



Cymerau Lôn Pentraeth, Porthaethwy

£440,000 Freehold

catra



“Cartref llawn goleuni, gofod a thawelwch – yn barod am ei bennod nesaf.”

Yn swatio ar ben cul-de-sac dawel yng nghalon Porthaethwy, mae Cymerau wedi bod yn gartref cariadus ers blynnyddoedd. Nawr mae’n aros am ei berchnogion nesaf – efallai cwpl sydd eisiau bywyd mwy hamddenol, neu deulu ifanc sydd angen lle i dyfu.

Mae’r byngalo tair ystafell wely yma’n eistedd o fewn gardd sy’n lapio o amgylch y tŷ, yn dal y golau trwy’r dydd ac yn cynnig cipolwg ar y Fenni rhwng y coed. Dim ond taith fer ar droed i ganol Porthaethwy, felly mae’n cynnig y cyfuniad prin o gyfleustra, gofod a thawelwch.

Wrth gamu i mewn, rydych chi’n teimlo ar unwaith fod y lle’n agored ac yn groesawgar. Mae’r llofa’n ystafell fawr a llawn golau, gyda lle tân carreg a drws allan i batio yn yr ardd – lle perffaith i gael paned bore wrth wyllo’r mynyddoedd a’r haul cynnar. Mae ystafell fwyta â ‘stafell haul – unwaith yn gonserfatori, ond bellach wedi’i adnewyddu gyda thô solad a ffenestri tri haen (triple glaze) gyda gwydr sy’n amddiffyn rhag yr haul. Dyma le perffaith i ymlacio ac edrych allan dros y gerddi, gyda’r tawelwch hyfryd sydd yma.

Mae’r gegin yn anarferol o fawr, gyda digonedd o le storio a dwy ffenest. Mae yma hefyd ystafell ‘utility’ fach gyda phlymio ac mynediad allan i’r ardd. Mae tair ystafell wely gysurus yma, gan gynnwys prif ystafell gyda ‘en suite’, yn ogystal ac ystafell ymolchi deuluol sy’n cwblhau’r cynllun.

Y tu allan, mae’r gerddi’n wîr uchafbwynt. Planhigion a llwyni aeddfed gan gynnwys ‘conifers’, a ‘hydrangaes’ yn lapio o amgylch y tŷ, gan greu gwahanol ardaloedd i’w mwynhau. Yn y rhan uchaf mae ardal lle’r oedd y perchnogion blaenorol yn tyfu eu llysiau – man gwyh sy’n gysgod y gwynt. Ychydig is-law mae ardal lawnt wedi’i chadw’n daclus, gyda’r gwair yn lapio o amgylch cefn y tŷ – mae’r lle’n fyw o liw yn y Gwanwyn.

Mae’r balconi / patio hefyd yn le arbennig – gellir cyrraedd o’r ardd neu’n syth o’r llofa a’r ‘stafell haul. Lle perffaith i eistedd gyda llyfr neu i wyllo’r machlud. Yn ymarferol iawn hefyd – mae’r dreif fawr yn dal hyd at bum car, ac mae garej ddwbl ar gyfer storio neu brosiectau. Mae’r safle yn wastad sy’n gwneud o’n hawdd o ran mynediad a dad-lwytho siopa.

Mae Cymerau wedi cael ei chadw’n ofalus ac yn barod i rywun ddod â’u steil eu hunain iddi – heb orfod gwneud dim gwaith mawr. Dim ond ychydig funudau i’r ysgol, canol Porthaethwy, y bont a’r A55 – dyma fywyd hawdd, tawel ar arfordir hardd Môn.



"A home full of light, space and calm – ready for its next chapter."

Tucked away at the end of a quiet cul-de-sac in the heart of Menai Bridge, Cymerau has been a much-loved home for many years. Now it's ready for its next owners – perhaps a couple looking for a slower pace of life, or a young family wanting room to grow.

This three-bedroom bungalow sits within a garden that wraps around the home, catching the light throughout the day and offering glimpses of the Menai Strait through the trees. Just a short walk from the centre of Menai Bridge, it offers that rare combination of convenience, space, and tranquillity.

As you step inside, you immediately feel the openness and warmth of the space. The living room is large and bright, with a stone fireplace and a door leading out to a patio in the garden – the perfect spot for a morning coffee while watching the mountains and early sunlight.

