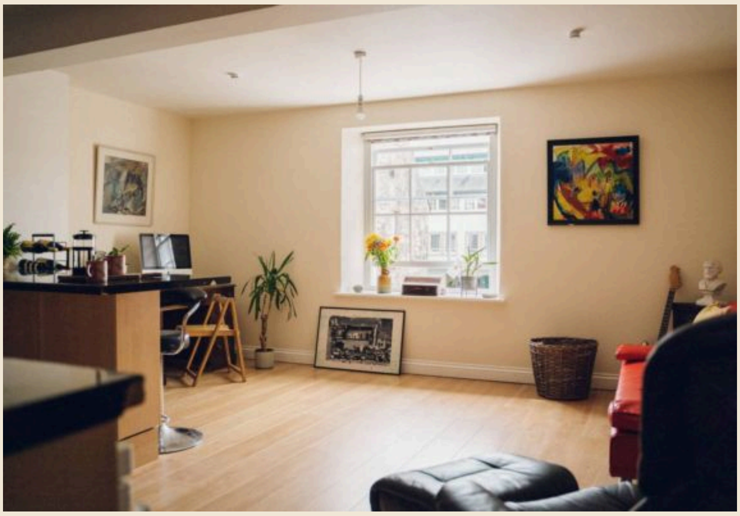


Flat 6, Plas Bowman, 5 High Street

£155,000 Leasehold

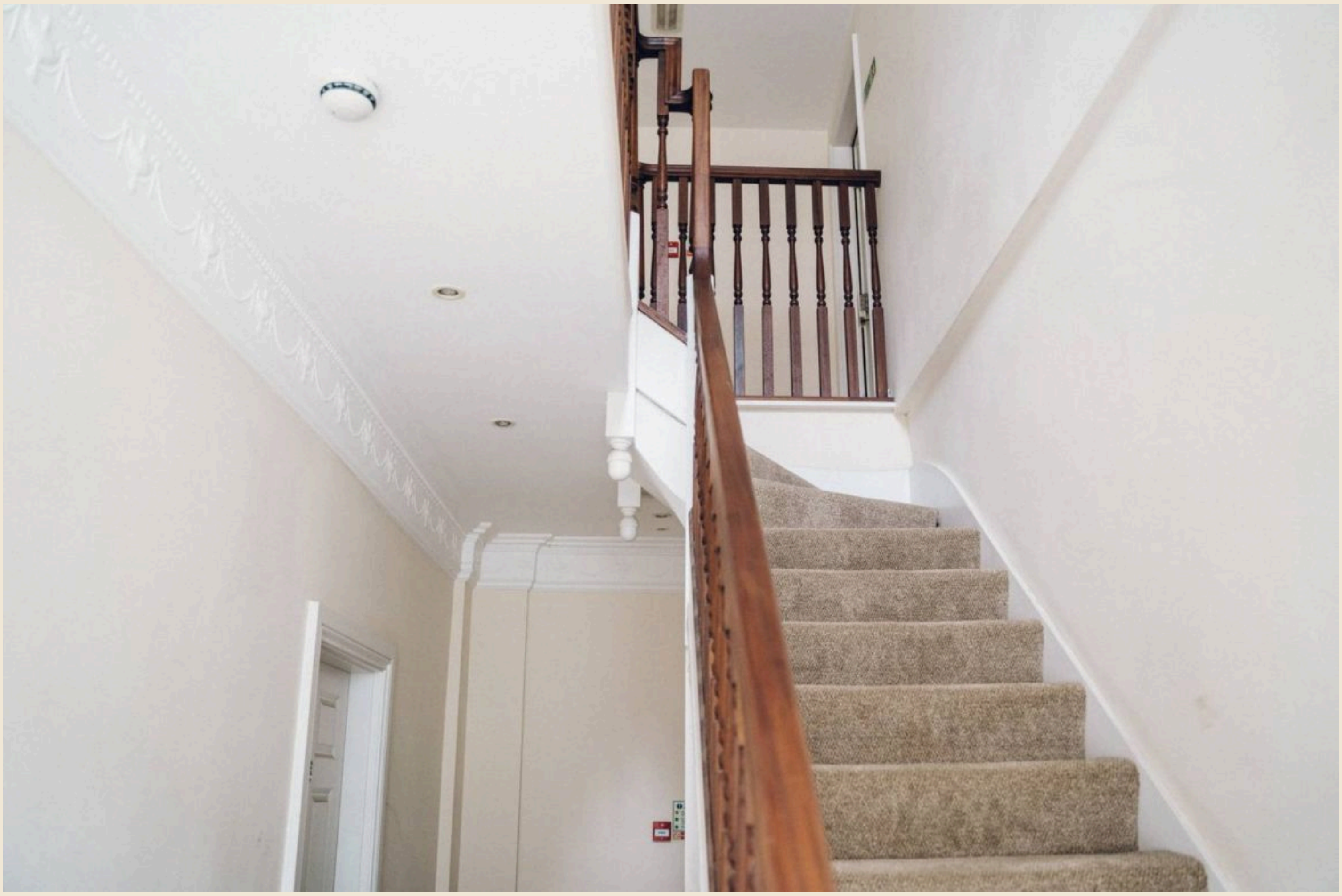
Fflat unigryw o fewn adeilad rhestredig Gradd II — hafan dawel y tu mewn i furiau'r dref.

