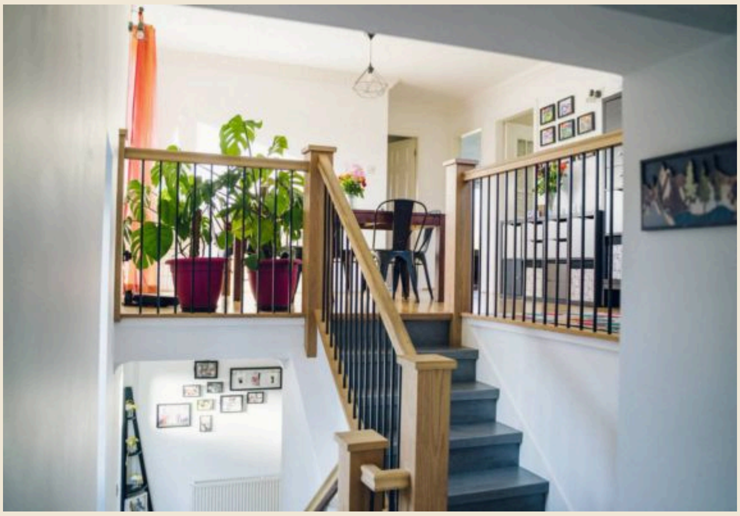


Swn Y Mor Tafarn Grisiau Road, Y Felinheli

£499,000 Freehold

“Dau lawr o olau a lle, wedi’u llunio ar gyfer stori deuluol sy’n dal i dyfu.”

“Two levels of light and space, shaped for a family story still unfolding.”

catra

Mae’n brin i dai o’r maint yma gyda cynllun hyblyg ddod ar y farchnad yn y pentref poblogaidd iawn o Y Felinheli — ac mae Sŵn y Môr yn arbennig o nodedig. Mae ei leoliad gwych, ei gynllun eang a’i gyflwr *parod i symud i mewn* yn ei wneud yn gartref delfrydol i unrhyw deulu sy’n awyddus i ymgartrefu mewn cymuned Gymreig bywiog a chryf. Mae safle’r tŷ yn berffaith: ychydig funudau ar droed o’r ysgol gynradd leol, gyferbyn â’r safle bws sy’n cysylltu â Bangor a Chaernarfon, ac union gyferbyn â’r llwybr beicio a cherdded ar hyd yr arfordir. Dyma’r math o leoliad lle gellir gwneud y ‘school run’ ar droed, treulio’r prynhawniau’n rasio ar sgwteri ar hyd y llwybr beicio, ac yna mwynhau cerdded gyda’r nos wrth gipio golygfeydd hyfryd o’r Fenai drwy’r coed. Mae’r tŷ wedi’i gynllunio’n glyfar fel eiddo ar ddau lefel, gyda’r prif ystafelloedd byw ar y llawr uchaf. Wrth gerdded i mewn i’r cyntedd croesawgar, rydych yn cael eich denu i fyny grisiau bach i galon y cartref — lle agored, llawn golau lle mae bywyd teuluol yn dod at ei gilydd yn naturiol. Mae’r gofod hwn, sydd ar hyn o bryd yn cael ei ddefnyddio fel ardal fwyta, gweithio a chwarae, yn cysylltu’n hawdd â’r gegin, yr ystafell fyw, yr ystafell ymolchi deuluol a’r brif ystafell wely. Mae’r ystafell fyw yn ogystal a’r brif ystafell wely yn elwa o wydr llawn o’r tô i’r llawr gyda mynediad i’r balconi, y lle perffaith i eistedd i gael coffi yn y bore wrth wrando ar y pentref yn dod yn fyw. Mae hwn yn dŷ sy’n teimlo’n gartrefol ar unwaith — cartref lle mae bywyd teuluol yn llifo’n hawdd. Os oes angen seibiant arnoch, mae’r llawr isaf yn cynnig digonedd o le ychwanegol. Mae’r ardal ar waelod y grisiau, ar hyn o bryd yn fan chwarae i blant, yn gweithio’n berffaith hefyd fel ardal ymlacio, swyddfa neu fan darllen. Ar y lefel hon hefyd ceir ‘utility’ ddefnyddiol gyda mynediad allan, pedair ystafell wely o faint da, ac ail ystafell ymolchi deuluol. Mae un o’r ystafelloedd wely yn elwa o ddrysau dwbl sy’n agor yn syth allan i’r decking — yn ddelfrydol fel ystafell i ‘teenagers’ ymlacio, fel ystafell wely i rieni, ystafell westeion neu ofod creadigol. Mae’r ardd wedi ei gau i ffwrdd - perffaith ar gyfer plant, cŵn a bywyd awyr agored. Gyda ardal gwair mawr a decking composite fawr yn barod ar gyfer barbeciws teuluol a nosweithiau ymlaciol gyda ffrindiau. Gyda’r haul yn machlud yn union o flaen y tŷ, gallwch ddisgwyl machlud haul hyfryd drwy gydol y flwyddyn. Mae’r cartref wedi’i gynnal yn ofalus i gynnig cysur, hwylustod ac effeithlonrwydd. Mae’n cynnwys:

- Dreif fawr - hyd at 3 car
- Garej ddwbl gyda storfa yn y llofft
- Paneli solar i ostwng costau trydan
- Pwynt gwefru EV ar gyfer ceir trydan

It is rare for houses of this size with a flexible layout to come onto the market in the very popular village of Y Felinheli — and Sŵn y Môr is particularly special. Its excellent location, spacious layout and move-in-ready condition make it an ideal home for any family wishing to settle in a lively, welcoming and strong Welsh community. The location of the house is perfect: just a few minutes' walk from the local primary school, opposite the bus stop connecting to Bangor and Caernarfon, and directly across from the coastal cycling and walking path. It's the kind of setting where morning school runs can be done on foot, afternoons can be spent scooter-racing along the cycle track, and evening strolls reveal lovely glimpses of the Menai Strait through the trees. The house is cleverly designed as a split-level property, with the main living spaces on the upper floor. When you walk into the welcoming hallway, you are drawn up a small staircase to the heart of the home — an open, light-filled space where family life naturally comes together. This area, currently used as a dining, working and play space, connects easily to the kitchen, living room, family bathroom and main bedroom. Both the living room and the main bedroom enjoy full-height glazing at the front with access to the balcony, inviting you to sit with a morning coffee while listening to the village come to life. This is a house that feels homely from the moment you enter — a place where family life flows with ease. If you need a break, the lower floor offers plenty of additional space. The area at the bottom of the stairs, currently used as a children's play space, also works perfectly as a relaxation area, office or reading nook — an ideal retreat during busy family days. On this level you'll also find a useful utility room with outdoor access, four good-sized bedrooms and a second family bathroom. One of the bedrooms features double doors opening directly onto the decking — perfect as a teenager's hangout, a guest room for visiting grandparents, or a creative studio for hobbies and homework. The garden is fully enclosed — ideal for children, dogs and outdoor living. With a large lawn and a spacious composite decking area, it's made for summer barbecues, paddling pools, and long evenings with friends while the children play safely nearby. And with the sun setting directly in front of the house, sunsets become part of the daily rhythm — a wonderful backdrop to family life. The home has been carefully maintained to offer comfort, convenience and efficiency. It includes:

- Large driveway — space for up to 3 cars
- Double garage with loft storage
- Solar panels to help reduce electricity costs
- EV charging point for electric vehicles

Ty teuluol eang gyda 5x ystafell wely, mewn cymuned bywiog a Chymreig.