Adjoining the dining room is a sunroom – once a conservatory, now beautifully updated with a solid roof and triple-glazed windows with UV-protection glass. It's the perfect place to unwind and look out over the gardens in peace and quiet. The kitchen is unusually large, with plenty of storage and two windows bringing in lots of light. There's also a small utility room with plumbing and access out to the garden.

There are three comfortable bedrooms, including a master with an en suite, as well as a family bathroom that completes the layout.

Outside, the gardens are a real highlight. Mature shrubs and planting with 'conifers' and 'hydraneas' wrap around the house, creating different areas to enjoy. At the top, there's a sheltered spot where the previous owners once grew their own vegetables – a perfect suntrap. Lower down, a neatly kept lawn curves around the back of the house, full of colour in the springtime.

The raised patio or balcony is another lovely feature – accessible from both the garden and directly from the living room and sunroom. It's a perfect place to sit with a book or watch the sunset. Practical too – the large driveway can fit up to five cars, and there's a double garage ideal for storage or projects. The level setting makes for easy access and unloading.

Cymerau has been lovingly maintained and is ready for someone to bring their own style – without needing any major work. Just minutes from the local school, the centre of Menai Bridge, the bridge itself and the A55 – this is easy, peaceful living on the beautiful island of Anglesey.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Gas Central Heating

Double Glazing throughout

- Ideal location in Menai Bridge, within walking distance of the town centre and minutes from the A55.
- Beautiful views of the mountains and Menai Strait.
- Simple, practical layout with large, light-filled rooms.
- Spacious living room with sliding door leading to the raised patio.
- Lovely sun room with triple-glazed windows and garden views.
- Large kitchen with ample storage and a comfortable breakfast bar.
- Double garage with electricity, plumbing and additional loft storage.
- Large driveway with parking for up to five cars.
- Wrap-around garden with several areas for relaxing or growing vegetables.
- Easy-to-live-in home – perfect for a family or couple looking to downsize.



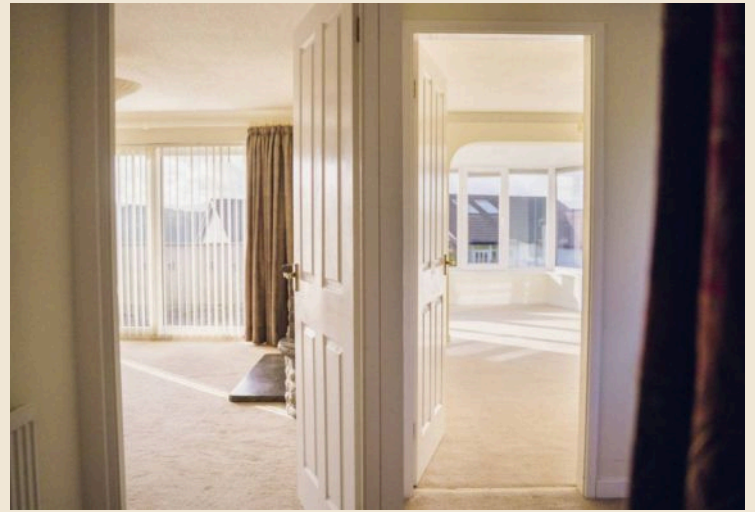
Ystafell Fyw / Living Room

15' 0" x 19' 7" (4.57m x 5.98m)

Ystafell fyw fawr a llawn golau gyda drws sy'n llithro i wynebu mynyddoedd Eryri a'r Fennai. Mae'r goleuni'n llenwi'r ystafell trwy'r dydd, gyda ffenestr ychwanegol a lle tân carreg nwy sydd hefo simdde tasa rhywun isho rhoi lle tân coed. Mynediad uniongyrchol i'r patio yn yr ardd.

A large, bright living room with a sliding door facing the Eryri mountains and the Menai. Light fills the space throughout the day, with an extra window and a stone-surround gas fire which has a chimney should someone want to install a log burner. The sliding door opens directly to the raised patio in the garden.





Ystafell Fwyta / Dining Room

12' 6" x 9' 6" (3.80m x 2.89m)

Mae'r ystafell fwyta'n llawn golau ac yn teimlo'n agored, gan arwain yn uniongyrchol at y 'stafell haul' drwy fwa hyfryd sy'n cysylltu'r ddwy ystafell. Lle perffaith i fwyta gyda'r teulu neu i fwynhau pryd gyda ffrindiau, gyda golygfeydd dros yr ardd o'r ddwy ystafell.

