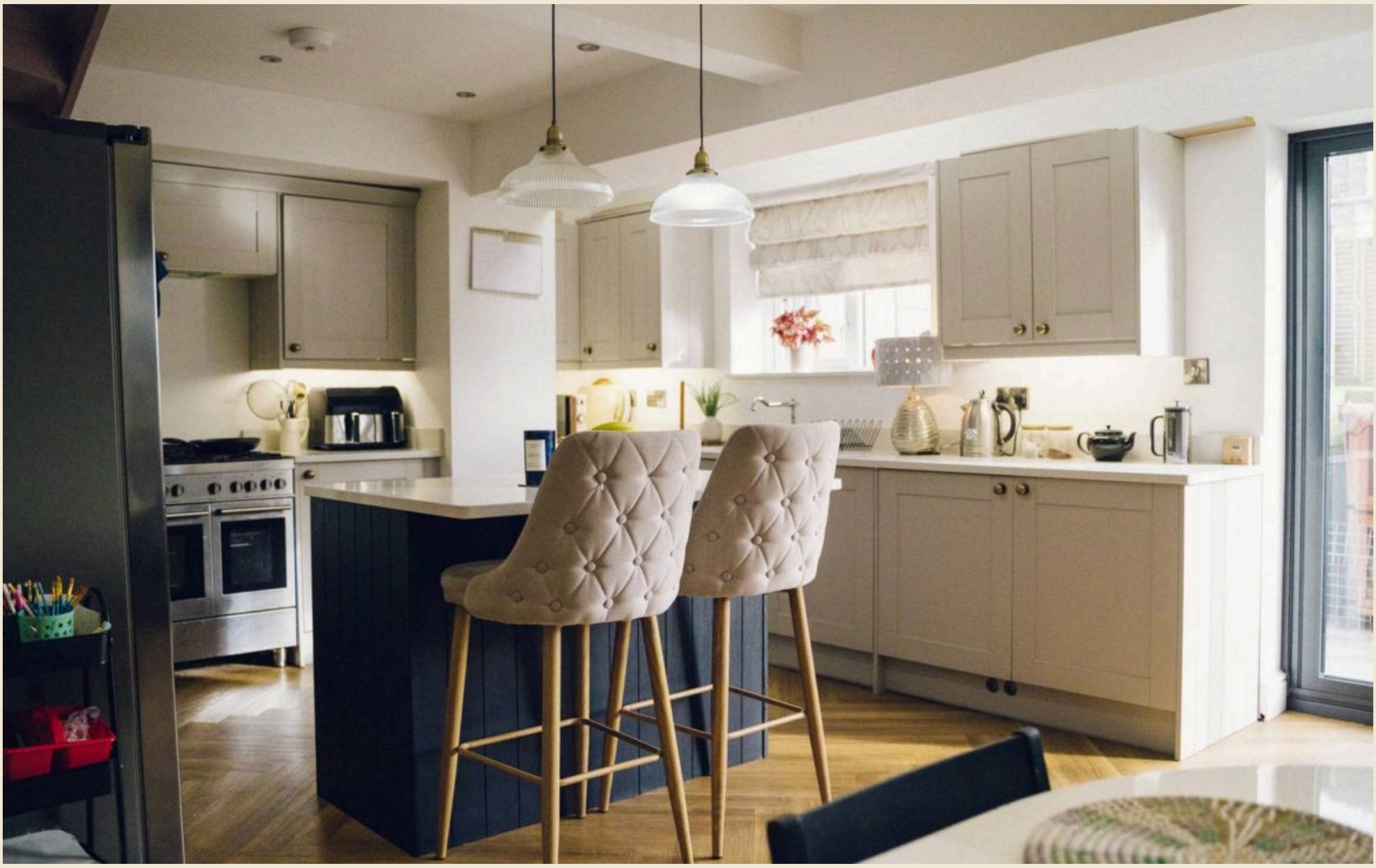
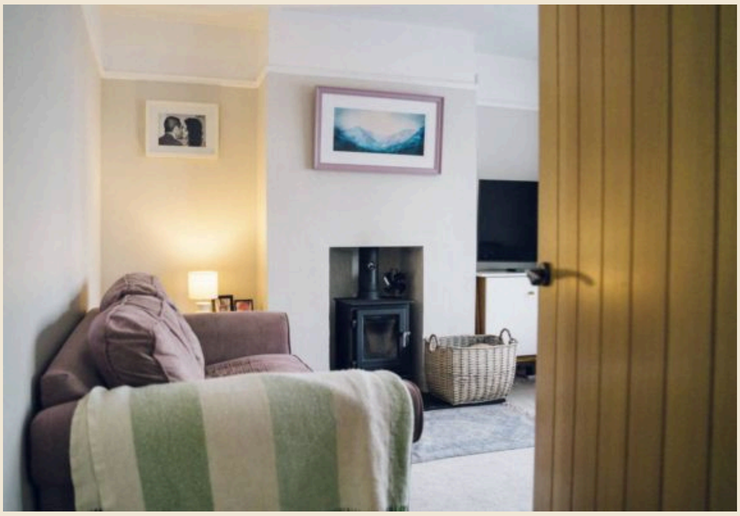




16 Muriau Park, Caernarfon

£325,000 Freehold

“Be dani’n ei garu fwyaf am fyw yma ydi faint mae’r tŷ’n gweithio ar gyfer bywyd teuluol. Y ‘kitchen-diner’ yw lle mae popeth yn digwydd — gallwn fod yn coginio tra bod y plant yn eistedd wrth y bwrdd gyda’u gwaith cartref, neu mae ffrindiau a theulu’n galw heibio am baned ac yn aros am oriau.”