catra

Council Tax band: A
Tenure: Leasehold (Resident’s Management Company)

EPC Energy Efficiency Rating: D

- Set within Caernarfon’s historic castle walls
- Grade II listed building
- Split-level apartment
- Brand new Grade II-approved sash windows
- Stunning views from the Velux
- Two double bedrooms
- Modern open-plan living and kitchen area
- Beautifully maintained communal hallway
- Secure building entry with intercom and video system
- Fantastic location for travel and lifestyle



Wedi'i lleoli o fewn muriau canoloesol tref Caernarfon ac yn rhan o adeilad rhestredig Gradd II, mae'r fflat dwy lofft unigryw hon yn cynnig cyfle prin i fyw mewn eiddo arbennig yng nghanol y dref hanesyddol. Mae Fflat 6 ar dop yr adeilad, wedi'i gosod ar draws dau lawr eang, gyda golygfeydd dros strydoedd Caernarfon, Castell Caernarfon, ac hyd yn oed y Fenai.
Mae'r fflat yn rhan o drefniant lês ddelfrydol lle mae'r perchennog yn gyfrifol, ochr yn ochr â'r perchnogion eraill yn yr adeilad, am ofalu am y mannau cymunedol. Mae'r adeilad yn lân, yn daclus, ac yn dangos gofal gwirioneddol, gan greu amgylchedd diogel, heddychlon a deniadol.

Ar lawr gwaelod y fflat mae ardal fyw a chegin cynllun agored — yn berffaith ar gyfer byw bywyd modern a chymdeithasol. Mae ffenestr restredig newydd wedi'i gosod yn ddiweddar, gan adael digon o olau naturiol i mewn i'r ystafell, a golygfa hyfryd dros y stryd cerrig tu allan.

Hefyd ar y llawr hwn mae ystafell wely eang gyda dau gwpwrdd storfa. Mae'n dal gwely dwbl yn braf, neu'n cynnig gofod addas fel swyddfa gartref neu ystafell sbâr. Mae'r ystafell ymolchi yn cynnwys cawod, toiled a sinc.

Mae'n anarferol canfod fflat sy'n ymestyn dros ddau lawr fel hyn. Ond, wrth fynd i fyny'r grisiau, fe welwch ystafell wely olau, eang, yn ymestyn ar draws lled y fflat. Mae ffenestr Velux yn cynnig golygfa odidog dros Gastell Caernarfon a'r Fenai. Mae yna hefyd gornel estynedig a fyddai'n berffaith fel ardal i gadw dillad neu hyd yn oed greu gofod ar gyfer cwpwrdd gwisgo.

Mae'r adeilad yn cynnwys drws diogel gyda system intercom sain a fideo, gan roi tawelwch meddwl a diogelwch. Mae'r eiddo'n sefyll yng nghanol ardal sy'n boblogaidd, lle mae nifer o adeiladau cyfagos wedi gweld adnewyddiad diweddar. Mae'r lleoliad yn ddelfrydol ar gyfer mwynhau siopau annibynnol, caffis, tafarndai, a digon o ddigwyddiadau cymunedol, i gyd o fewn pellter cerdded.

Rydym wedi cael gwybod nad oes modd trosi'r eiddo hwn yn lety gwyliau o dan gynllun Erthygl 4, ond byddai angen cadarnhad gan gyfreithiwr.

Does dim caniatâd i anifeiliaid fyw yn yr eiddo, fel a nodir yn y weithred les.

Eiddo les gyda 981 o flynyddoedd yn weddill. Rhent tir ddim ond yn £10 y flwyddyn. Mae'r ffi cynnal a chadw yn £175 y mis.

Mae gan yr eiddo wres canolog nwy, band eang ffibr, dŵr prif gyflenwad a charthffosiaeth prif gyflenwad.

Situated within the medieval town walls of Caernarfon and forming part of a Grade II listed building, this unique two-bedroom apartment offers a rare opportunity to live in a truly special property at the heart of this historic town. Apartment 6 sits at the very top of the building, spread across two generous floors, with views over the streets of Caernarfon, Caernarfon Castle, and even the Menai Strait.
The flat benefits from an ideal leasehold arrangement where the owner, alongside the other residents of the building, shares responsibility for maintaining the communal areas. The building is clean, well-kept, and clearly cared for, creating a safe, peaceful, and welcoming environment.

