Clwyd Campbell Road, Caernarfon

£340,000 Freehold

"Dwi wedi byw yn *Clwyd* am flynyddoedd ac fe dyfodd fy mhlant i fyny yma, yn mynychu'r ysgolion lleol ac yn mwynhau popeth sydd gan Gaernarfon i'w gynnig. Mae'r dref yn Gymreig ei hiaith a'i diwylliant, gyda'r ysgolion, y llwybr beicio a'r ganolfan hamdden ar garreg y drws – lle gwych i deulu. Byddai'n braf gweld teulu arall yn creu eu hatgofion yma."

"I've lived in Clwyd for many years and my children grew up here, attending the local schools and enjoying everything Caernarfon has to offer. It's a truly Welsh town with its language and culture, and with schools, the cycle track and the leisure centre on the doorstep, it's a great place for a family. I'd love to see another family make their own memories here."

catra

Tŷ 3 llofft llawn cymeriad ar Campbell Road, Caernarfon – cartref teuluol â photensial mawr.

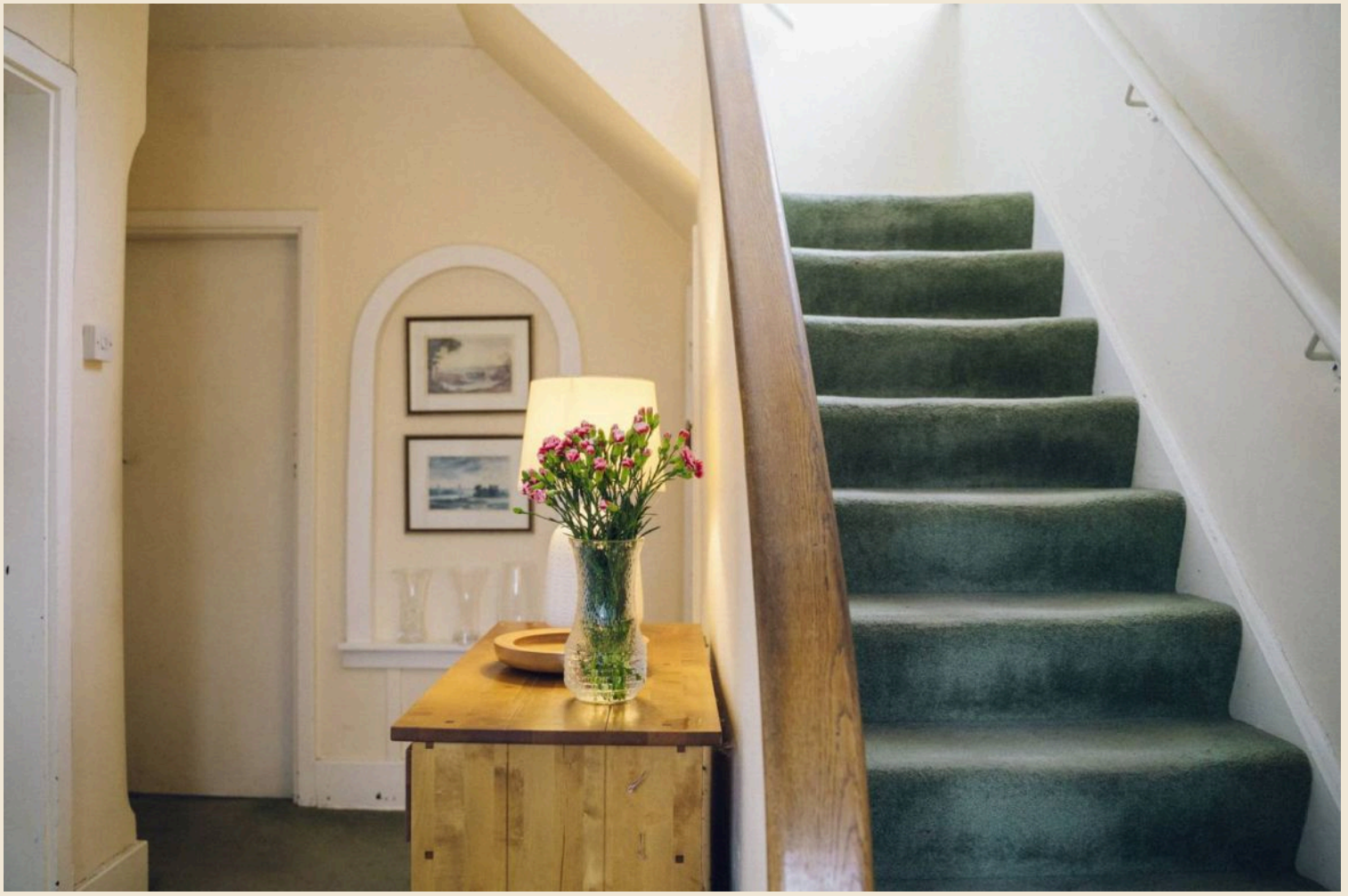
Characterful 3-bed on Campbell Road, Caernarfon – a family home with huge potential to grow.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- 3-bedroom semi-detached home
- Large lounge with bay window and original fireplace.
- Kitchen with potential, plus WC and utility space.
- Dining room leading into a bright conservatory.
- Three generous bedrooms, including a very large primary.
- Family bathroom with space for bath and shower.
- Well-kept rear garden with lawn, flowerbeds and shed.
- Prime location, walking distance to schools, town and cycle track.
- Parking for 3x cars on the drive
- Perfect family home