“What we love most about living here is how well the house works for family life. The kitchen diner is where everything happens — we can be cooking while the kids sit at the table with their homework, or friends and family pop in for a cuppa and end up staying for hours.”

catra

Cartref teuluol hardd ym Mharc Muriau, gyda chegin fawr a golygfeydd cefn gwlad.

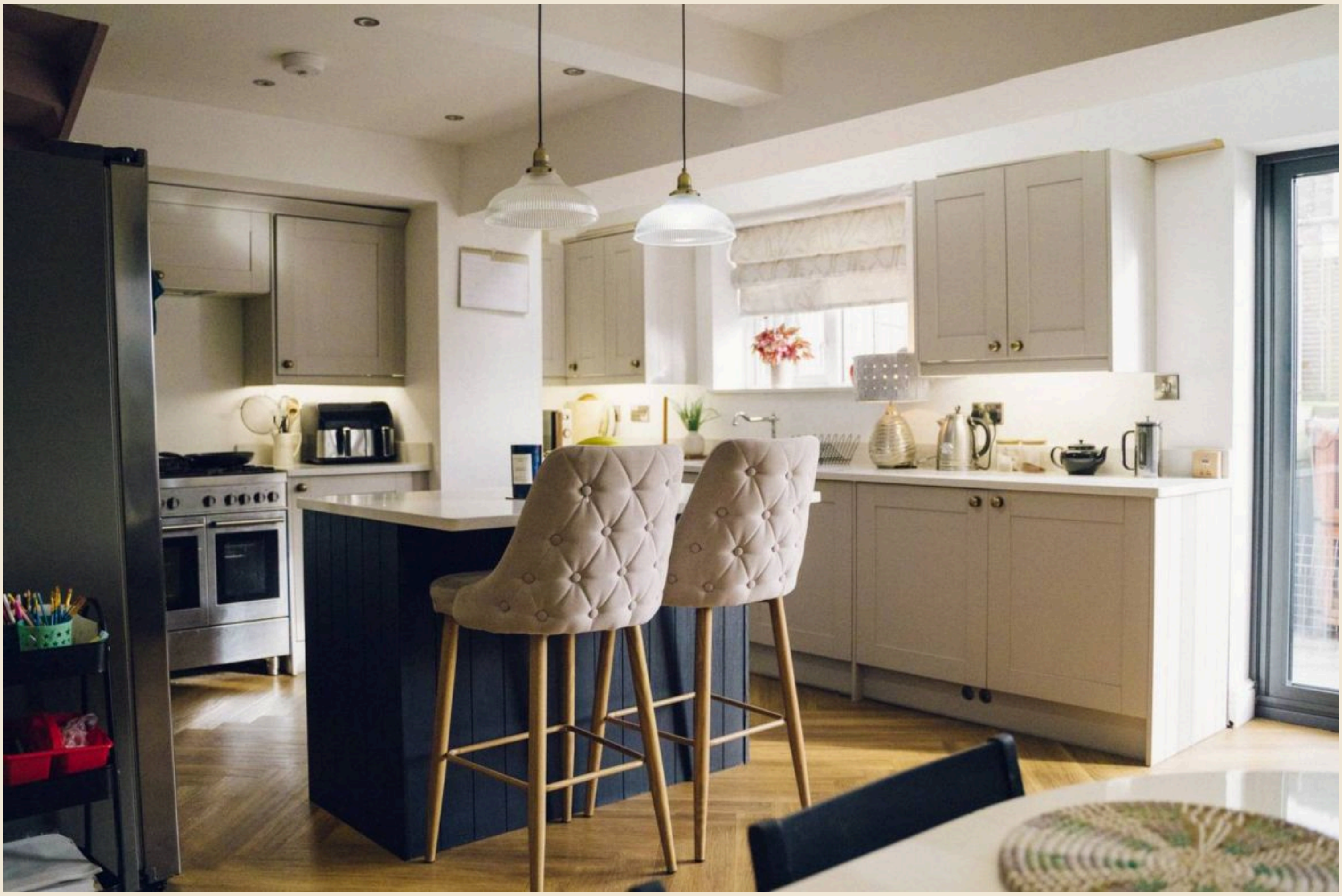
Beautiful family home in Muriau Park with a spacious kitchen and countryside views.