On the lower floor of the apartment is an open-plan living and kitchen area — perfect for modern, sociable living. A newly installed listed sash window allows an abundance of natural light to flood the room and offers charming views over the cobbled street outside.

Also on this level is a spacious bedroom with two built-in storage cupboards. It easily accommodates a double bed but would also work beautifully as a home office or guest room. The bathroom includes a shower, toilet, and sink.

It's rare to find an apartment spread over two floors like this. Upstairs, you'll find a light and airy bedroom stretching across the width of the flat. A Velux window offers stunning views of Caernarfon Castle and the Menai Strait. An extended nook provides the perfect space for a dressing area or additional storage.

The building benefits from a secure entrance with both video and audio intercom systems, offering peace of mind and security. The property is located in a sought-after part of town, with many nearby buildings having been recently refurbished. The location is ideal for enjoying independent shops, cafés, pubs, and a variety of community events — all within easy walking distance.

Please note, we have been advised that this property cannot be converted into holiday accommodation under the Article 4 scheme, but confirmation of this would be needed by a solicitor.

Pets are not permitted in the property, as stated in the leasehold deeds.

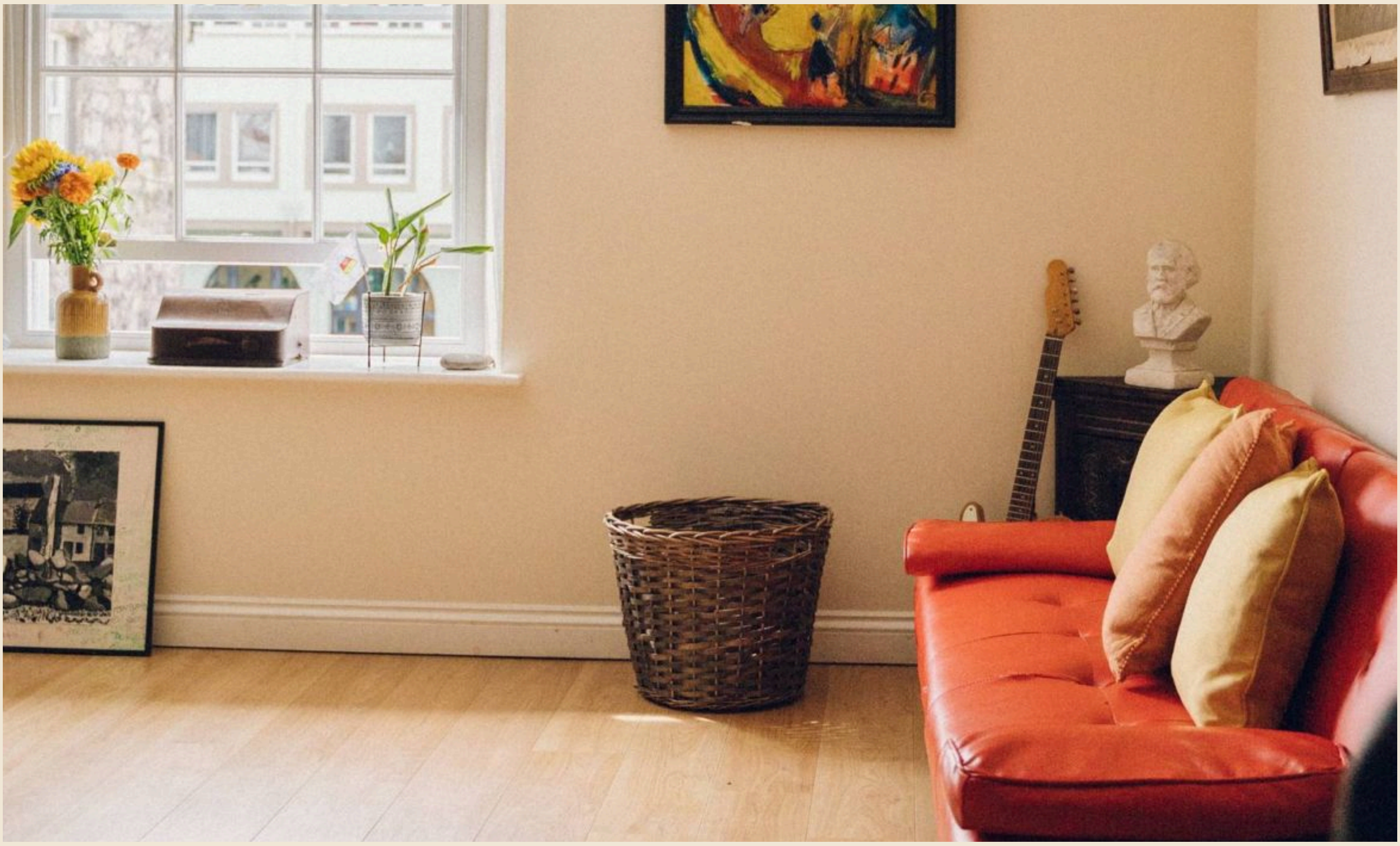
Leasehold with 981 years remaining. Ground rent is just £10 per year. Maintenance fees are £175 per month.

