169 Penrhos Road, Bangor

£280,000 Freehold

catra

Wedi'i leoli yng nghalon Penrhosgarnedd, un o ardaloedd mwyaf poblogaidd Bangor, mae'r cartref hon yn cynnig cydbwysedd prin rhwng hwylustod bob dydd a'r ymdeimlad o dawelwch sy'n anodd ei ddarganfod. O'r drws ffrynt, mae bywyd yma'n teimlo'n hynod hawdd. Wedi'i osod yn union wrth y groesfan 'sebra' tuag at Ysgol Garnedd, gyda'r ysbyty dim ond ychydig funudau ar droed, siop leol gyferbyn, arosfan bws tu allan, ysgolion uwchradd gerllaw a llu o archfarchnadoedd yn y cyffiniau, mae hwn yn lleoliad sy'n cefnogi bywyd bob dydd yn naturiol. Yn ymarferol, yn hygyrch, ac yn adnabyddus i'r rhai sy'n caru'r ardal.
Ond unwaith y byddi di'n cau'r drws, mae'r awyrgylch yn newid yn llwyr.

Mae'r cartref yn troi'n lle tawel ac ymlaciol, gyda dim ond sŵn adar yn y coed yn y cefn yn llenwi'r cefndir. Yn y ffrynt, mae ystafell fyw glyd gyda ffenestr fae hardd yn cynnig cyfeiriad at ei wreiddiau o'r 1930au, gan adael i olau naturiol lifo'n feddal i mewn. Mae'n ofod sy'n gwahodd i ymlacio ac i oedi. Tuag at cefn y tŷ, mae'r gofod yn agor i fyny'n naturiol. Mae ystafell fwyta hyfryd yn eistedd yng nghanol y cartref, gyda llif hawdd a allai hefyd weithio fel ail ystafell fyw tasa chi isho ei newid. O'r fan hon, mae drysau dwbl yn arwain allan i ddec bach sy'n dal yr haul, lle perffaith i fwynhau coffi bore neu eiliad dawel yn y prynhawn. Mae'r gegin yn llawn haul y bore, ac oherwydd ei ffenestri, mae'n teimlo'n agos iawn at y natur o'i chwmpas. Mae golygfeydd o wyrddni ym mhob cyfeiriad, gan greu ymdeimlad o'r tu allan yn llifo i mewn.

Wrth agor y drws cefn, daw'r ardd yn fyw. Mae hon yn wirioneddol yn hafan i arddwr, yn llawn coed a phlanhigion sydd wedi'u caru dros amser. Rhosod, hydrangea, camellia, lelog a lafant yn llenwi'r gofod â lliw a persawr sy'n creu lle perffaith i eistedd, garddio neu ymlacio. Mae'n ardd sy'n teimlo'n fyw ac yn dawel ar yr un pryd. I fyny'r grisiau, mae'r cartref yn parhau i deimlo'n groesawgar. Ceir dwy ystafell wely ddwbl gyfforddus ac un ystafell sengl, sy'n addas iawn ar gyfer plentyn neu swyddfa gartref, ynghyd ag ystafell ymolchi fodern sy'n cwblhau'r llawr uchaf.

Ymhlith y manteision ymarferol mae ffenestri a drysau cymharol newydd, rendro allanol diweddar, a llefydd tân agored sy'n ychwanegu at ei gymeriad. Mae hwn yn gyfle perffaith i rywun greu nyth gynnes a chartref llawn cymeriad mewn lleoliad sy'n gwneud bywyd bob dydd yn haws.

Cartref hapus, cynnes a llawn bywyd.

Located in the heart of Penrhosgarnedd, one of Bangor's most popular areas, this home offers a rare balance between everyday convenience and a sense of calm that's increasingly hard to find.
From the front door, life here feels wonderfully easy. Positioned right by the zebra crossing over to Ysgol Garnedd, with the hospital just a short walk away, a local shop across the road, a bus stop outside, secondary schools nearby and plenty of supermarkets in the area, this is a location that naturally supports daily life. Practical, accessible, and well-loved by those who know the area. And yet, once you close the door, the atmosphere shifts entirely.