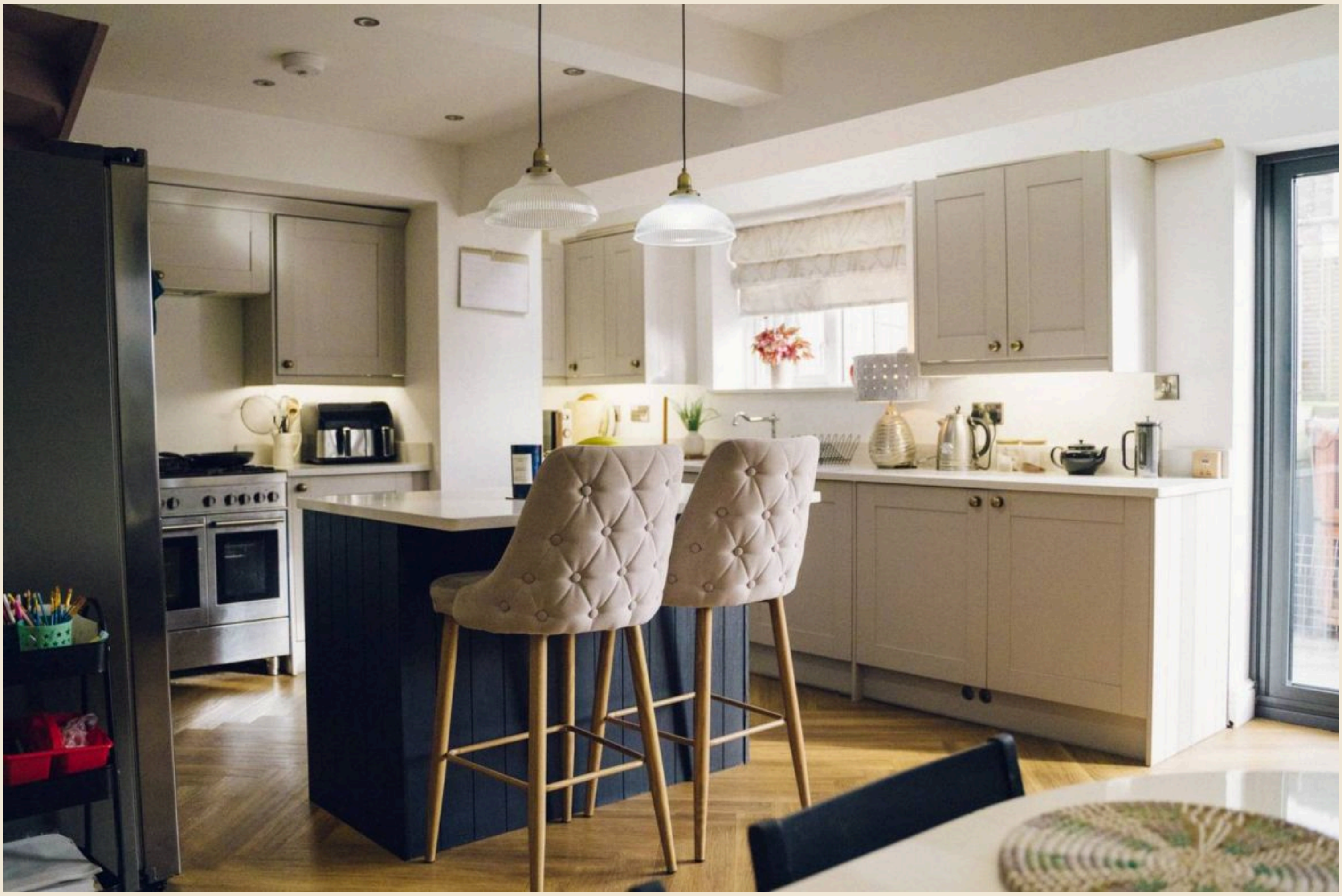
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three-bedroom semi-detached family home in sought-after Muriau Park.
- Recently renovated throughout.
- Stunning new kitchen diner extension with bi-fold doors.
- Bright open-plan space with room for a family dining table and sofa.
- Cosy lounge with log burner and large bay window.
- Spacious primary bedroom with countryside views.
- Converted loft with two Velux windows, ideal as bedroom, office or playroom.
- South-facing garden set over two levels, perfect for family life and entertaining.
- Excellent location near Caernarfon town centre.
- Lovely friendly cul-de-sac location





Mae Parc Muriau – neu 'Muriau Park' fel mae pawb lleol yn ei alw – ymhlith un o'r cul-de-sacs mwyaf poblogaidd yng Nghaernarfon. Wedi'i leoli ar ymyl y dref, mae'n cynnig y gorau o'r ddau fyd: golygfeydd tawel o'r cefn gwlad a chymuned da, gyda holl gyfleusterau Caernarfon o fewn pellter cerdded. Mae'n stryd lle mae plant yn chwarae, cymdogion yn sgwrsio, a theuluoedd a phensiynwyr yn byw ochr yn ochr – lle mae croeso cynnes yr eiliad dachi'n cyraedd adra.
Mae'r ty tri llofft hwn wedi cael ei garu a'i ofalu amdano gan yr un teulu ers 14 mlynedd. Yn ystod yr amser hwnnw, mae wedi'i drawsnewid yn llwyr: to newydd, waliau wedi'u hailblastro, ffenestri a drysau ffres, carped newydd a hyd yn oed addasiad i'r llofft. Ychwanegiad diweddaraf y ty yw estyniad cegin-fwyty sy'n wirioneddol sbeshial – a dyma galon y cartref.