Mae *Clwyd* yn sefyll yn falch ar Campbell Road, Caernarfon. Dyma dŷ sy'n croesawu chi o'r eiliad y byddwch yn camu i mewn. Mae'r canllaw grisiau pren gwreiddiol a'r bwa hardd yn y cyntedd yn gwneud i chi deimlo fel eich bod wedi dod adref ar unwaith. Mae'r teimlad o le eang yn taro chi ar unwaith.
Mae'r ystafell fyw yn 'stafell fawr sy'n lapio'i breichiau amdanoch. Mae'r ffenestr bae yn berffaith i eistedd gyda phaned a gwylio'r byd yn mynd heibio, tra bod y lle tân gwreiddiol yn ychwanegu at y naws gartrefol. Mae'r gegin yn ofod da sy'n aros am rywfaint o dychymyg, gyda lle i greu panrti a ffenestr fawr sy'n gadael i haul y prynhawn lenwi'r ystafell. O'r cegin mae ardal bach fel 'utility' a thoiled bach, er bod y rhan yma o'r tŷ angen bach o waith maeo'n le defnyddiol ofnadwy.

Mae'r ystafell fwyta yn arwain i'r 'conserfatori' – hoff ystafell y perchennog. Mae'n le cynnes, gyda'r haul yn tywallt i mewn, cewch eistedd yma tra'n edrych dros yr ardd daclus a hyd yn oed y Fenai. Uchafbwynt i'r cartref.

Fyny grisiau, mae tair llofft hael eu maint, gyda'r brif lofft yn wirioneddol fawr. Mae'r atig helaeth yn cynnig digonedd o storfa neu'r potensial ar gyfer ystafell ychwanegol. Bydd angen i'r perchnogion newydd ddiweddaru'r ystafell ymolchi, ond mae digon o le ar gyfer bath ac, gyda rhywfaint o ail-drefnu, gellid creu lle ar gyfer cawod ar wahân hefyd.

Mae'r ardd gefn yn le lyfli, gyda blodau, lawnt wyrdd a sied ar gyfer beiciau neu offer garddio – perffaith i'w mwynhau o'r ystafell wydr gyda phaned neu wydraid o win.

Mae *Clwyd* yn gartref hapus – ac mae ganddo'r potensial i fod yn nyth i deulu newydd mewn un o ardaloedd mwyaf poblogaidd Caernarfon.

