Coetmor, Bethesda Bach

£299,950 Freehold

"Mae byw yma fel camu i mewn i rythm arafach o fywyd. Yn y bore rydym yn agor y ffenestri sash ac yn clywed yr afon wrth i'r haul godi dros y caeau. Dyma'r math o gartref sy'n newid gyda phob tymor – heddwch, cymuned, a gwir deimlad o le."

"Living here feels like stepping into a slower rhythm of life. In the morning we open the sash windows and hear the river as the sun rises over the back of the house. It's the kind of home where every season brings something different – peace, community, and a real sense of space."

catra

Tŷ 3 llofft cyfoes, golygfeydd Llanddwyn, ger afon – bywyd gwledig gyda chyfleustraon wrth law.

3-bed home with Llanddwyn views & riverside charm – rural living with all amenities close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Oile Central Heating

Fibre to the premesis

Newly refurbished

- Three-bedroom semi-detached home in a sought-after rural-meets-central location.
- Stunning countryside views stretching to Ynys Llanddwyn and Ynys Môn.
- Lovingly renovated throughout by the current owners with character details retained.
- Two cosy log burners plus underfloor heating in the kitchen and bathroom.
- Beautifully refurbished kitchen with island, sash windows, and boot room.
- Versatile basement level with log burner and direct garden access.
- Luxury bathroom with oversized bath for two and a large walk-in shower.
- Secret attic room – perfect for storage, a playroom, or a family cinema.
- Generous garden with river nearby, and enclosed garden for children.
- Beautiful original features and cottage feel.

Ydych chi erioed wedi breuddwydio am gartref sy'n teimlo'n wirioneddol wledig ond sy'n dal mor agos i bopeth? Croeso i Coetmor – cartref tri llofft, 'semi detached' sydd wedi'i osod mewn lleoliad delfrydol rhwng Pen Llŷn, Caernarfon a'r ffordd osgoi. Er eich bod chi'n ganolog i'r cyfan, mae'r lle yma'n teimlo fel pe byddech chi'n byw yng nghanol cefn gwlad pur. Dim ond tri set o gymdogion sydd yma, felly mae'r lle'n cynnig preifatrwydd prin.
Prynwyd y tŷ gan gwpl ifanc rhai blynyddoedd yn ôl, ac ers hynny mae pob cornel wedi cael ei adnewyddu gyda chymaint o gariad a chymeriad nes eich bod yn teimlo'r croeso cyn i chi hyd yn oed gamu drwy'r drws ffrynt gwyrdd hyfryd.

Mae pob ffenestr sash yn fframio natur, ac yn y gaeaf mae dau lle tân coed i'ch cadw'n gynnes, gyda gwres 'dan llawr yn y gegin a'r ystafell ymolchi yn rhoi ychydig o foethusrwydd sy'n teimlo'n arbennig yng nghefn gwlad.

O'r cyntedd, byddwch yn cyrraedd yr ystafell fyw – ystafell gynnes gyda thân coed ac un o'r golygfeydd gorau dros y caeau tuag at Ynys Llanddwyn. Mae'r gegin, wedi'i hadnewyddu'n llawn, yn wirioneddol galon y cartref. Mae ganddi ynys hardd, sinc larder, lloriau calchfaen a ffenestr sash newydd yn edrych allan dros yr ardd. O'r fan yma mae 'boot room' – lle delfrydol i'r esgidiau a'r cotiau wedi cerdded y caeau cyfagos.

O'r gegin, ewch i lawr i'r seler – lle arall llawn cymeriad. Mae yma dân coed arall ac mae'r gofod yn hyblyg – weithiau'n swyddfa, weithiau'n ystafell fwyta neu'n le i fwynhau gemau ar nos Wener. Mae drws uniongyrchol i'r ardd o'r fan yma hefyd.