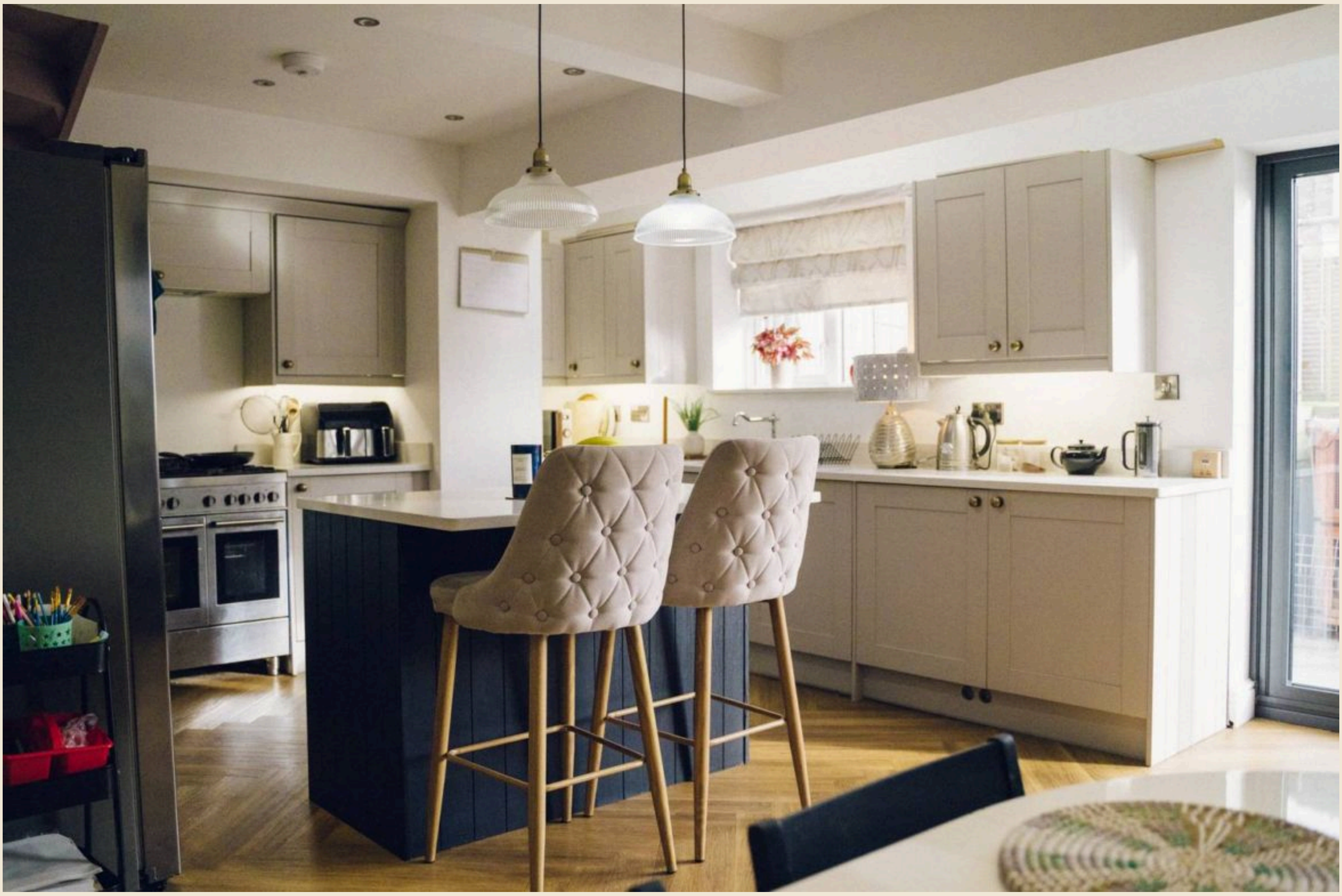
"Ar ddydd Sul, byddwn weithiau'n beicio lawr Y Foryd neu'n cerdded i Gaernarfon, ac wedyn yn dod adref i goginio cinio Sul mawr. Mae teulu'n dod draw a phawb yn ymgynnull o amgylch y bwrdd, yn sgwrsio ac yn chwerthin."

Mae'r gegin-fwyty yn leoliad perffaith ar gyfer bywyd teuluol: llawn golau, agored a chroesawgar. Dychmygwch nosweithiau o amgylch y bwrdd, prosiectau celf a chrefft ar hyd y cownteri neu ddyddiau haf gyda'r drysau 'bi-fold' ar agor i'r ardd. Mae'r llif naturiol rhwng y tu mewn a'r tu allan yn gwneud bywyd teuluol yn hawdd a braf. Pan ddaw'r gaeaf, mae'r ystafell fyw gyda'i ffenest fawr a'i tan coed yn cynnig lloches glyd ar ôl swper.

Ar y llawr cyntaf ceir tair llofft o faint da, gyda'r brif ystafell yn cynnig golygfeydd bendigedig dros y caeau y tu ol. Mae'r ystafell ymolchi wedi cael diweddariad diweddar, gyda bath mawr a chawod ar wahan, tra bod yr atig wedi'i drawsnewid i mewn i ystafell ecstra llawn golau gyda dau ffenestr Velux – yn lle perffaith ar gyfer swyddfa gartref, ystafell wely neu 'stafell chwarae i'r plant.

Mae swyn y cartref yn parhau i'r ardd, gyda lle i bawb ei fwynhau. Wedi'i rhannu'n ddwy lefel, mae'n cyfuno ardal i oedolion a lle i blant fwynhau. Mae'r teras isaf yn ddelfrydol ar gyfer bwyta yn yr awyr agored a nosweithiau o dan olau'festoon', tra bo'r lefel uchaf yn cynnig digon o le i blant chwarae'n rhydd. Wedi'i hwynebu i'r de, mae'r ardd yn derbyn haul o fore tan nos, gyda'r synau naturiol o wartheg cyfagos yn ychwanegu at yr awyrgylch heddychlon.