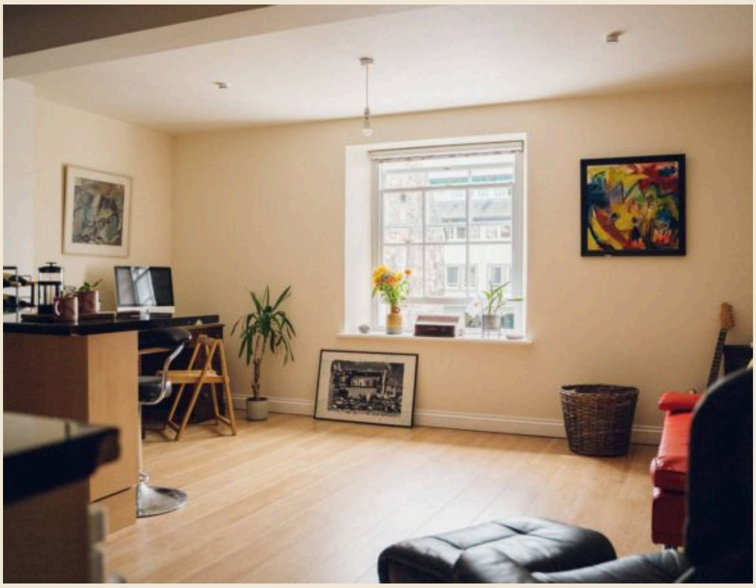
The property has gas central heating, fibre broadband, mains water, and mains drainage.

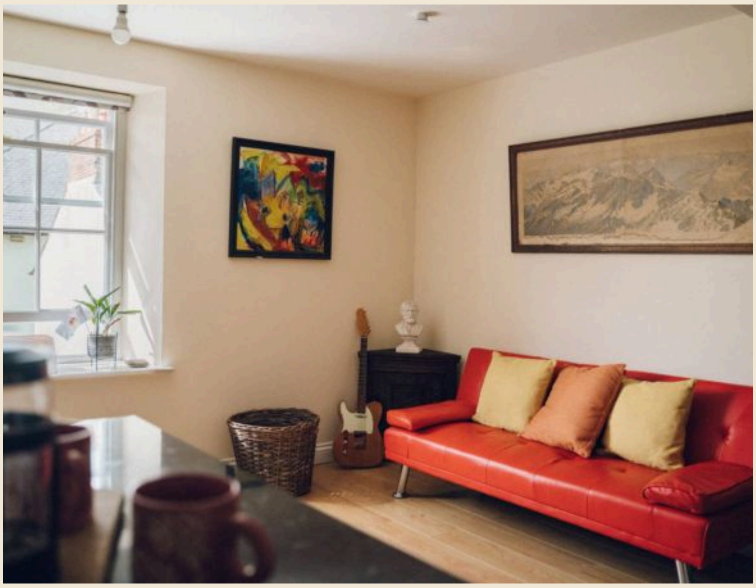
Stafell Fyw / Lounge

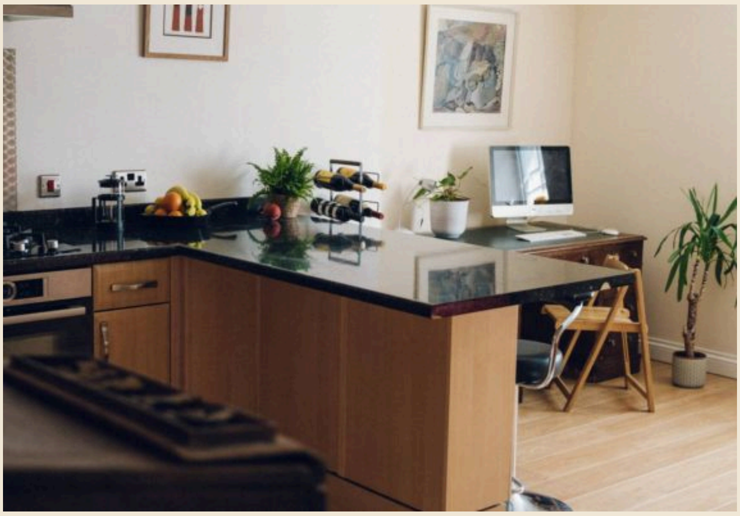
Ystafell fyw byw cynllun agored modern gyda golygfeydd dros strydoedd Caernarfon. Mae'r ffenestr sash newydd Gradd II yn dod â golau naturiol i'r gofod hwn sy'n berffaith ar gyfer ymlacio neu weithio o gartref. Ystafell amlbwrpas, chwaethus, sy'n cynnig cydbwysedd delfrydol rhwng byw modern a hanes pensaernïol.