Ar y llawr cyntaf, mae'r ystafell ymolchi wedi'i hadfer yn berffaith – hoff ystafell ni yma'n Catra. Dychmygwch gawod neu drochiad hir mewn bath mawr, dau ffenestr sash newydd yn gadael i'r goleuni ddod i mewn, a'r adar yn canu y tu allan. Mae'r bath yn ddigon i ddau, ac mae cawod fawr fodern hefyd.

Mae dau o'r tair llofft yn cynnwys lle tân gwreiddiol (ddim yn llosgi ar hyn o bryd) – nodweddion prin sy'n adleisio'r awyrgylch cartrefol. O'r llofft flaen ceir golygfa perffaith dros y caeau, tra bod yr un gefn yn edrych dros yr ardd. Ar y landing, mae drws cudd sy'n arwain i lofft gyfrinachol – ar hyn o bryd yn storfa, ond gellid ei droi'n llofftydd chwarae neu sinema fach.

Tu allan, mae'r ardd yn bleser i bawb. Patio ar gyfer coffi boreol neu win nos, gardd gaeedig i'r plant chwarae'n ddiogel, a'r tir yn rhedeg i lawr at yr afon lle mae'r sŵn dŵr yn bresennol drwy'r dydd. Mae'n gyfuniad prin: bywyd gwledig gyda'r holl gyfleustraon gerllaw.

Ever dreamt of a home that feels truly rural but is still perfectly placed for everything you need? Welcome to Coetmor – a three-bedroom semi-detached home in the most ideal of spots, balanced between Pen Llŷn, Caernarfon and the bypass. Despite being central, life here feels like stepping into pure countryside. With just three sets of neighbours, this house offers a rare sense of peace and privacy.
Bought a few years ago by a young couple, the home has been lovingly renovated from top to bottom. You feel the warmth the moment you arrive at the door, and that character carries on throughout.

Sash windows look out over greenery, there are two log burners for cosy evenings, and underfloor heating in the kitchen and bathroom – little luxuries that make country living feel indulgent.

Step from the hallway into the lounge – a snug room with its own log burner and a picture window gazing across the fields to Llanddwyn. The kitchen, recently refurbished, feels like the heart of the home, complete with a central island, larder sink, limestone flooring and sash window looking onto the garden, and plenty of storage. A boot room just off it makes the perfect spot for muddy coats and boots after adventures in the fields.

From the kitchen, head downstairs into the basement – a charming, versatile space with a second log burner. The current owners use it as an office, a dining nook, and sometimes a games room for long Friday evenings. Another stunning reclaimed door leads you straight out into the garden.

Upstairs, you'll find the beautifully restored bathroom – Catra's favourite room. With two brand-new sash windows flanking a deep, oversized bath (big enough for two), it's the ultimate spot to soak, surrounded by views of trees and birdsong. There's also a large modern shower, blending luxury with homely comfort.

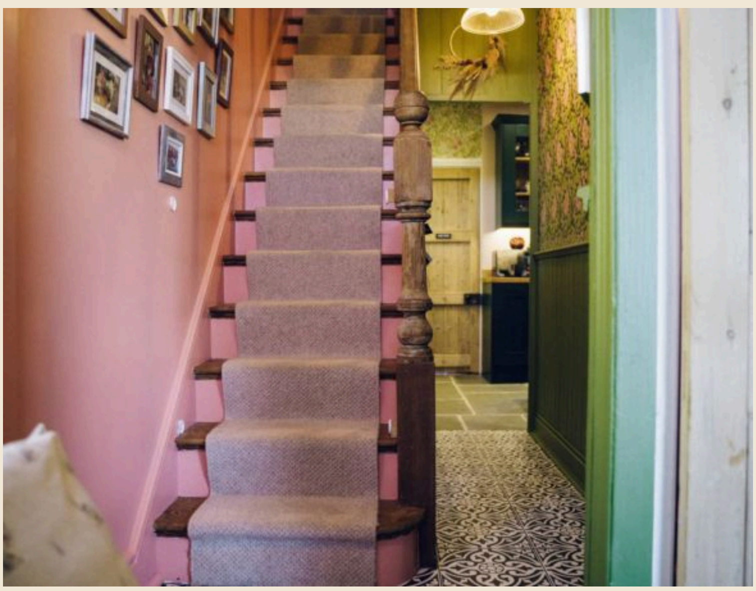
Two of the three bedrooms still hold their original fireplaces. And hidden away on the landing is a secret loft space – currently storage, but with clear potential as a children's den or even a little cinema room.