Nid ty yn unig ydi hwn – ond cartref, yn barod i groesawu'i bennod nesaf. Wedi'i ddiweddaru'n feddylgar ac i safon uchel, ac wedi'i leoli mewn ardal sy'n cyfuno heddwch cefn gwlad â chyfleusterau trefol, dyma'r math o le lle crëir atgofion parhaol.



Parc Muriau - although everyone locally calls it Muriau Park — is one of Caernarfon's most sought-after cul-de-sacs. Tucked on the town's edge, it offers the best of both worlds: peaceful countryside views and a strong sense of community, with the bustle of Caernarfon only a short walk away. It's a street where children play, neighbours chat, and families and retirees live side by side — a place that feels instantly welcoming.

This three-bedroom semi-detached home has been lovingly cared for by its current owners for 14 years. In that time, it's been thoughtfully transformed: from a new roof and replastered walls to fresh windows, doors, and carpets. The loft has been converted, and most recently a stunning kitchen-diner extension was added — and it's a space that really stands out.

"On a Sunday, we'll sometimes cycle down Y Foryd or walk into Caernarfon, before coming home to cook a big Sunday lunch. Family comes over and everyone gathers around the table, chatting and laughing."

The kitchen diner is the heart of the home: bright, open, and perfect for family life. Picture evenings around the table, school projects spread across the worktops, or summer days with the bi-fold doors wide open to the garden. The flow between inside and out makes entertaining effortless. When the nights draw in, the family living room takes centre stage — a cosy retreat with a bay window and log burner, perfect for curling up after dinner.

Upstairs are three well-proportioned bedrooms, the main with sweeping views over the fields behind. The bathroom has been recently renewed with a large bathtub and separate shower, while the loft, with its two Velux windows, is now a light-filled office and playroom rolled into one.

The garden is just as special. Split across two levels, it balances grown-up elegance with family fun. The lower terrace is ideal for outdoor dining and evenings under festoon lights, while the upper level gives children their own space to play freely. Facing south, the garden catches the sun from dawn until dusk, with only the gentle sound of cows in the fields to remind you how close you are to nature.

This is more than a house — it's a home ready to welcome its next chapter. Stylishly updated yet full of warmth, in a location that blends countryside calm with town convenience, it's the kind of place where memories are made.

Ystafell Fyw / Lounge

11' 8" x 12' 9" (3.56m x 3.89m)

Ystafell fyw gartrefol a chlyd, berffaith i ymlacio o flaen y llosgwr coed neu fwynhau ffilm gyda'r teulu. Mae'r ffenest bae fawr yn edrych allan dros y stryd braf, gan greu lle heddychlon i ffwrdd o brysurdeb y gegin.

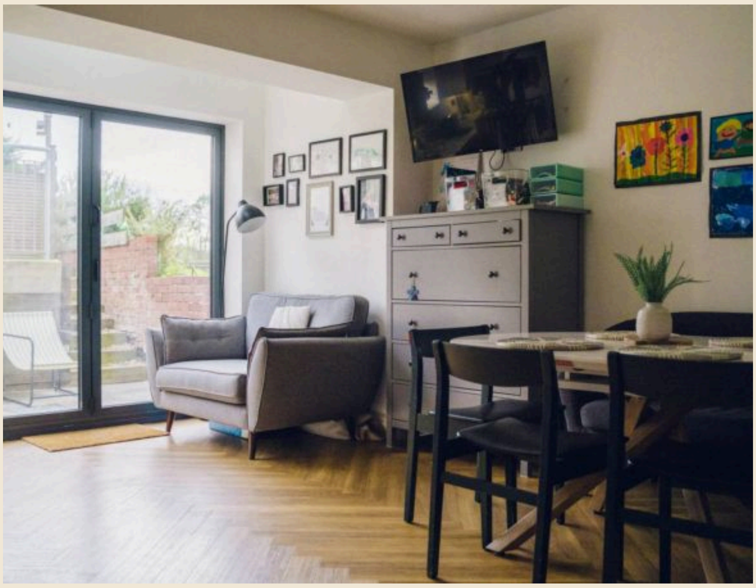
A homely, cosy lounge, perfect for relaxing by the log burner or enjoying a family film. The large bay window overlooks the pretty street, creating a peaceful retreat away from the bustle of the kitchen.

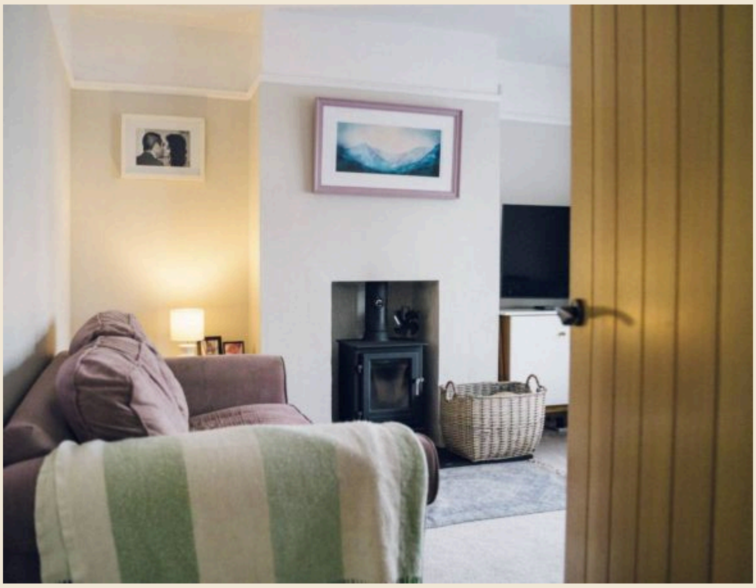
Cegin a 'Stafell Fwyta / Open Plan Kitchen Diner

20' 8" x 16' 3" (6.30m x 4.95m)

Estyniad diweddar yw'r gegin-fwyty ddisglair hon, gyda digon o le i ynys ganolog, bwrdd teuluol a soffa. Mae ffenestr Velux yn llenwi'r gofod a golau naturiol, a drysau plygu'n agor i'r ardd a'r caeau yn y pellter.