The home becomes a peaceful and calming space, with only the sound of birds in the trees behind filling the background. At the front, a cosy living room with a beautiful bay window nods to its 1930s origins, allowing soft natural light to settle into the room. It's a space that invites you to slow down and unwind. Towards the back of the house, the space opens up naturally. A lovely dining room sits at the heart of the home, with an easy flow that could also work as a second living room should you wish to reconfigure the layout. From here, double doors lead out onto a small sun-trapped deck, the perfect place to enjoy a morning coffee or a quiet moment in the afternoon.

The kitchen is filled with morning sunshine, and with its windows, it feels closely connected to the nature surrounding it. There are views of greenery in every direction, creating a gentle sense of the outside flowing in. Step through the back door and the garden comes to life. This is truly a gardener's haven, filled with trees and plants that have been lovingly cared for over time. Roses, hydrangea, camellia, lilac and lavender bring colour and fragrance, creating a space that's perfect for sitting, tending, or simply relaxing. It's a garden that feels both vibrant and peaceful at once.

Upstairs, the home continues to feel welcoming. There are two comfortable double bedrooms and a single bedroom, ideal for a child or a home office, along with a modern bathroom that completes the first floor. Practical benefits include relatively new windows and doors, recent external rendering, and open fireplaces that add to the home's character. This is a wonderful opportunity for someone to create a warm, cosy nest in a location that makes everyday living feel that little bit easier.

A happy, warm home full of life.

“Mae rhywbeth hynod gysurus am y cartref hwn o’r cychwyn cyntaf.”
Cartref 3 llofft wely hyfryd, gardd llawn natur a theimlad tawel, croesawgar.

There’s something deeply comforting about this home from the very first moment.”

Lovely 3-bed home, a garden full of nature and a calm, with a welcoming feel.

- Delightful 3-bedroom semi-detached home
- Sought-after Penrhosgarnedd location
- Directly opposite Ysgol Garnedd (ideal for families)
- Just a short walk to the hospital and local amenities
- Beautiful, mature garden with “secret garden” feel
- Sun-trapped outdoor spaces with two decking areas
- Character features including bay window and fireplaces
- Flexible layout with two reception rooms
- Off-road parking with potential for a second space