Outside, the garden is a playground for all ages. Adults can relax on the patio with morning coffee while children play safely in the gated garden. The land slopes gently alongside the house, where the current owners keep ducks, and the river runs close enough to soundtrack daily life with the sound of water. The views roll endlessly across open fields to Ynys Môn on the horizon.

It's country living, yes – but ever so close to all the amenities you could wish for.

Ystafell Fyw / Lounge
14' 1" x 11' 7" (4.29m x 3.53m)
Ystafell fyw gartrefol sy'n eich gwahodd i ymlacio o'r eiliad y byddwch yn camu i mewn. Dychmygwch diod poeth wrth ymyl y tân coed yn y gaeaf, gyda'r haul yn machlud dros y caeau tu blaen drwy'r ffenestr fawr. Awyrgylch cynnes, a chartrefol.

A homely lounge that invites you to relax from the moment you step inside. Picture yourself with a hot drink by the log burner in winter, as the sun sets over the fields outside the picture window. A warm, atmospheric room full of charm.



Cegin / Kitchen
15' 3" x 10' 11" (4.66m x 3.34m)
Dyma galon y cartref – ystafell lle byddwch yn treulio oriau'n sgwrsio dros banad o de. Cegin moethus gyda ynys ganol, dwy ffenestr sash dros yr ardd, gwres odan y llawr, a digon o gypyrddau i storio. Cegin moethus a gofod i fwynhau.

The heart of the home – a space you'll naturally gather in. This high-end kitchen boasts a centre island, two sash windows over the garden, underfloor heating and ample storage. A handy boot room offers coat space and access straight into the garden. This kitchen is luxurious and homely.

Basement

8' 5" x 13' 3" (2.57m x 4.05m)

Mae'r cwpl wedi adnewyddu'r llawr gwaelod yn llwyr, gan greu gofod hyfryd. Fe'i defnyddir fel swyddfa ac ystafell fwyta, gyda thân coed newydd a ffenestri'n edrych allan i natur. Mae mynediad uniongyrchol i'r ardd hefyd o'r fan hon.

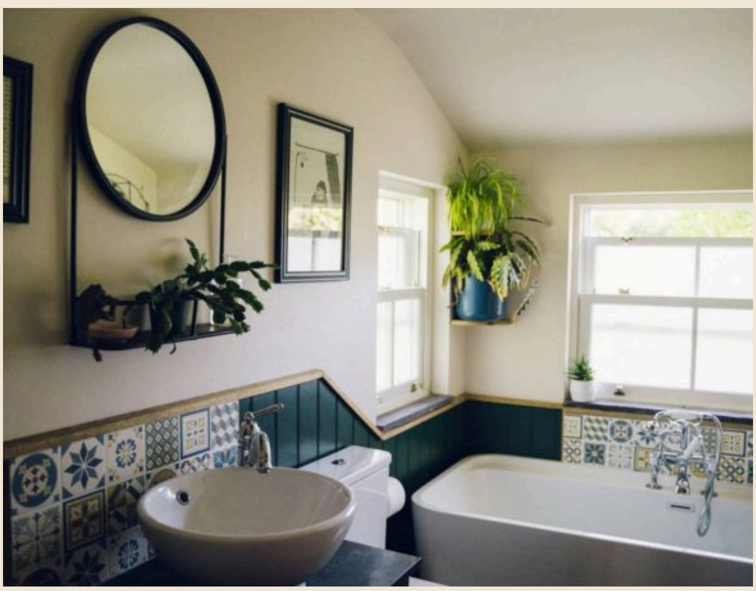
The couple have fully refurbished the basement, creating a versatile, welcoming space. Used as an office and dining area, it features a new log burner, windows framing nature, and direct access out into the garden for a true indoor-outdoor feel.