A stylish open-plan living space with views over Caernarfon's cobbled streets. The new Grade II sash window floods the room with natural light, creating an ideal setting to relax, entertain or work from home. This versatile, design-led space blends contemporary living with the charm of heritage architecture.









Cegin / Kitchen
Cegin agored o fewn cynllun syml. Wedi'i chynllunio ar gyfer mwynhau coffi yn y bore wrth y 'bar brecwast', neu goginio gyda ffrindiau gyda'r nos. Mae'r lleoliad agored yn creu llif naturiol rhwng byw a choginio — yn berffaith ar gyfer bywyd modern.

A stylish kitchen that flows naturally within the open-plan layout. Designed for slow morning coffees at the breakfast bar and lively evenings cooking with friends. This well-shaped space blends seamlessly with the living area — ideal for modern social living.

Stafell 'Molchi / Bathroom

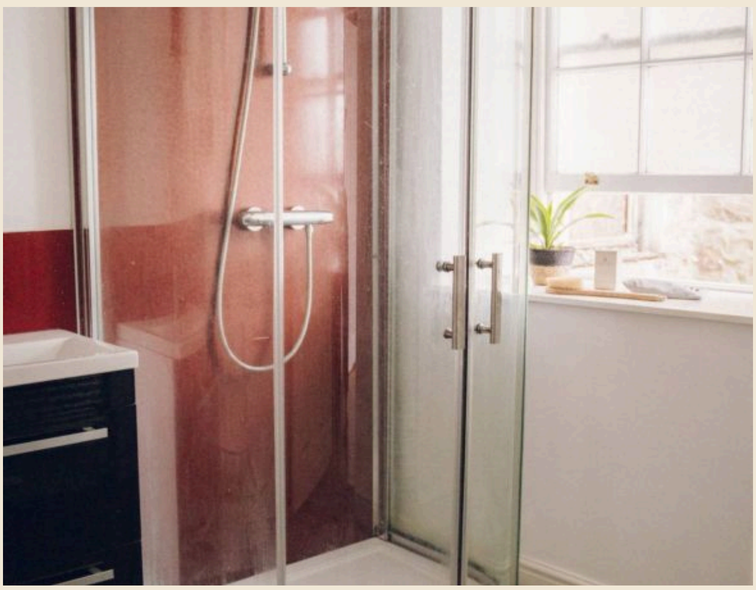
Ystafell ymolchi o faint safonol gyda chawod, gyda ffenestr sash Gradd II sy'n ychwanegu'r teimlad hanesyddol 'na eto.

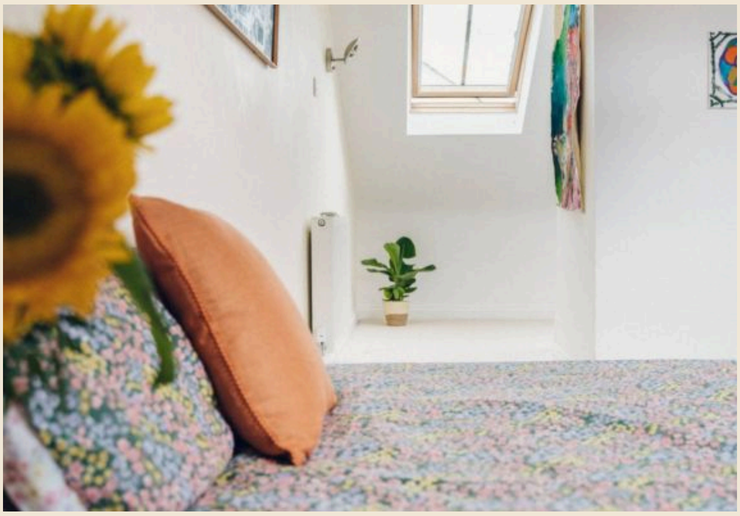
A standard-sized bathroom with a shower, featuring a Grade II sash window that brings back that historic feel once again.

Ystafell Wely 1 / Bedroom 1

Mae'r ystafell hon ar lawr gwaelod y fflat ac mae'n fawr digon i ffitio gwely dwbl. Mae dwy cwpwrdd yn rhoi digon o le i storio. Byddai'r ystafell hefyd yn gweithio'n dda fel swyddfa gartref neu ystafell sbâr. Mae'r ffenestr sash yn gadael golau i mewn ac yn edrych dros doeau Caernarfon.

