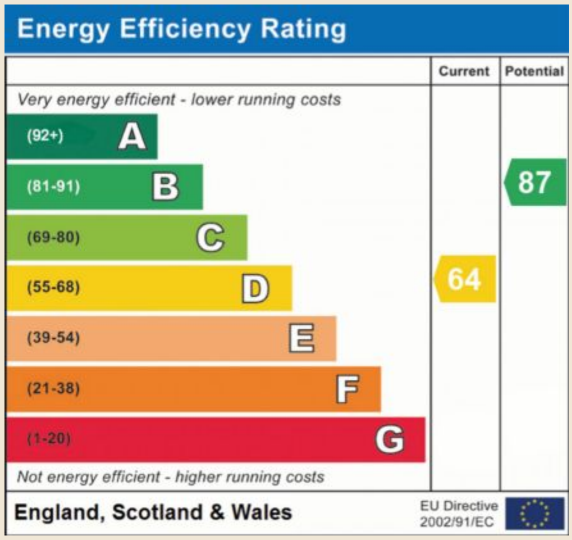
Mae'r atig yn cynnig lle storio ychwanegol defnyddiol, gyda rhan ohono wedi'i 'bordio' i'w gwneud yn fwy ymarferol. Perffaith ar gyfer cadw holl bits a bobs teuluol.

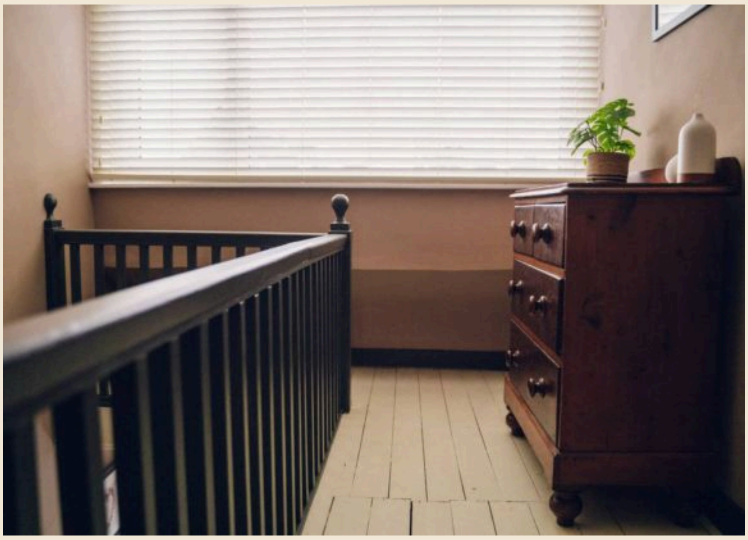
The attic provides useful extra storage, with part of it boarded to make it more practical. Perfect for keeping all those little family bits and pieces.

Garden
Mae'r ardd yn lapio o amgylch yr eiddo ac yn hawdd ei chynnal, gyda lawntiau wedi'u trin yn ofalus. Y tu ôl mae lle i'r tanc olew a lle sychu dillad, tra bo'r blaen yn gwynebu'r De ac yn fan hyfryd i dreulio amser yn yr haul. Mae'r perchnogion wedi plannu llwyni ar y blaen i greu preifatrwydd, gan wneud y gofod yn gartrefol a thawel. Gyda'r gorffeniad taclus a modern, mae'r ardd hon yn ymestyn y cartref ac yn cynnig digon o le ar gyfer hamddena neu chwarae.

The garden wraps around the property and has been designed for ease of maintenance, with carefully kept lawns. At the back there's space for the oil tank and drying clothes, while the front is south-facing and a perfect spot to spend sunny days. The current owners have planted shrubbery here for extra privacy, making it feel homely and secluded. With its tidy, modern finish, the garden extends the living space and offers plenty of room for relaxing or play.




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
64
87
England, Scotland & Wales
EU Directive 2002/91/EC



Living Room
Bathroom
Hall
Kitchen
Dining Room
Laundry Room
Garage
Bedroom
111.68 sq ft
Bedroom
112.74 sq ft
Hall
100.70 sq ft
Bathroom
48.46 sq ft
Bedroom
211.70 sq ft

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