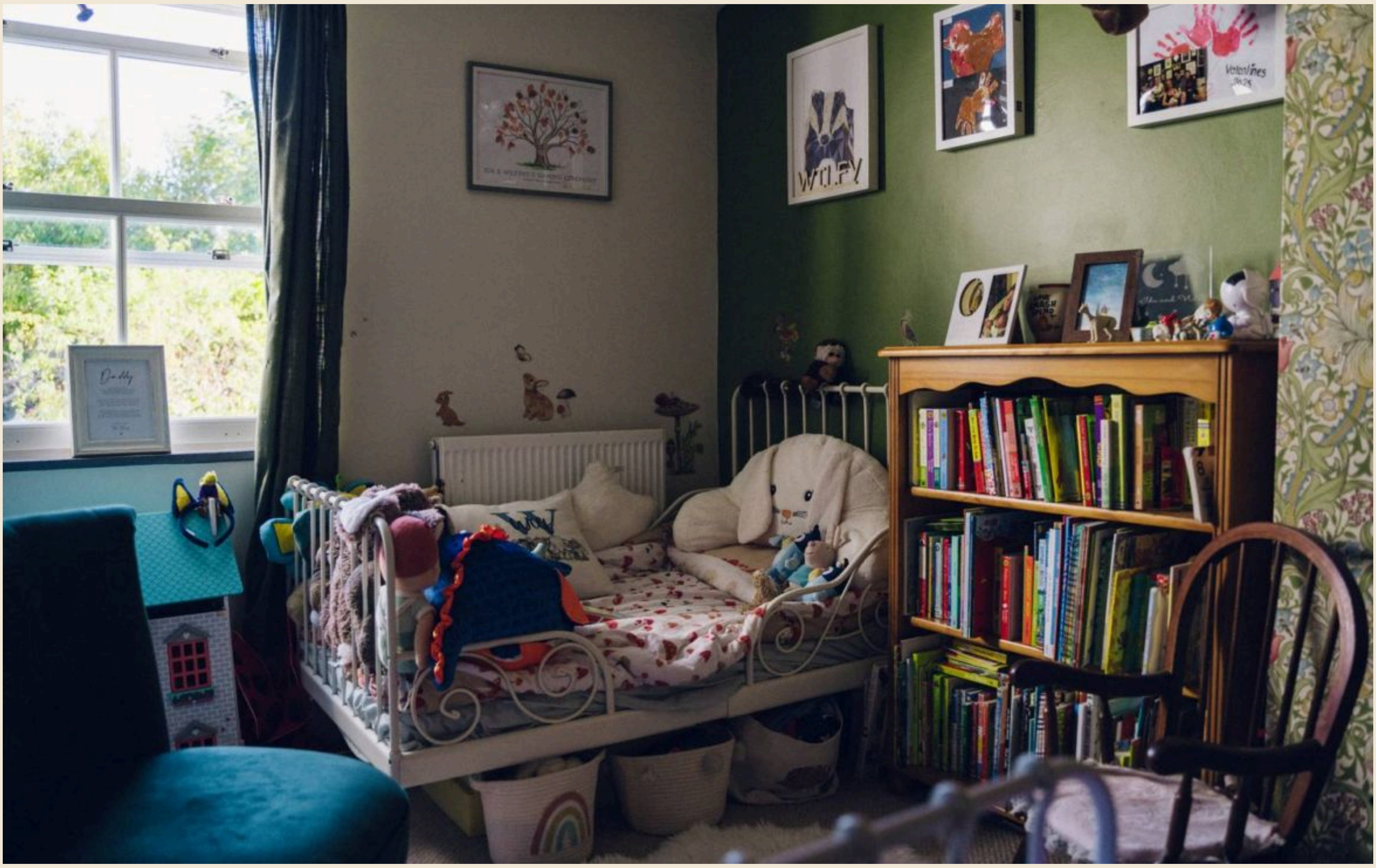
Ystafell Molchi / Bathroom

8' 11" x 7' 11" (2.72m x 2.41m)

Ystafell ymolchi bendigedig gyda dwy ffenestr sash newydd yn fframio'r bath – lle perffaith i ymlacio. Mae'r bath yn ddigon eang i ddau, ac mae yma gawod fawr fodern hefyd. Awyrgylch ffres a llonydd sy'n cynnig moethusrwydd go iawn.