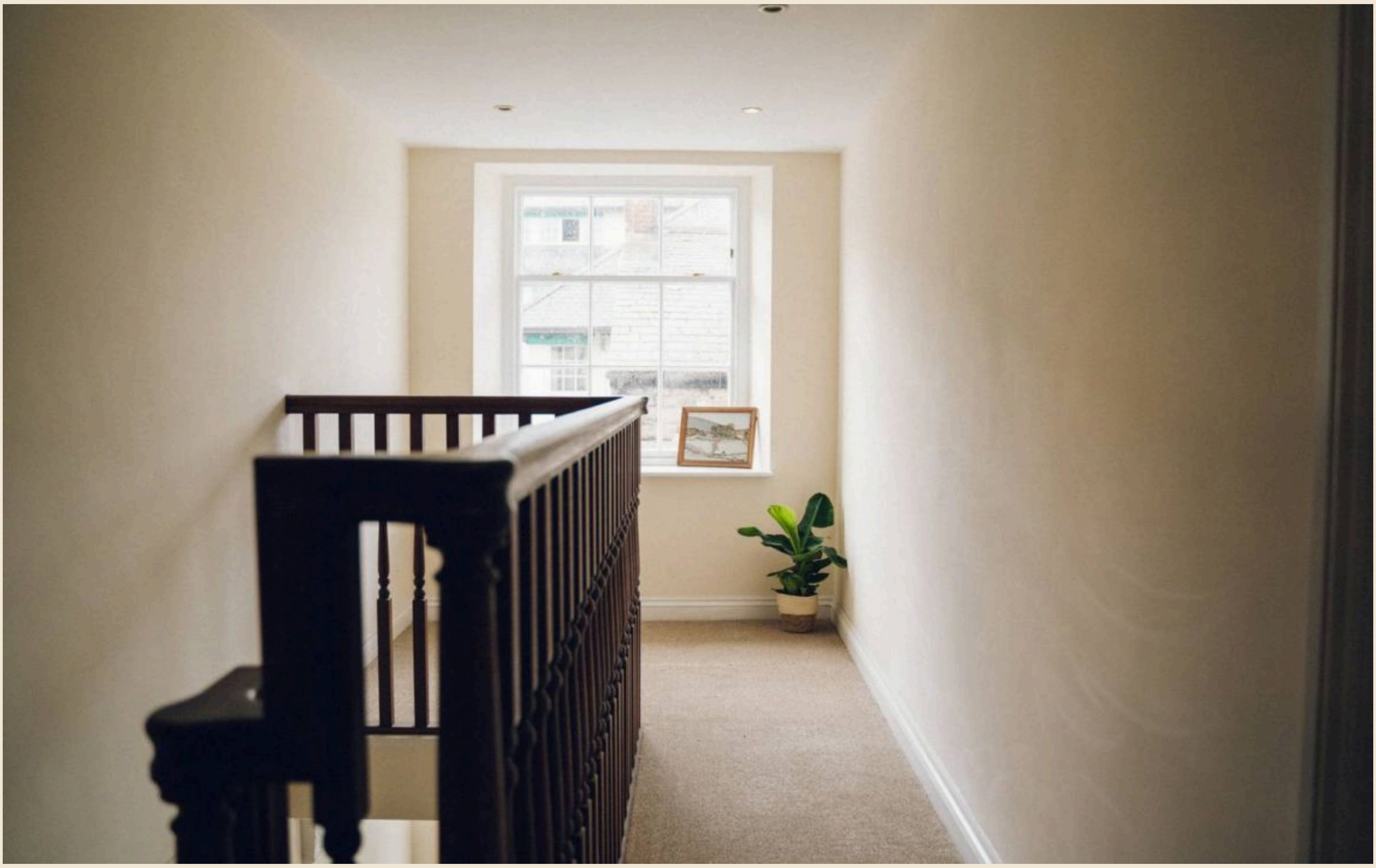
This ground floor bedroom is a great size and easily fits a double bed. There's two built-in cupboards for storage and clothes. It could also work really well as a home office or spare room. The sash window lets in loads of light and gives a view over Caernarfon's rooftops.

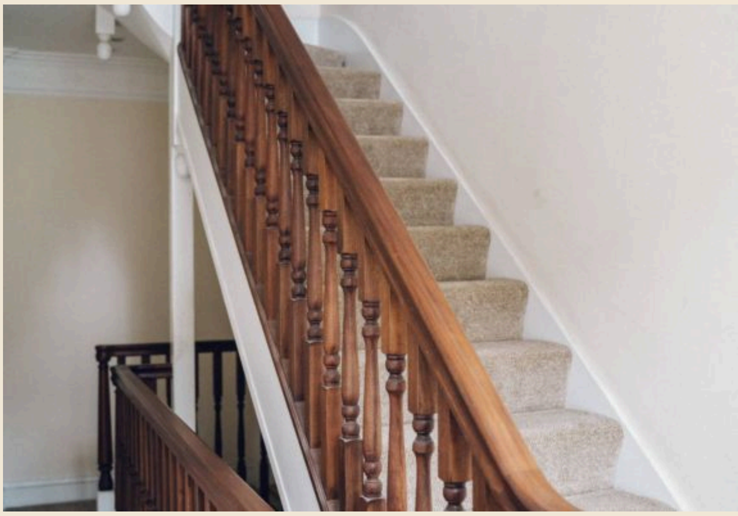




Ystafell Wely 2 / Bedroom 2
Ewch i fyny'r grisiau a byddwch yn cyrraedd ystafell wely llawn golau, wedi'i gosod o dan do lle mae'r nenfwd yn llethu'n ysgafn. Mae'r ffenestr Velux yn cynnig golygfeydd hyfryd tuag at y castell a'r môr. Mae digon o le i wely mawr, a 'nwc' ychwanegol sy'n berffaith fel cwpwrdd dillad neu storfa. Gofod i ddianc ydi hwn.