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

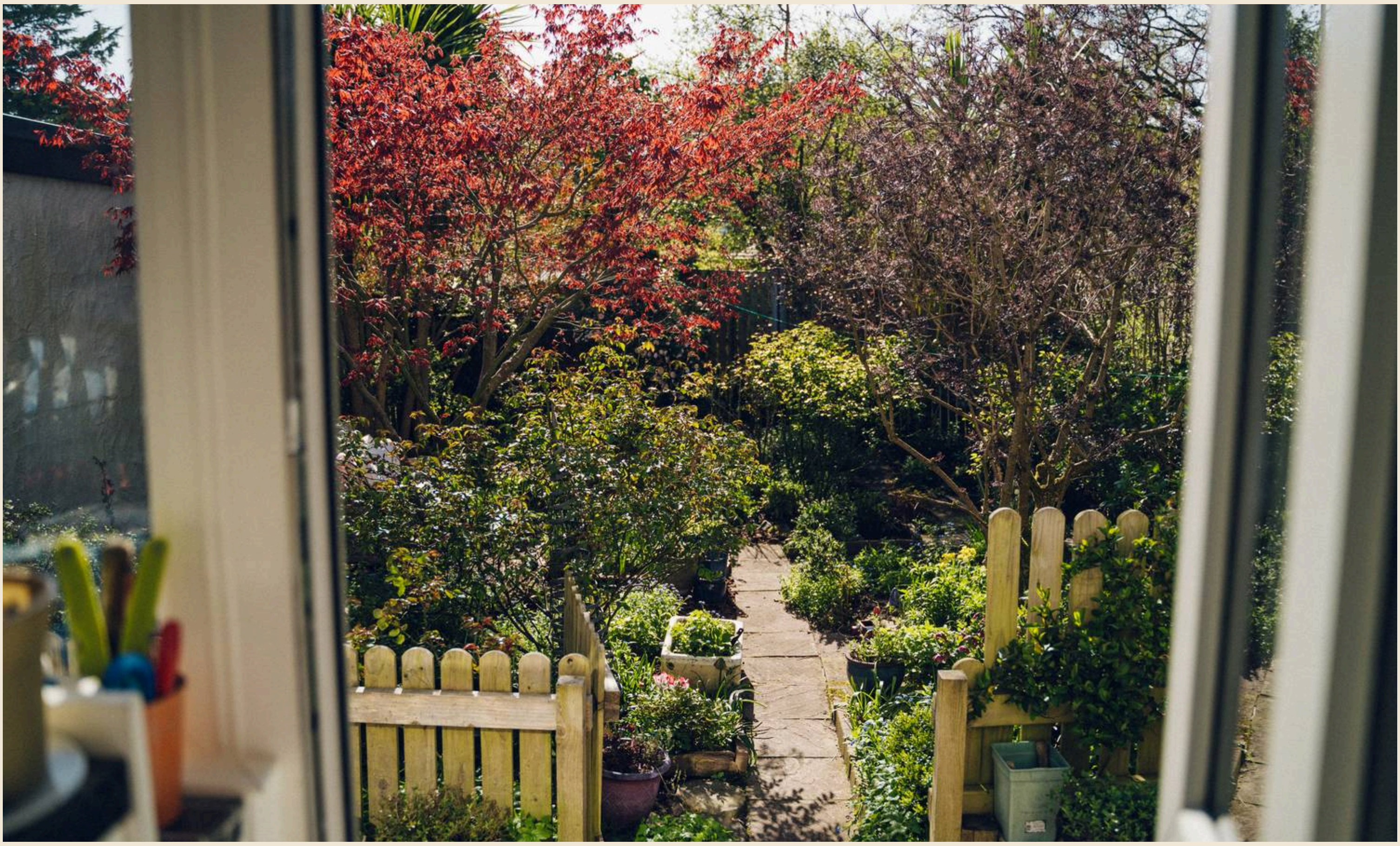
Ystafell Fyw / Living Room 12' 8" x 11' 11" (3.85m x 3.62m)
Ystafell fyw sgwar, glyd a llawn cymeriad. Ffenestr fae fawr nodweddiadol o’r 1930au yn llenwi’r gofod a golau. Lloriau pren 'laminate' a lle tan yn ganolbwynt naturiol. Gellir gosod llosgwr goed yma. Yn oer braf yn yr haf ac yn gynnes yn y gaeaf. A square, cosy living room full of character.
A large 1930s-style bay window fills the space with light, while wooden laminate flooring and a central fireplace create a natural focal point. With a chimney in place, a log burner could be added. Cool in summer, cosy in winter.

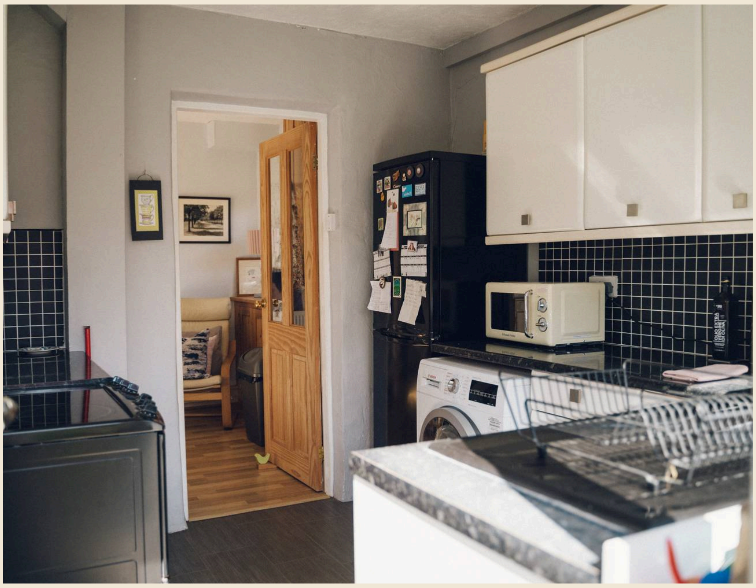
Ystafell Molchi / Bathroom 8' 2" x 7' 3" (2.48m x 2.21m)
Ystafell ymolchi fodern yng nghefn y ty, gyda bath a chawod ar wahan – yn ddelfrydol i deulu. Naws dawel a niwtral sy’n cynnig cyfle i ychwanegu dy gyffyrddiad personol dy hun.