A calming bathroom where two brand-new sash windows wrap around the bath – the perfect spot to unwind. The bath is large enough for two, complemented by a spacious modern shower. A fresh yet cosy atmosphere makes this room feel truly luxurious.





Ystafell Wely 1 / Bedroom 1
9' 8" x 12' 3" (2.95m x 3.73m)
Ar hyn o bryd mae'r ystafell hon yn llofft plentyn llawn antur a chymeriad. Gyda lle tân gwreiddiol, ffenestr sash newydd yn edrych dros yr ardd, a wal serth sy'n ychwanegu at y siâp unigryw – mae'n llofft berffaith i blentyn dychmygus.
Currently a child's room, this space feels full of adventure and charm. With its original fireplace, new sash window overlooking the garden, and a quirky sloping wall, it's the perfect bedroom for little ones to grow, play and dream in.

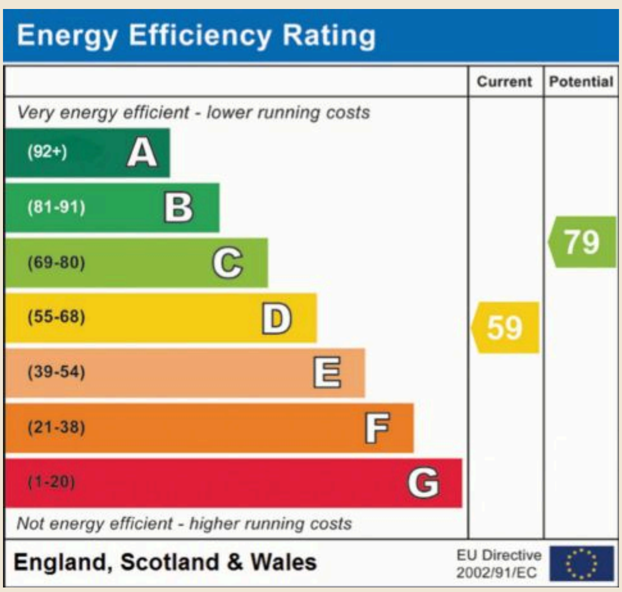
Ystafell Wely 2 / Bedroom 2
12' 3" x 9' 3" (3.74m x 2.81m)
Dyma'r llofft flaen gyda golygfeydd sy'n syfrdanu. Bydd deffro yma yn brofiad. Mae lle tân gwreiddiol yn ganolbwynt hyfryd i'r ystafell, gan ychwanegu cymeriad a naws gartrefol i'r gofod - hafan i ddianc iddi.

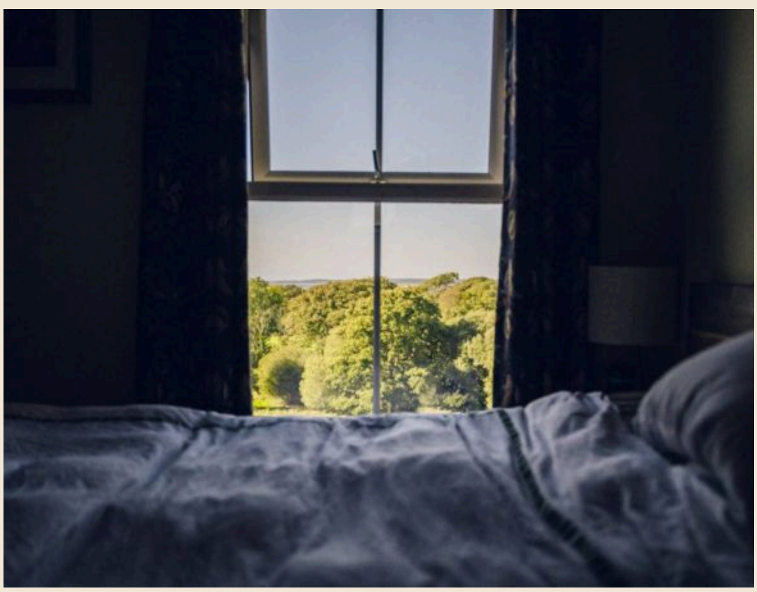
The front bedroom offers breathtaking views – once you've woken up here, nowhere else will compare. The original fireplace forms a beautiful centrepiece, adding character and a homely feel to this haven.