EPC - E

Band Treth cyngor - D

Ffenestri Haen Dwbl

Gwres Canolog Nwy

Clwyd stands proudly on Campbell Road, Caernarfon. This is a home that welcomes you from the moment you step inside. The original wooden handrail and the beautiful archway in the hallway instantly make you feel at home. You get a real sense of space straight away.
The living room is a generous space that wraps its arms around you. The bay window is perfect for sitting with a cup of tea and watching the world go by, while the original fireplace adds to the cosy atmosphere. The kitchen is a good-sized room waiting for a touch of imagination, with space for a pantry and a large window that lets in the afternoon sun. Off the kitchen is a small utility area and WC – this part of the house could do with some updating, but it's an extremely useful space.

The dining room leads through to the conservatory – the owner's favourite room. It's a warm and inviting space where the sun pours in, and you can sit here looking out over the neat garden and even towards the Menai Strait. A real highlight of the home.

Upstairs are three generously sized bedrooms, with the primary bedroom especially large. The spacious attic offers plenty of storage or potential for conversion into an additional room. The bathroom will need updating, but there's ample space for a bath and, with a little reconfiguration, room for a separate shower too.

The rear garden is a lovely spot, with flowerbeds, a green lawn, and a shed for bikes or gardening tools – perfect to enjoy from the conservatory with a cup of tea or a glass of wine.

Clwyd is already a happy home – and with the right touch, it has the potential to become a real family gem in one of Caernarfon's most sought-after areas.

EPC - E

Council Tax Band - D

Double glazing throughout

Gas Central Heating

Ystafell Fyw / Lounge

13' 10" x 14' 6" (4.22m x 4.42m)

Lolfa deuluol fawr gyda digon o le ar gyfer nosweithiau ffilm cynnes o flaen y tân. Mae'r lle tân gwreiddiol yn nodwedd ganolog hardd, tra bo'r ffenestr bae yn fan perffaith i ymlacio gyda phaned a gwylio'r byd yn mynd heibio.

A spacious family lounge, perfect for cosy Friday movie nights by the fire. The original fireplace is a proud centrepiece, while the bay window makes a beautiful spot to relax with a cup of tea and watch the world go by.

Cyntedd a Landing / Entrance Hallway and Landing

Mae'r cyntedd yn datgelu hanes y tŷ gyda'i ganllaw pren hardd a'r bwa nodweddiadol yn y wal. Mae'n ofod eang a chroesawgar. Ar y landing uchaf, mae ffenestr fawr yn gadael i olau natur lifo rhwng llawr gwaelod a'r llawr cyntaf.

The hallway shows off the home's era, with its beautiful wooden banister and striking archway. Spacious and welcoming, it sets the tone for the house. Upstairs, a large window floods the landing with natural light, linking both floors seamlessly.

Cegin / Kitchen
10' 1" x 10' 3" (3.07m x 3.12m)
Cegin o faint da sy'n llawn potenshial. Mae lle delfrydol i bantri a digon o gypyrddau. Ar hyn o bryd mae ynys fechan sy'n dyblu fel bar brecwast. O'r gegin mae mynediad i ardal utility fach a thoiled ychwanegol, sydd angen bach o waith ond gyda photensial mawr.

A good-sized kitchen ready for updating. There's ideal space for a pantry in the wall plus plenty of cupboards. A small island doubles as a breakfast bar, while off the kitchen is a handy utility area and second WC – in need of attention but full of potential.

Ystafell Fwyta / Dining Room
13' 6" x 12' 0" (4.11m x 3.66m)
Ystafell fwyta hyfryd i'w rhannu gyda'r teulu. Mae'n agor i'r 'conserfatori', gan roi'r dewis o greu awyrgylch agos a chartrefol neu agor y gofod i adael i'r golau naturiol lifo i mewn.