The dining room is bright and airy, leading directly into the sun room through a lovely archway that connects the two spaces. It's the perfect place to enjoy family meals or dinner with friends, with garden views from both rooms creating a relaxed, open feel.

Ystafell Haul / Sunroom

8' 4" x 9' 6" (2.54m x 2.89m)

'Stafell haul' hyfryd, yn llawn ffenestri ac yn cynnig golygfeydd panoramig o'r ardd a'r mynyddoedd. Mae'r gwydr wedi'i atgyfnerthu gyda haen sy'n gwrthsefyll UV, gan greu gofod hamddenol, perffaith i eistedd, ymlacio a mwynhau'r golygfeydd trwy'r flwyddyn.

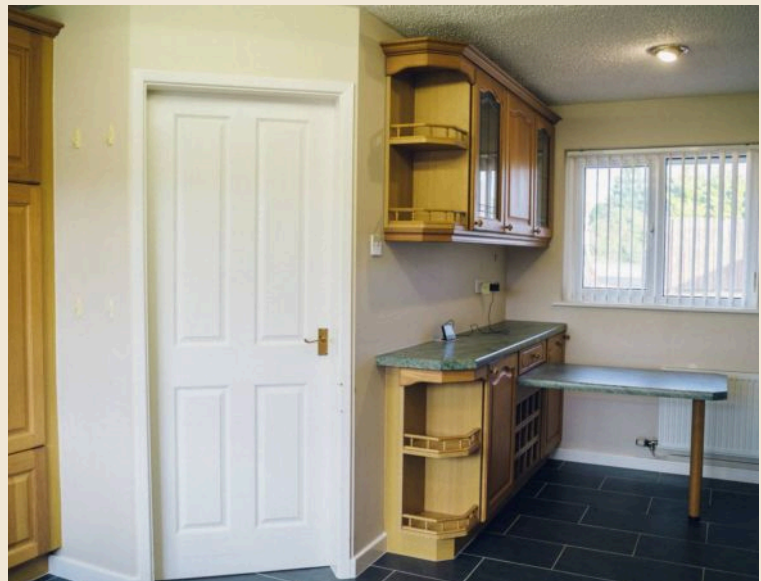
A beautiful sun room filled with glass, offering panoramic views of the garden and mountains beyond. The glass is UV-protected, keeping the space cool and comfortable. A truly relaxing room – perfect for sitting back and enjoying the view all year round.

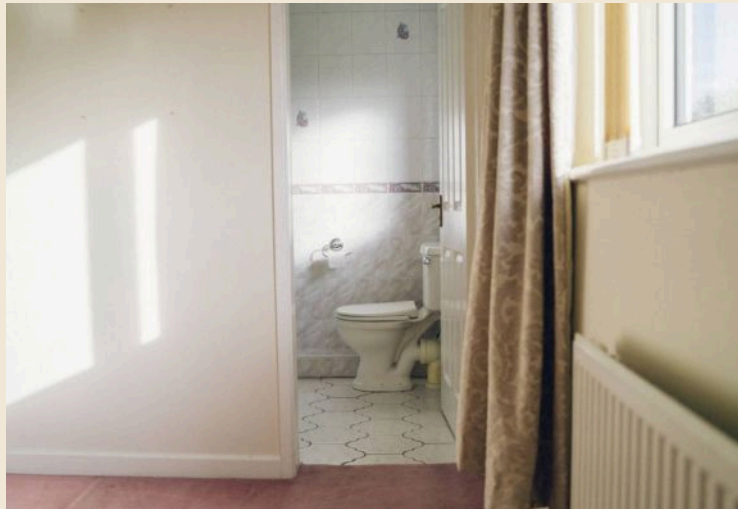
Cegin / Kitchen

19' 4" x 12' 5" (5.89m x 3.78m)

Cegin eang iawn gyda digon o le a llawer o botensial. Er y gallai'r drysau y cypyrddau fod angen eu diweddarau i steil rhywun arall, mae'r cegin ei hun yn wych – gyda hob 'induction', ffan 'extractor', popty, oergell a microdon integredig, a bar brecwast delfrydol ar gyfer coffi bore a'r papur newydd.