Ystafell Wely 3 / Bedroom 3
8' 8" x 5' 7" (2.64m x 1.71m)
Y llofft leiaf, ond llawn posibiliadau. Yn ddelfrydol ar gyfer gwely sengl gyda golygfeydd hyfryd dros y caeau. Ar hyn o bryd yn cael ei ddefnyddio fel ystafell gerddoriaeth, ond hefyd wedi bod yn swyddfa.
The smallest of the three, yet full of potential. Fits a single bed and enjoys lovely views of the fields. Currently a music room, once used as an office – a flexible space that works perfectly as a little haven to escape to within the home.

Llofft / Attic
14' 4" x 9' 11" (4.37m x 3.03m)
Mae grisiau cudd y tu ôl i ddrysau tlws ar y landing yn arwain at y llofft. Ar hyn o bryd yn storfa, ond byddai'n wych fel stafell chwarae i blant neu sinema deuluol. Ceir hen ffenestr yma, ond byddai ffenestr Velux yn trawsnewid y gofod.

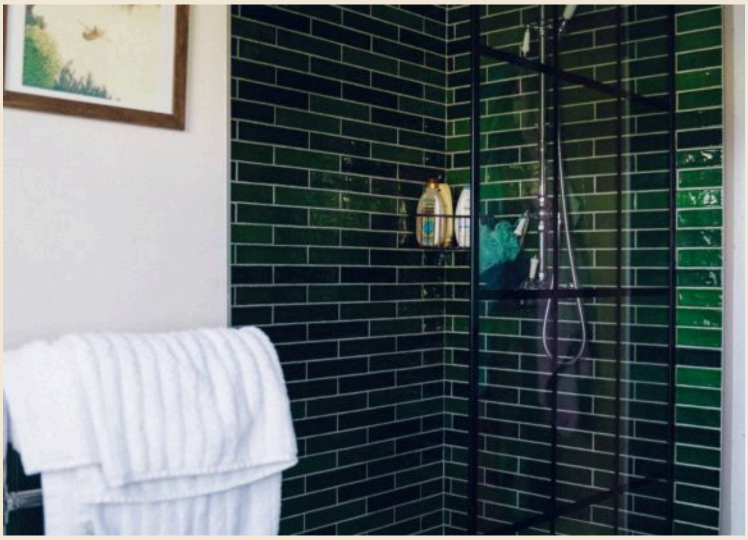
Hidden stairs behind pretty doors on the landing lead up into the attic. Currently used for storage, but ideal as a children's playroom or family cinema. There's an old window, though a Velux would truly transform this charming, versatile space.