A modern bathroom set at the rear of the house, with both a bath and separate shower – ideal for family life. Calm and neutral in tone, offering a lovely opportunity to add your own personal touch.

Ystafell Fwyta / Dining Room 19' 7" x 11' 8" (5.98m x 3.55m)
Ystafell fwyta ddisglair gyda digon o olau bore yn llifo i mewn. Yn edrych dros yr ardd gyda drysau dwbl allan i ddec bach. Lle tan yn ychwanegu cynhesrwydd, gyda silffoedd a chypyrddau adeiledig yn creu gofod tawel, perffaith ar gyfer ymlacio neu cadw llygad ar y plant.
A bright dining room filled with morning light. Overlooking the garden, with double doors opening onto a small deck. A fireplace adds warmth, while built-in shelving and cupboards create a calm, tranquil space, ideal for relaxing or entertaining close to the kitchen.

Cegin / Kitchen
8' 3" x 9' 1" (2.51m x 2.76m)
Cegin olau a chroesawgar gyda dwy ffenestr fawr yn llenwi'r gofod a golau naturiol. Golygfeydd dros yr ardd a swn adar yn creu naws dawel wrth wneud coffi bore. Nid oes offer integredig – oergell, popty a pheiriant golchi yn annibynnol.
A bright and welcoming kitchen with two large windows filling the space with natural light. Overlooking the garden, it's a lovely place for a morning coffee with birdsong in the background. There are no integrated appliances, with a freestanding fridge, cooker and washing machine.