A lovely dining room for family meals. It opens into the conservatory, giving you the choice of keeping it intimate and cosy or opening the space to let natural light pour in, creating a bright and welcoming atmosphere.

Conservatory
13' 4" x 10' 11" (4.06m x 3.33m)
Ystafell wydr dawel yng nghefn y tŷ, yn edrych dros yr ardd. Gyda gwres, gellir ei defnyddio fel ystafell fyw ychwanegol. Mae drysau dwbl yn arwain at y patio, yn berffaith i gamu'n syth allan neu gadw llygad ar y plant yn chwarae.
A peaceful conservatory at the rear of the house, overlooking the garden. With heating, it works as an extra living room. Double doors open onto the patio, perfect for stepping straight outside or watching the children play safely in the garden.

Ystafell Wely 1 / Bedroom 1
9' 9" x 10' 3" (2.97m x 3.12m)
Llofft fawr sy'n eistedd ar dop y grisiau, gyda golygfeydd hyfryd tuag at y Fenai. Ystafell ddwbl o faint hael.

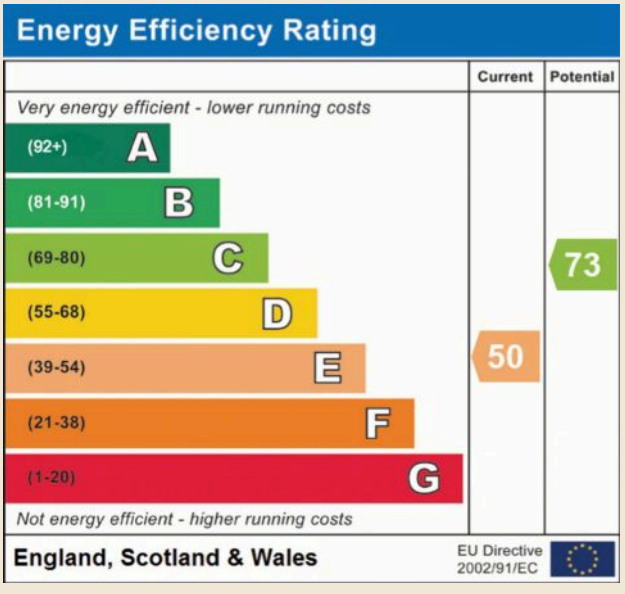
A generous double bedroom at the top of the stairs, enjoying lovely views across to the Menai Strait. Spacious and light, it offers plenty of room for a double bed.

Ystafell Wely 2 / Bedroom 2
12' 1" x 12' 11" (3.68m x 3.94m)
Llofft hynod o eang sy'n hawdd dal gwely 'king size' a dodrefn ychwanegol. Mae'r ffenestr yn edrych dros yr ardd gefn, gan greu awyrgylch braf a thawel.
A very spacious bedroom that would easily accommodate a king-size bed along with furniture. The window overlooks the rear garden, creating a calm and peaceful atmosphere.

Ystafell Wely 3 / Bedroom 3
14' 4" x 13' 9" (4.37m x 4.19m)
Prif llofft eang a thawel, yn anarferol o fawr. Gyda ffenestr bae hardd sy'n llenwi'r ystafell â golau, ma'n le perffaith i ymlacio ar ddiwedd y dydd – lloches ddelfrydol ar ôl rhoi'r plant i'r gwely.