A bright new extension, this kitchen diner offers space for a centre island, family dining table and sofa. A Velux window floods the room with light, while bi-fold doors open to the garden and fields beyond.





Ystafell Molchi / Bathroom
5' 6" x 8' 1" (1.68m x 2.46m)
Drws llithro'n arwain i ystafell ymolchi sydd wedi ei ddylunio feddylgar. Bath moethus mawr a chawod ar-wahan, yn gwneud hwn yn ystafell berffaith i'r teulu.
A sliding door leads into a cleverly designed bathroom. With a large, luxurious tub and a stand-in shower, it's an ideal family space.

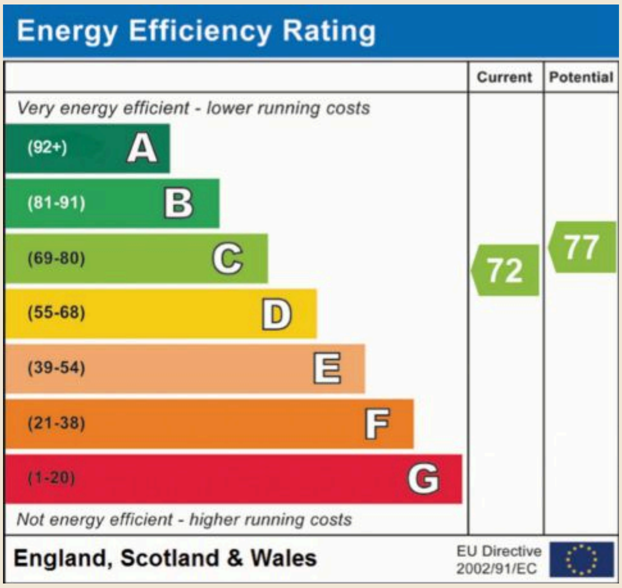
Ystafell Wely 1 / Bedroom 1
11' 9" x 9' 11" (3.58m x 3.02m)
Prif ystafell wely llawn golau, gyda golygfeydd hyfryd dros y caeau. Er gwaethaf gwely 'king size' a chypyrddau mawr, mae'r lle yn teimlo'n eang ac yn dawel, gan greu gofod hamddenol i unrhyw riant.

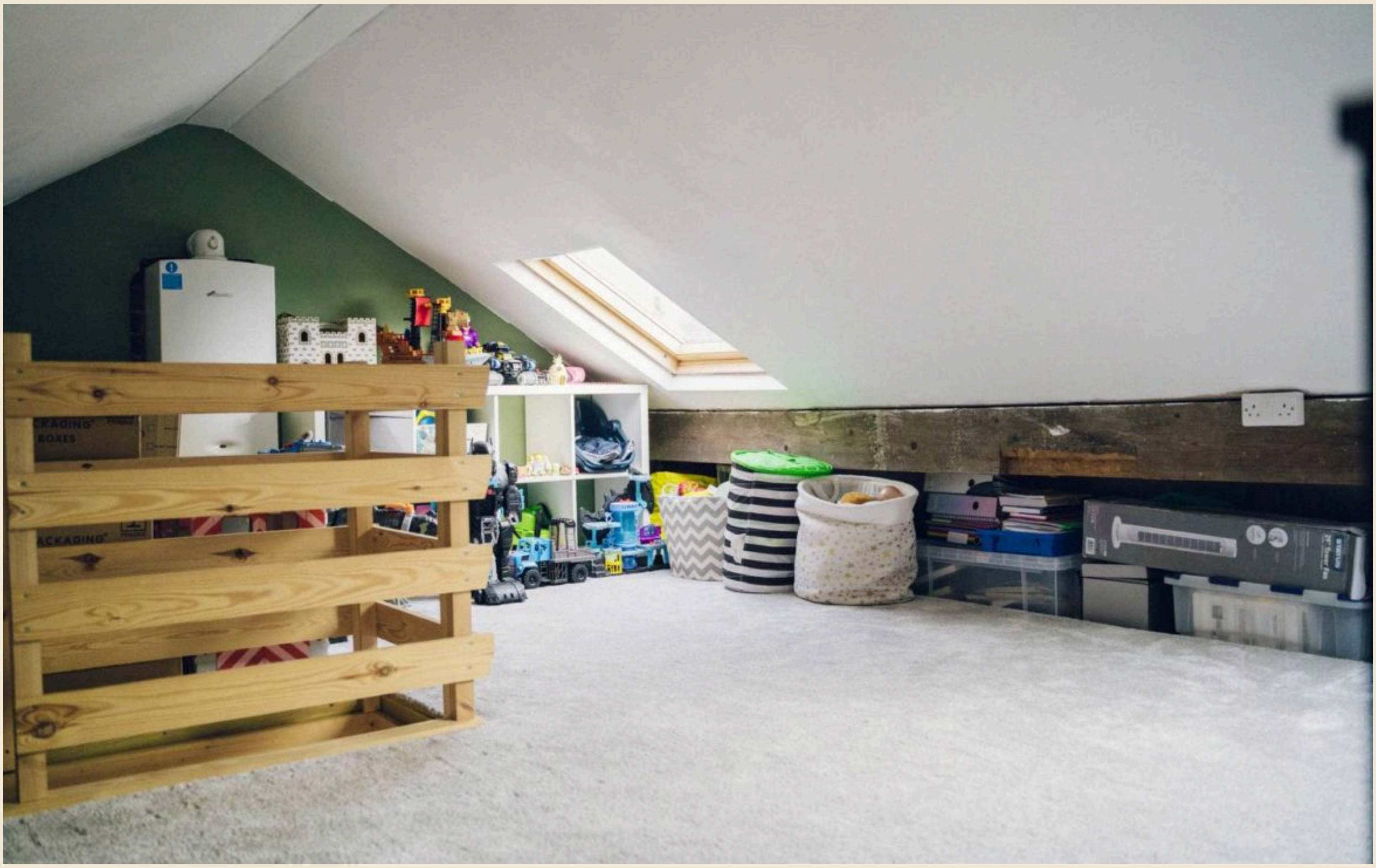
A light-filled primary bedroom with beautiful views across the fields. Even with a king bed and large wardrobes, it feels spacious and calm — the perfect retreat at the end of the day.