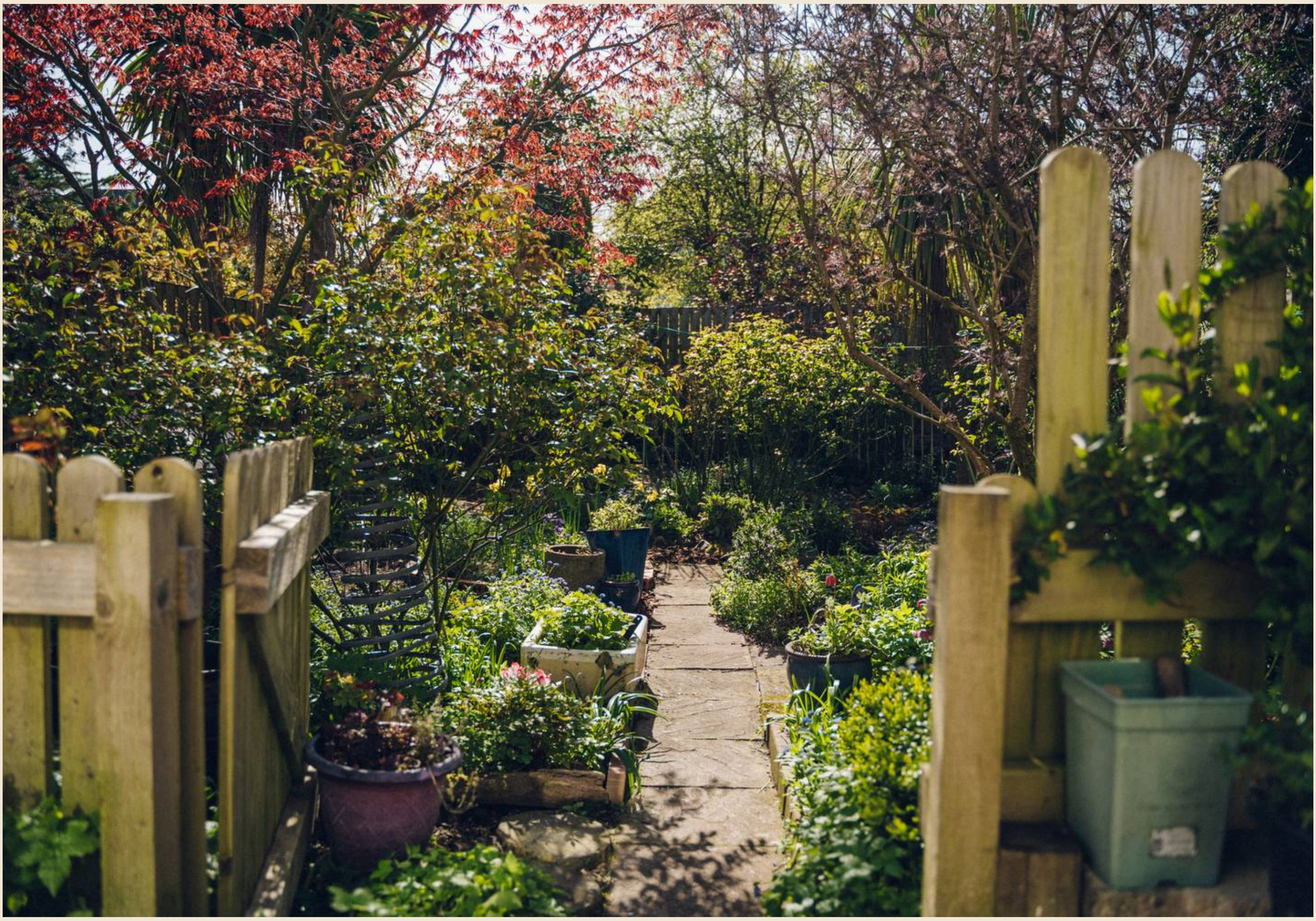


Ystafell Wely 1 / Bedroom 1
11' 9" x 11' 2" (3.58m x 3.40m)
Ystafell wely ddwbl fawr yng nghefn y ty, yn edrych dros yr ardd. Gofod llawn golau, eang a thawel, gyda silffoedd adeiledig. Ystafell berffaith i'w defnyddio fel prif ystafell wely, yn debyg o ran maint i'r ail ystafell fawr.
A generous double bedroom at the rear of the house, overlooking the garden. Bright, spacious and wonderfully calm, with built-in shelving. An ideal primary bedroom, equal in size to the other large double room.

Ystafell Wely 3 / Bedroom 3
7' 8" x 9' 8" (2.33m x 2.95m)
Ystafell wely sengl ym mlaen y ty, y lleiaf o'r tri. Yn cael ei defnyddio ar hyn o bryd fel swyddfa, ond byddai'n ystafell wely berffaith i blentyn neu le gwaith tawel.

A single bedroom at the front of the house, the smallest of the three. Currently used as a home office, but it would make a lovely child's bedroom or a quiet workspace.