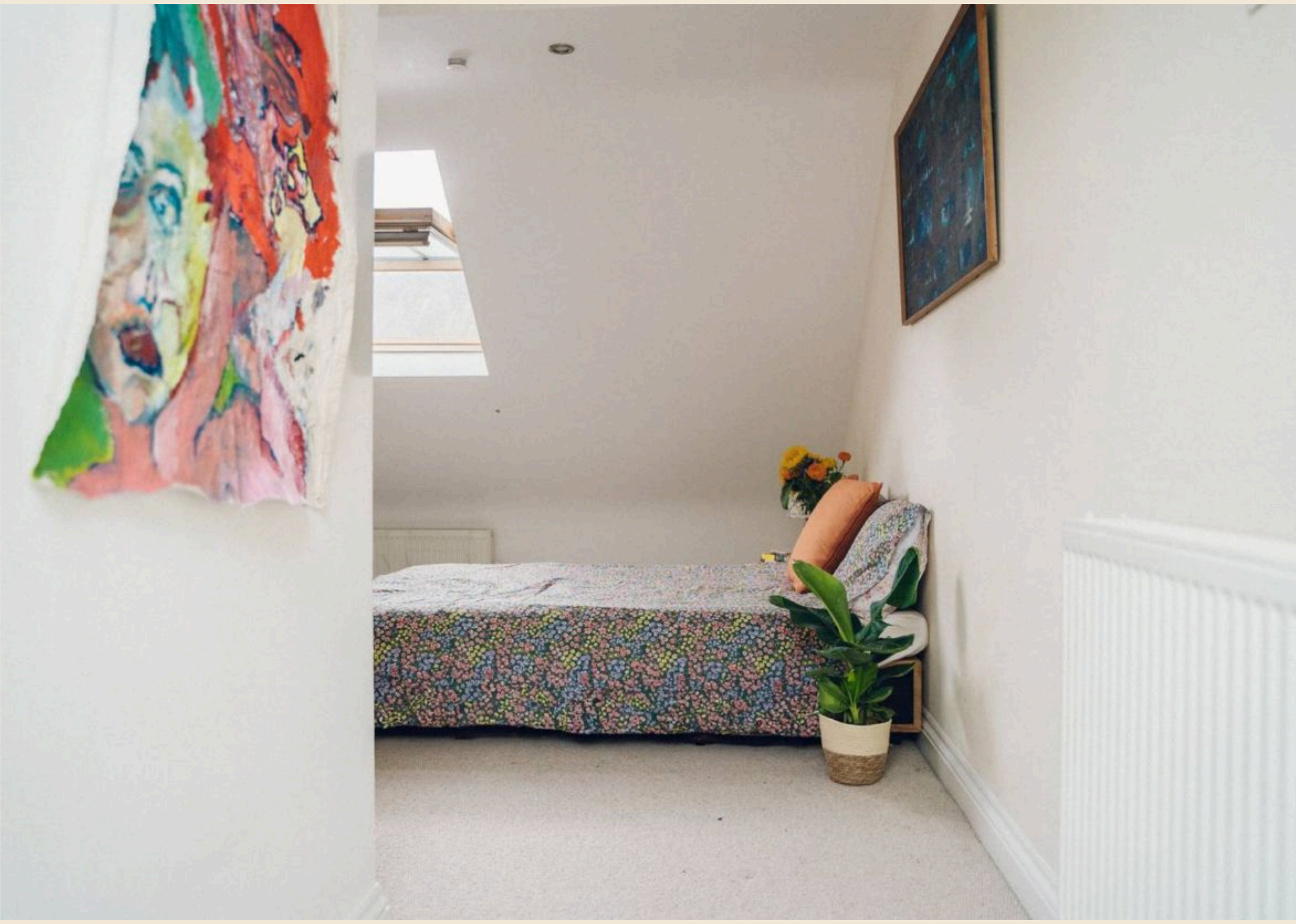
Head upstairs and you'll find a bright, calming bedroom tucked into the roof space. With sloping ceilings and a Velux window, you get lovely views towards the castle and the sea — the perfect escape. There's plenty of space for a large bed, plus a bonus 'nook' area that's ideal for a walk-in wardrobe or extra storage. This space is for escapism.