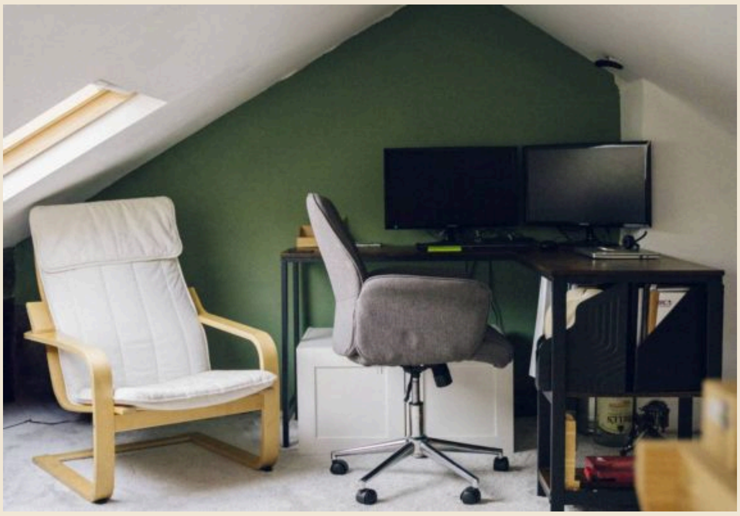
Ystafell Wely 2 / Bedroom 2
10' 6" x 10' 10" (3.20m x 3.30m)
Ystafell wely eang sy'n ffitio gwely dwbl yn gyfforddus, gyda ffenestr fawr yn edrych dros y stryd.
A generously sized room that fits a double bed comfortably, with a large window overlooking the street.

Ystafell Wely 3 / Bedroom 3
8' 2" x 7' 2" (2.49m x 2.18m)
Ystafell L-siâp yng nghanol blaen y tŷ, yn ffitio gwely sengl yn gyfforddus.

At the front of the house, this L-shaped bedroom fits a single bed comfortably.