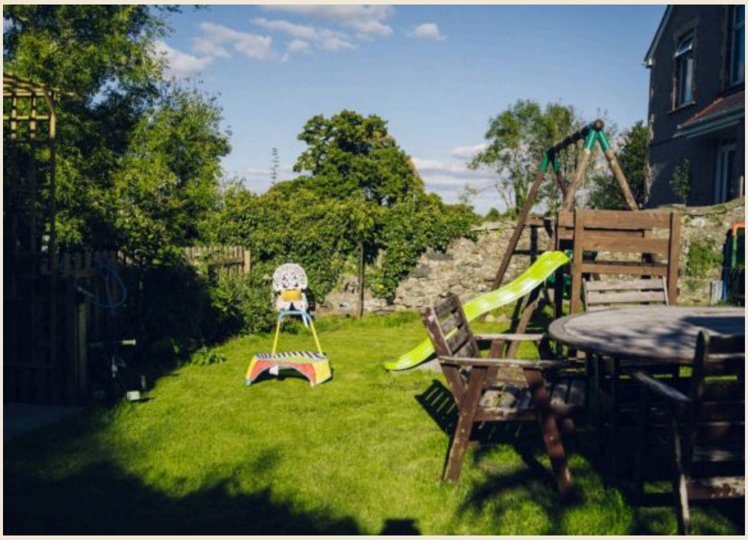
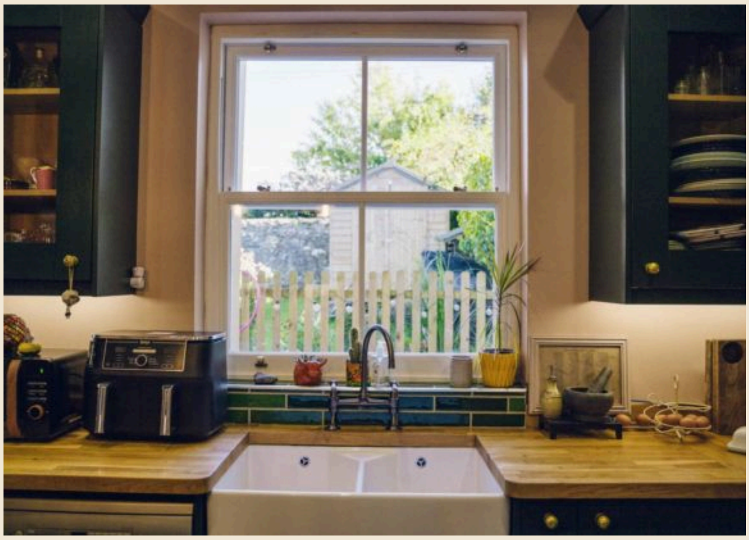