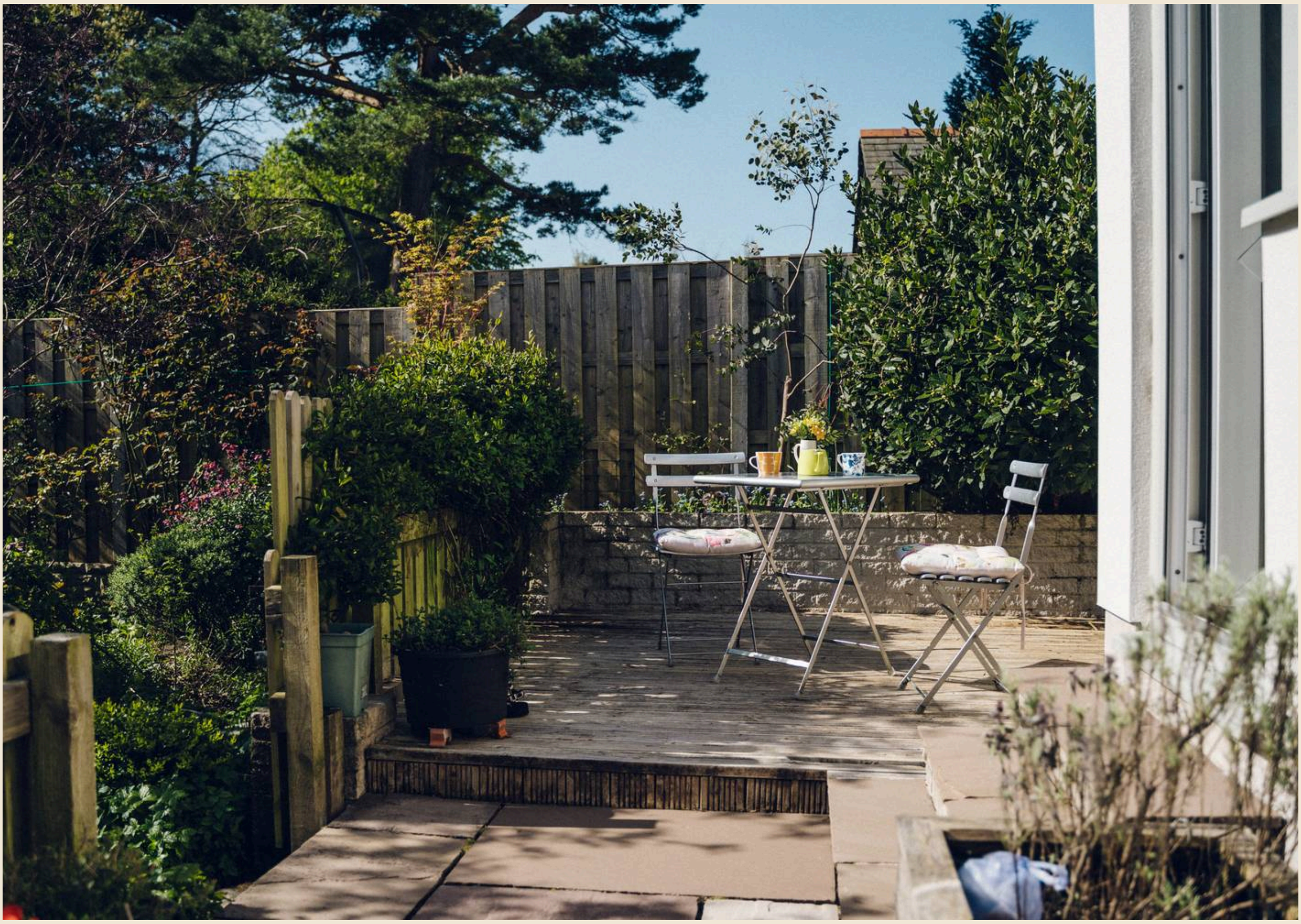
Ystafell Wely 2 / Bedroom 2
12' 0" x 12' 0" (3.65m x 3.65m)
Ail ystafell wely ddwbl fawr ym mlaen y ty, gyda golygfa dros y stryd. Lle braf i ymlacio a gwrando ar fywyd yn mynd heibio. Yn cynnwys cypyrddau adeiledig sy’n gwneud defnydd effeithlon o’r gofod.
Another generous double bedroom at the front of the house, overlooking the street. A lovely place to relax and watch the world go by. With built-in cupboards that make practical use of the space.