A very spacious kitchen with plenty of room and great potential. While the cupboard doors could be updated to suit personal taste, the kitchen itself is excellent – featuring an induction hob with extractor fan, integrated oven, fridge and microwave, and a breakfast bar perfect for morning coffee and the paper.





Utility

8' 4" x 4' 8" (2.53m x 1.43m)

Ystafell 'utility' oddiar y cegin, gyda phlymio ar gyfer peiriant golchi a lle perffaith ar gyfer offer trydanol a golchi dillad. Mae drws cefn yma hefyd gyda mynediad ochr cyfleus i'r ardd.

Small but mighty, the utility room has plumbing for a washing machine and space for white goods and laundry. There's also a handy back door with side access to the garden.

Ystafell Wely 1 / Bedroom 1

16' 4" x 10' 5" (4.98m x 3.18m)

Prif ystafell wely hardd, o siâp hyfryd ac yn llawn goleuni naturiol. Mae yma'r fantais ychwanegol o 'en suite' gyda thoiled, sinc a chawod – gofod cyfforddus a thawel, perffaith i ddechrau neu orffen y dydd.

The master bedroom is beautifully shaped and full of natural light. It also benefits from an en suite with a toilet, sink, and shower – a calm, comfortable space that's perfect for starting or ending the day in peace.

Ystafell Wely 2 / Bedroom 2

12' 11" x 10' 11" (3.93m x 3.32m)

Ystafell wely dawel yng nghefn y tŷ, yn gartrefol ac yn llawn heddwch. Mae'r ffenestr yn edrych dros yr ardd a'r mynyddoedd – golygfeydd hardd i'w mwynhau bob bore.

A peaceful bedroom at the back of the house, calm and welcoming. The window looks out over the garden and the mountains – a lovely view to wake up to each morning.

Ystafell Wely 3 / Bedroom 3

10' 10" x 10' 0" (3.30m x 3.04m)

Y lleiaf o'r tair ystafell wely, ond o hyd yn faint da ac yn teimlo'n gyfforddus. Mae dwy ffenestr yn gadael digon o olau i mewn, ac mae'r olygfa dros flaen y tŷ yn braf.

The smallest of the three bedrooms, yet still a generous and comfortable size. Two windows let in plenty of light, and the room overlooks the front of the house.





Ystafell Molchi / Family Bathroom

7' 4" x 7' 1" (2.24m x 2.17m)

Ystafell ymolchi deuluol o faint gwyh – yn gwbl weithredol ac yn ymarferol, er efallai byddai rhai'n dewis ei diweddarau i'w steil eu hunain. Yn cynnwys bath, toiled a sinc, gyda digon o le i'w defnyddio'n gyfforddus.

A great-sized family bathroom – fully functional and practical, though some may wish to update it to their own taste. It includes a bath, toilet and sink, with plenty of space for comfortable everyday use.

Garej / Garage

Garej ddwbl fawr gyda ffenestr 'double glaze', trydan a phlymio ynddi. Digon o le i ddal dau gar a llawer o le ychwanegol ar hyd y waliau ar gyfer storfa glyfar. Mae gan y garej lofft storio hefyd – lle perffaith i gadw'r goeden Nadolig!

A large double garage with double-glazed window, electricity and plumbing. Spacious enough for two cars with extra room along the walls and ceiling hooks for clever storage. There's even a loft above – perfect for storing the Christmas tree and more.



Garden

Gardd hyfryd sydd wedi'i chynnal yn ofalus dros y blynyddoedd, yn llawn bywyd a photensial. Mae'n lapio o amgylch y tŷ gyda choed coniffer a llwyni aeddfed, hydrangeas a'r azaleas lliwgar yn dod yn fyw yn y gwanwyn. Mae mannau tawel ar gyfer eistedd, darllen neu dyfu blodau a llysiau, ac mae'r haul yn llenwi'r lle trwy'r dydd. Yn y cefn, mae'r ardd yn ffinio â chul-de-sac tawel, gan gynnig heddwch a thawelwch drwy'r flwyddyn.

A beautiful, well-tended garden that's full of life and potential. It wraps around the house with mature conifers, hydrangeas and colourful azaleas bringing the garden to life in spring. There are peaceful spots to sit, read or grow flowers and vegetables, and the sun reaches it throughout the day. At the rear, the garden backs onto a quiet cul-de-sac, offering peace and calm all year round.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