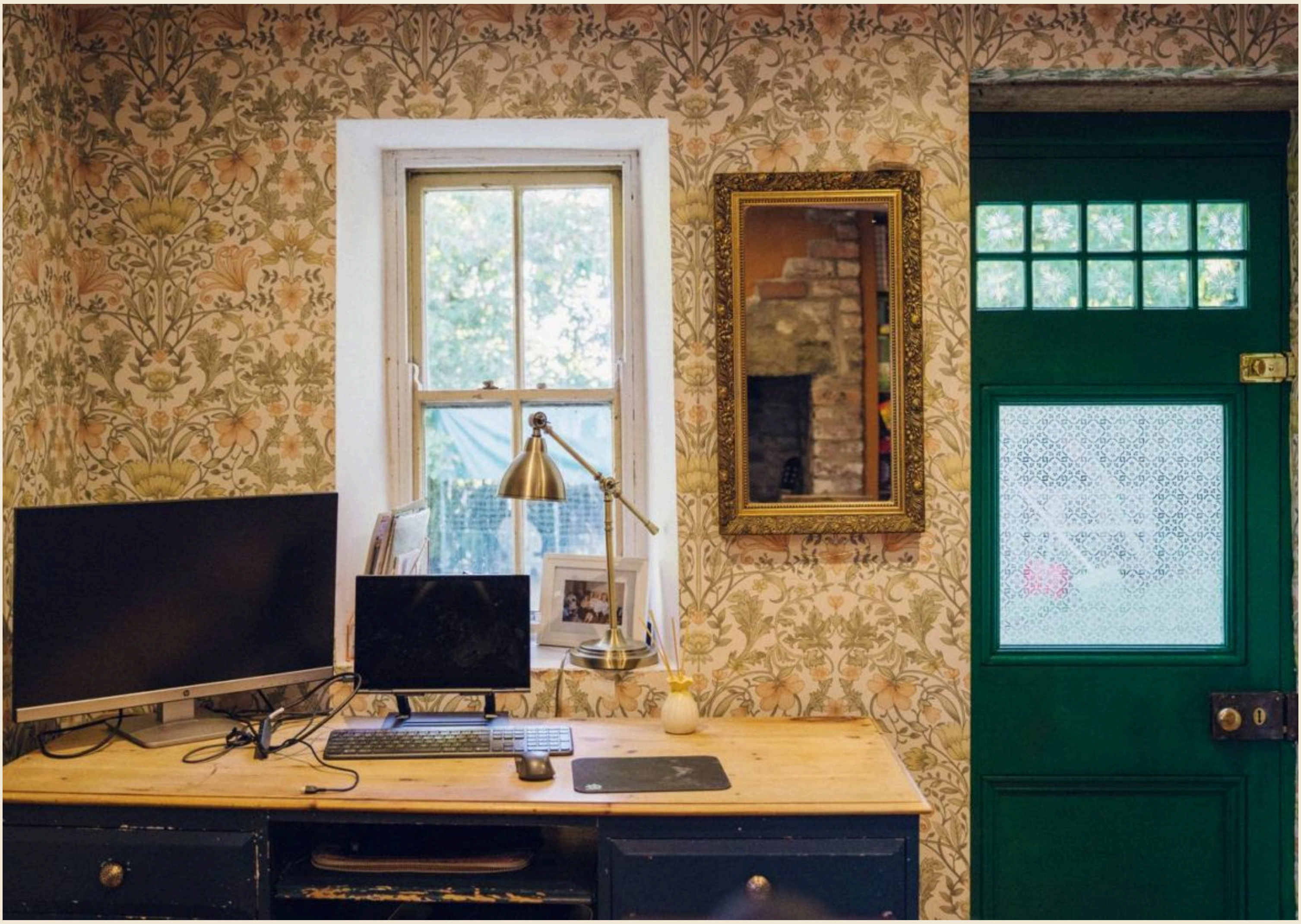


Garden
Un o’r rhannau mwyaf cyffrous am y tŷ hwn yw’r ardd – mae’n wirioneddol le sy’n gwneud y cartref yn arbennig. Mae’r ardd gefn wedi’i gau yn llwyr, gan greu man diogel i blant chwarae a lle delfrydol ar gyfer cinio teuluol neu fwynhau gwydraid o win gyda ffrindiau ar noswaith haf. Wrth i chi symud i lawr ochr y tŷ, mae’r tir yn ymestyn at ardal wastad hyfryd lle mae’r perchnogion yn cadw hwyaid ar hyn o bryd. Mae’r golygfeydd a’r machlud haul o’r fan hon yn anhygoel, gan wneud y gofod yn addas i greu patio neu ardal fwyta arall yn y dyfodol. Mae’r eiddo’n rhedeg hyd at ymyl yr afon, felly mae sŵn dŵr yn gefndir cyson ac ymlaciol i fywyd. Yn gryno, mae’r ardd yn gyfuniad o ddiogelwch, harddwch naturiol a photensial gwych i’w haddasu ymhellach.

One of the most exciting aspects of this home is the garden – a space that makes the property truly stand out. The walled rear garden feels safe and secure, perfect for children to play freely, while also being an inviting spot for family dinners or a glass of wine with friends on warm summer evenings. Running down the side of the house, the garden opens onto a lovely flat section currently home to a duck run, but with incredible potential. Thanks to the breathtaking sunsets and open views from here, it could easily become an additional patio or dining area. The boundary of the property extends right down to the river, meaning the gentle sound of flowing water is a constant backdrop to daily life. Altogether, this garden offers a rare blend of safety, natural beauty, and endless possibilities.



Anna Jones


Living Room
13.58 m²
Hall
6.40 m²
Kitchen
13.52 m²
Cellar
11.99 m²
Bedroom
9.92 m²
Bedroom
4.50 m²
Hallway
4.96 m²
Bedroom
9.86 m²
Bathroom
5.67 m²
Attic / Loft
12.28 m²