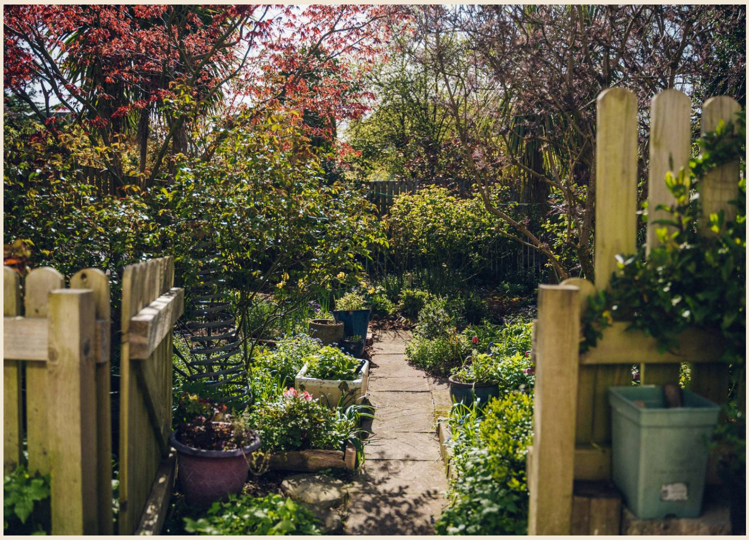


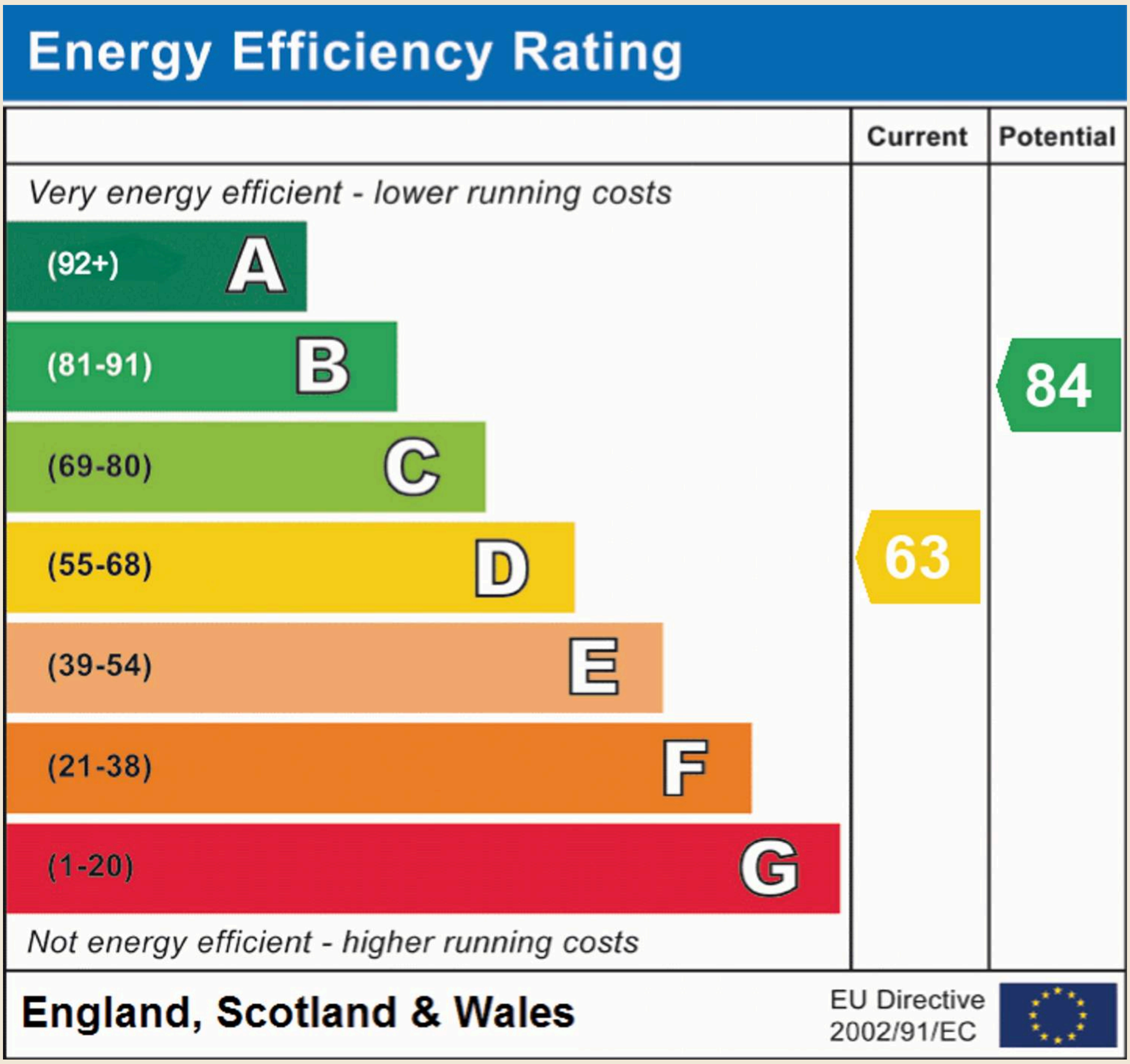
Y Gardd / The Garden

Mae'r ardd hon yn rhywbeth arbennig. Wedi'i gofalu amdani gyda chariad dros amser, mae wedi'i chreu i gynnig lle i ddianc o brysurdeb bywyd bob dydd. Ynghyd a'r dec fach oddi ar yr ystafell fwyta, mae ail ddec ymhellach i lawr yr ardd – perffaith ar gyfer swperau hir neu amser gyda'r teulu yn yr haul. O'r drws cefn, mae grisiau'n arwain i lawr i'r ardd, sydd wedi'i rhannu'n glyfar rhwng man eistedd a'r ardd ei hun, gyda ffens a giat fach hyfryd yn gwahanu'r ddau. Mae'r ardal batio yn ymarferol hefyd, yn cartrefu pethau defnyddiol fel biniau ailgylchu, gyda mynediad ochr cyfleus drwy giat – yn ddelfrydol ar gyfer cadw plant a chwn yn ddiogel. Wrth agor y giat, mae'r ardd yn newid ei chymeriad. Mae cerrig camu'n dy arwain i lawr trwy ardal fwy gwyllt a naturiol, tuag at fan eistedd cudd a 'gardd gyfrinachol' ar waelod y plot. Mae sied yno hefyd ar gyfer storio offer garddio. Mae hon yn ardd sy'n dal yr haul drwy'r dydd, ac oherwydd y tai y tu ol, mae swn y ffordd o flaen y ty yn diflannu'n llwyr – yn cael ei ddisodli gan swn pobl yn gofalu am eu gerddi, plant yn chwarae, ac adar yn canu. Gyda dros 28 o fathau o rosod, ynghyd a pherlysiau, coed, clematis ac aquilegia, mae'r ardd hon yn llawn bywyd, lliw a phersawr. Lle tawel, prydferth – man i anadlu, i ymlacio, i ddianc.