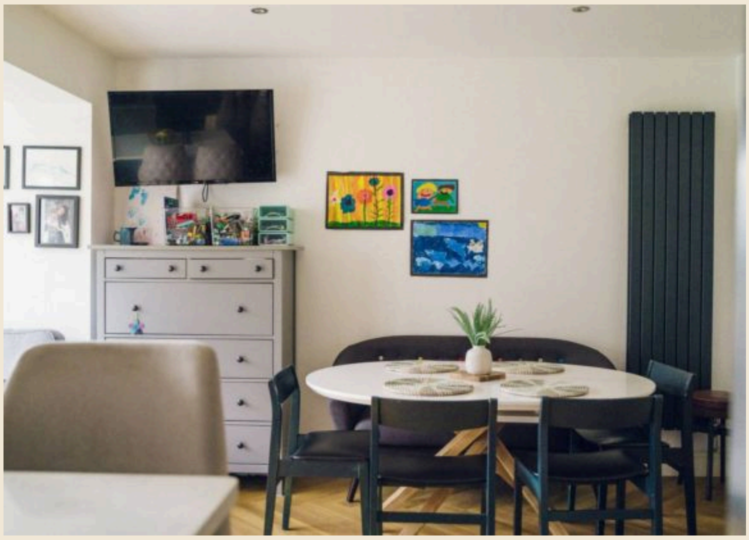


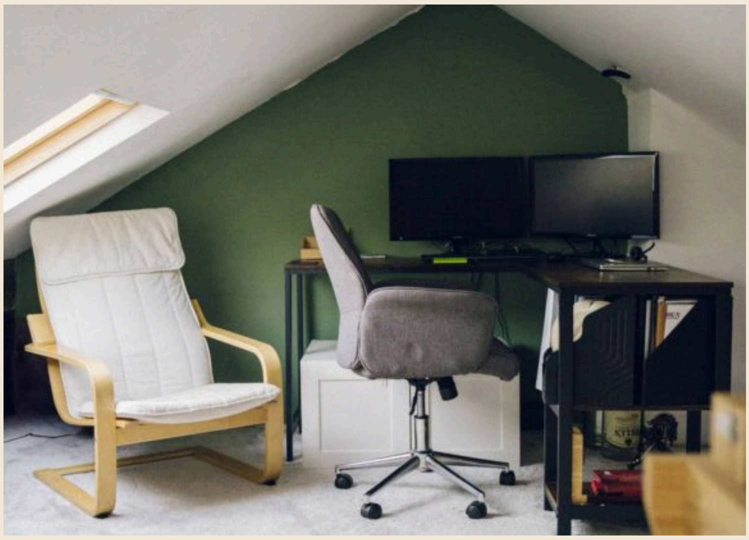
'Stafell Attig / Attic Room
17' 0" x 11' 10" (5.18m x 3.61m)
Bonws ychwanegol yw'r llofft, gyda mynediad trwy ysgol lofft a 'bannister' diogel i blant. Mae dau ffenestr Velux yn llenwi'r gofod a golau, gan greu lle hyblyg gyda digon o botensial ar gyfer defnydd pellach.

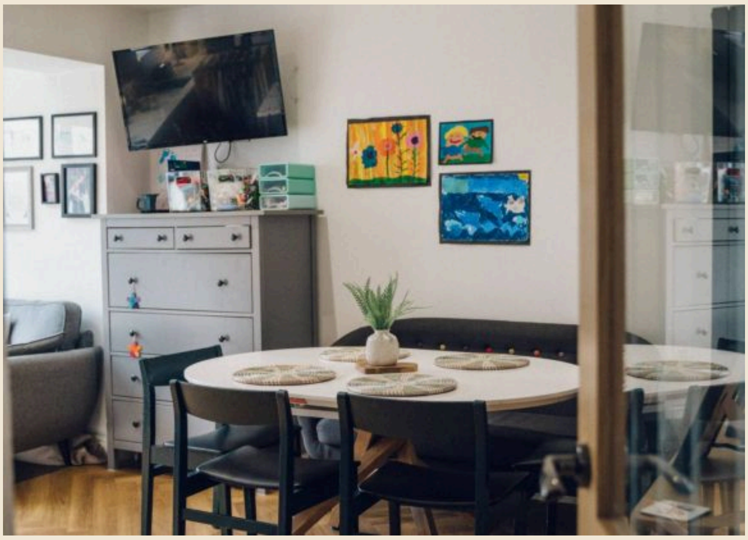
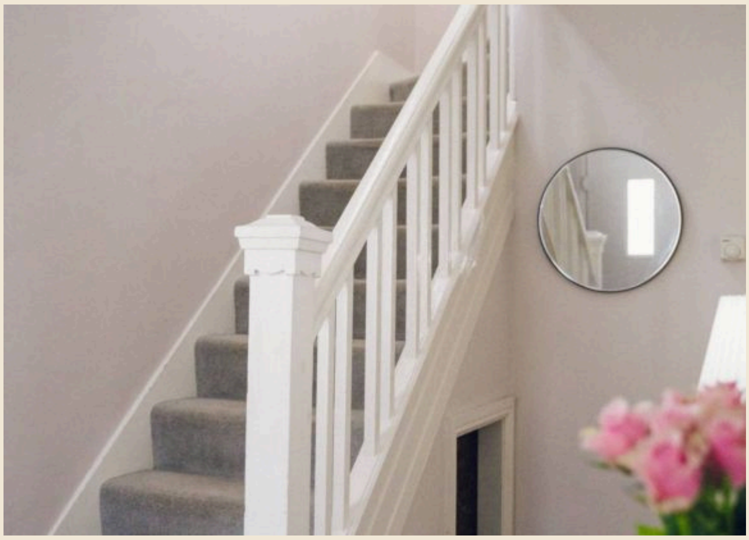
The attic is a real bonus, accessed by loft ladder with child-safe bannister. Two Velux windows flood the space with light, making it versatile with plenty of potential for future use.

Garden
Mae’r ardd yn ymestyn dros ddwy lefel ac yn cynnig y cyfan i’r teulu cyfan. Ar y lefel isaf, mae lle perffaith ar gyfer bwyta yn yr awyr agored gyda theulu a ffrindiau, gyda golau festoon yn creu awyrgylch hudolus ar nosweithiau haf. Yna mae’r lefel uchaf yn fan chwarae gwych i’r plant, gyda digon o le iddyn nhw redeg a mwynhau’n ddiogel. Gyda’r ardd yn wynebu’r de, mae’n derbyn haul o fore tan nos, a’r golygfeydd dros y caeau cyfagos yn ychwanegu naws heddychlon a naturiol.

The garden is spread over two levels, offering something for the whole family. The lower level is perfect for outdoor dining with family and friends, with festoon lighting creating a magical atmosphere on summer evenings. The upper level gives children a great space to play freely, with plenty of room to run and explore. Facing south, the garden enjoys sunshine from morning until evening, while the views across the neighbouring fields add a peaceful, natural backdrop.





Kitchen
299.06 sq ft
Hallway
78.85 sq ft
Living Room
130.77 sq ft
Bathroom
44.62 sq ft
Bedroom
122.44 sq ft
allway
2.30 sq ft
Bedroom
107.42 sq ft
Bedroom
54.68 sq ft
Attic / Loft
213.86 sq ft

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