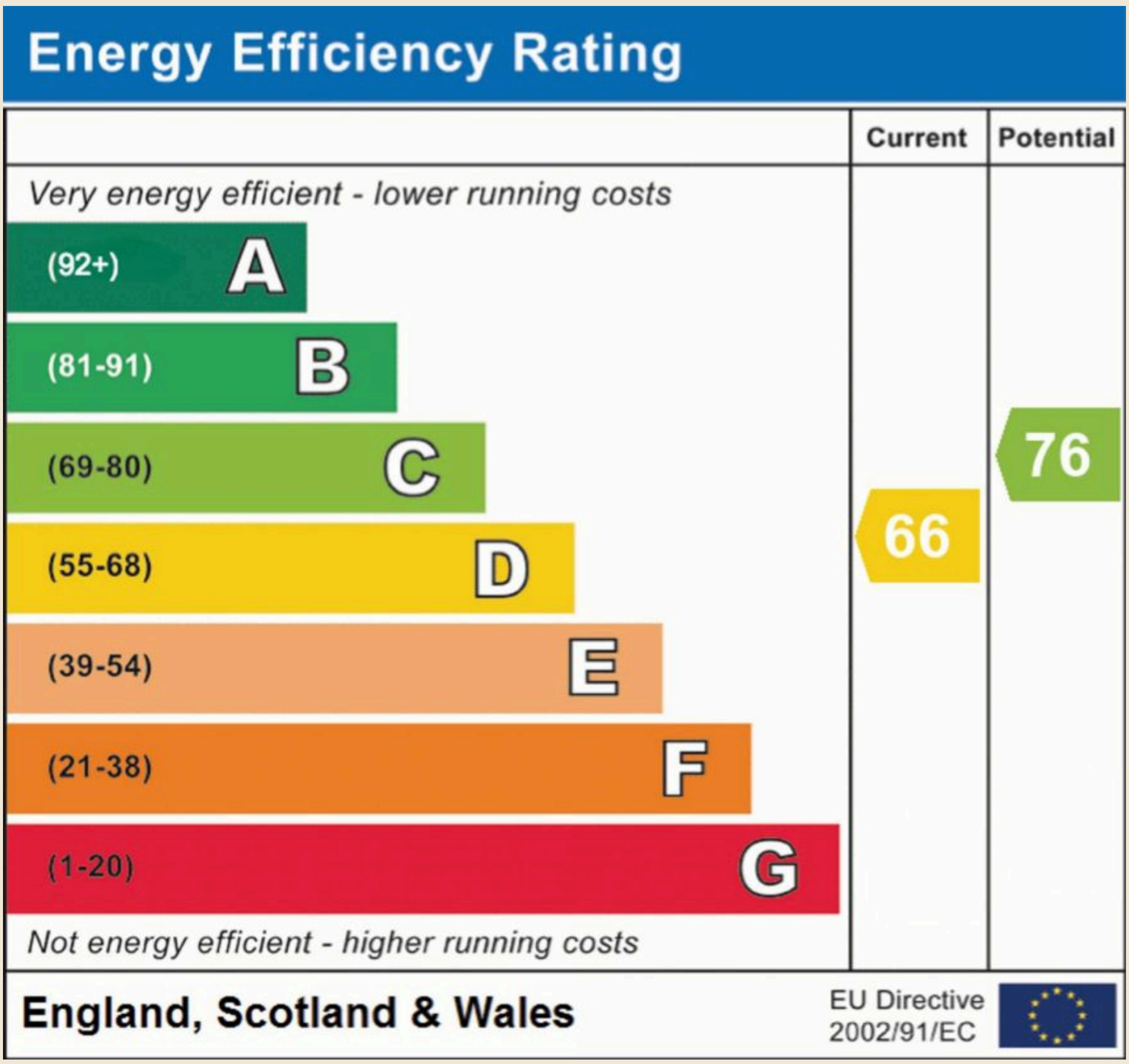


Y Cyntedd / The Hallway
Mae'r fflat wedi'i leoli ar ben grisiau prydferth yng nghanol yr adeilad. Mae'r mannau cyffredin wedi'u cadw'n ofalus, gyda charpedi newydd sbon, banister pren wedi'i adfer, a chornis traddodiadol sy'n ychwanegu cymeriad. Mae'r preswylwyr yn amlwg yn gofalu am yr adeilad, ac mae'r perchennog presennol yn canmol y gymuned gartrefol a chyfeillgar.

The apartment sits at the top of a beautiful communal stairway in the heart of the building. The shared areas have been lovingly maintained, with brand new carpets, a restored wooden bannister, and traditional cornicing that adds charm and character. The building is clearly cared for by its residents, and the current owner speaks warmly of the friendly, welcoming community here.



PLAS BOWMAN


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
66
76
England, Scotland & Wales
EU Directive 2002/91/EC

Bathroom
51.25 sq ft
Bedroom
104.29 sq ft
Hall
35.03 sq ft
Other
30.30 sq ft
Living Room
250.52 sq ft
Bedroom
362.85 sq ft

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