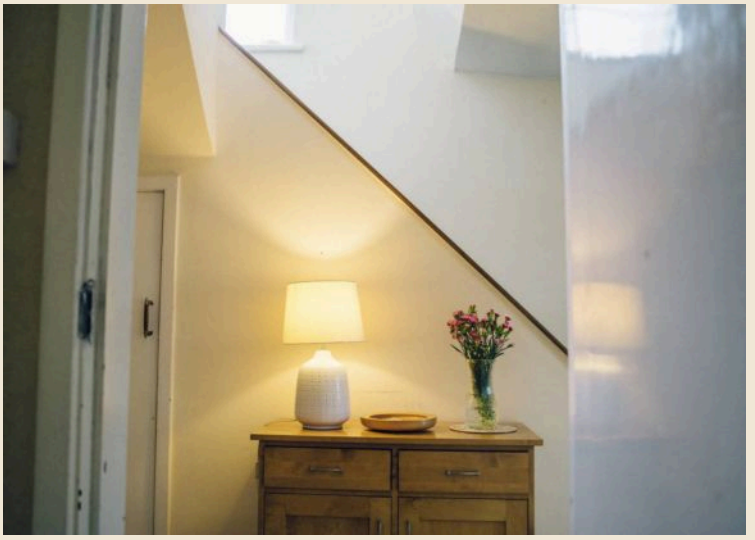
An unusually large primary bedroom with a beautiful bay window that fills the room with light. A calm, relaxing space that makes the perfect retreat – an ideal haven to escape to once the children are tucked up in bed.

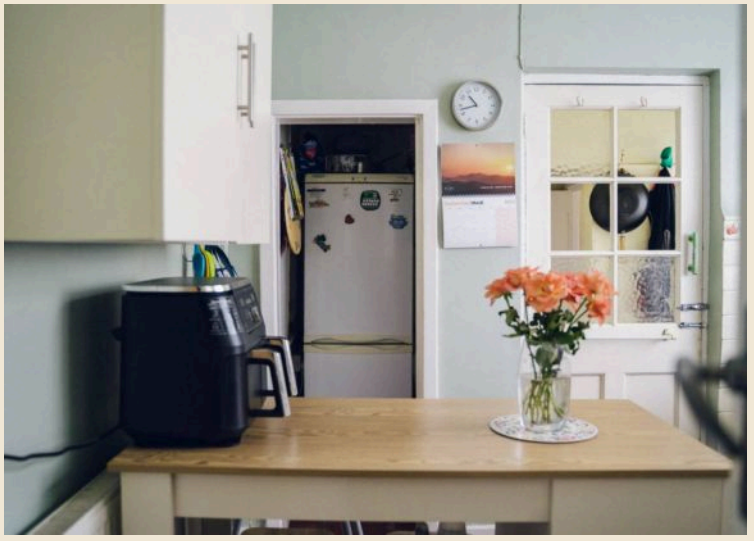
Ystafell Molchi / Bathroom
7' 8" x 8' 2" (2.34m x 2.49m)
Mae angen rhywfaint o foderneiddio ar yr ystafell ymolchi, ond mae'n ofod mawr gyda bath eisoes yn ei le. Gyda rhywfaint o ail-drefnu, byddai digon o le yma i greu cawod ar wahân hefyd – potensial gwych i'w droi'n ystafell deuluol fodern.
The bathroom would benefit from modernisation, but it's a great size with a bath already in place. With some reconfiguration, there's more than enough room to add a separate shower – plenty of potential to create a modern family bathroom.



Garden
Gardd hyfryd a hawdd ei chynnal gyda lawnt a blodau. Mae'r conserfatori yn fantais, gan adael ichi fwynhau'r ardd ar ddiwrnodau glawog hefyd. Gyda haul y prynhawn yn disgyn yma, mae'n fan gwych i ymlacio. Ceir garej fechan ar gyfer beiciau neu offer.

A charming, low-maintenance garden with lawn and flowerbeds. The conservatory is a bonus, letting you enjoy the garden even in the rain. It's a great spot for afternoon sunshine, perfect for relaxing. A small drive and garage to the side provide handy storage.





Living Room
189.47 sq ft
Hallway
119.50 sq ft
Kitchen
104.24 sq ft
Dining Room
155.45 sq ft
Other
10.97 sq ft
Other
9.89 sq ft
Other
146.33 sq ft
Bedroom
100.29 sq ft
Hallway
54.61 sq ft
Bathroom
54.12 sq ft
Bedroom
154.76 sq ft
Bedroom
190.43 sq ft