This garden is something truly special. Lovingly cared for over time, it has been thoughtfully created as a place to step away from the pace of everyday life. Alongside the small deck just off the dining room, there is a second deck further down the garden – perfect for long dinners or relaxed family time in the sun. From the back door, steps lead down into the garden, which has been cleverly divided into a seating area and a more natural garden space, separated by a fence and a charming little gate. The patio area is also practical, housing essentials such as recycling bins, with convenient side access and a gate – ideal for keeping children and dogs safe. Step through the gate and the garden begins to unfold. Stepping stones guide you through a slightly wilder, more natural area, leading to a tucked-away seating spot and a 'secret garden' feel at the bottom. There is also a useful shed for storing gardening tools. This is a true sun-trap, and thanks to the neighbouring homes behind, the sound of the road at the front fades away – replaced instead by the gentle hum of daily life, children playing, lawnmowers in the distance, and birdsong. With over 28 varieties of roses, along with herbs, quince, clematis and aquilegia, the garden is rich in colour, texture and scent. It's a beautiful, calming space. A place to pause, to breathe, and to escape.






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
63
84
England, Scotland & Wales
EU Directive 2002/91/EC

Hallway
8.13 m²
Dining Room
5.60 m²
Kitchen
6.52 m²
Living Room
13.56 m²
Other
12.87 m²
Bathroom
5.25 m²
Bedroom
12.45 m²
lway
4 m²
Bedroom
13.32 m²
Bedroom
5.04 m²

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