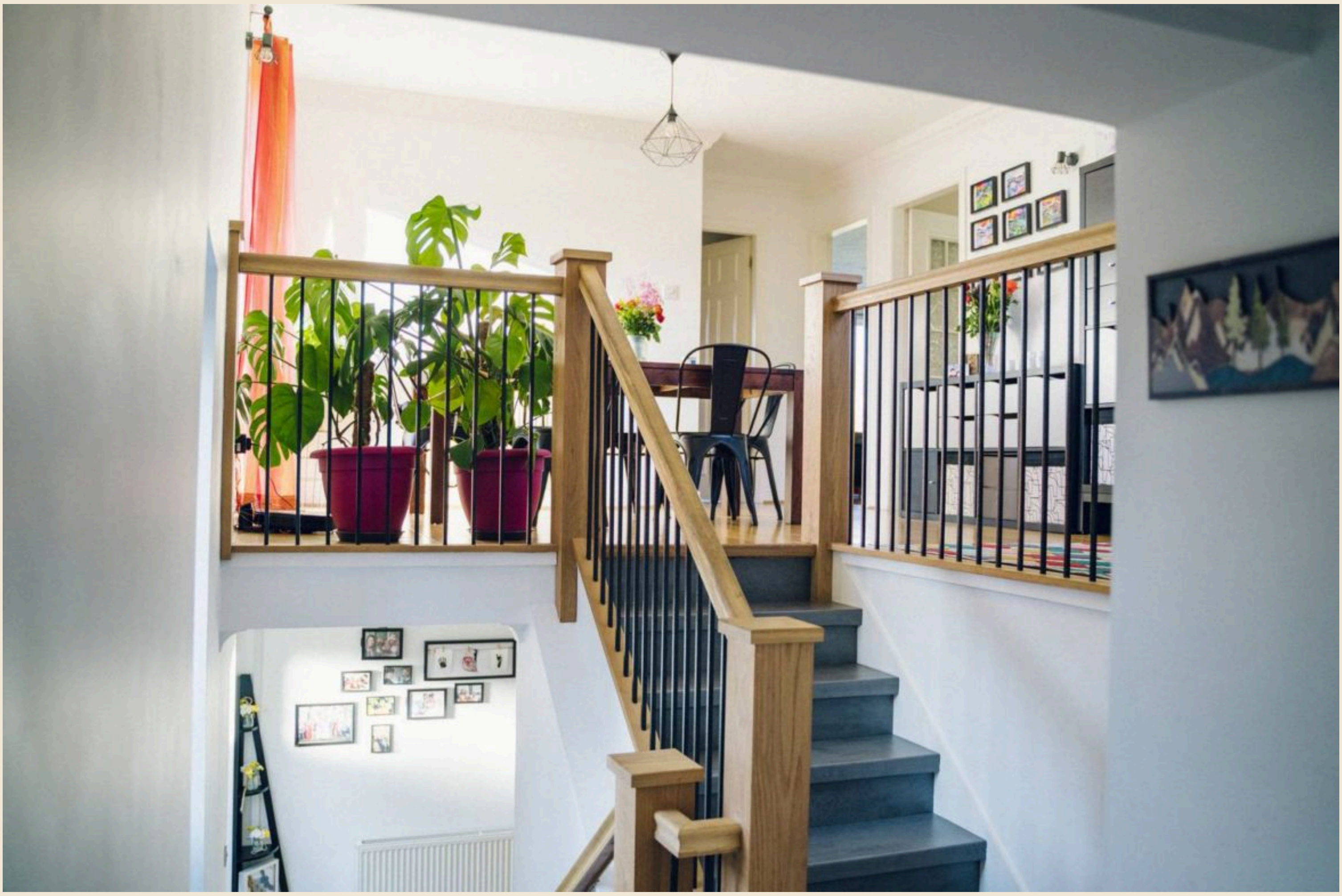
Large family home with 5x bedrooms, in a lively Welsh community.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Spacious five-bedroom split-level home offering exceptional flexibility.
- Move-in ready condition with a fresh, modern feel throughout.
- Prime village location just minutes from the primary school.
- Opposite the coastal cycle route and steps from the village cafés and pubs.
- Bus stop directly across the road with routes to Bangor and Caernarfon.
- Floor-to-ceiling windows with glimpses of the Menai Strait.
- Large double garage with loft storage plus a generous driveway.
- Beautiful open-plan living spaces filled with natural light.
- A blank canvas ready to adapt to any family's lifestyle or needs.
- Two family bathrooms and one WC.



Ardal agored / Open Space

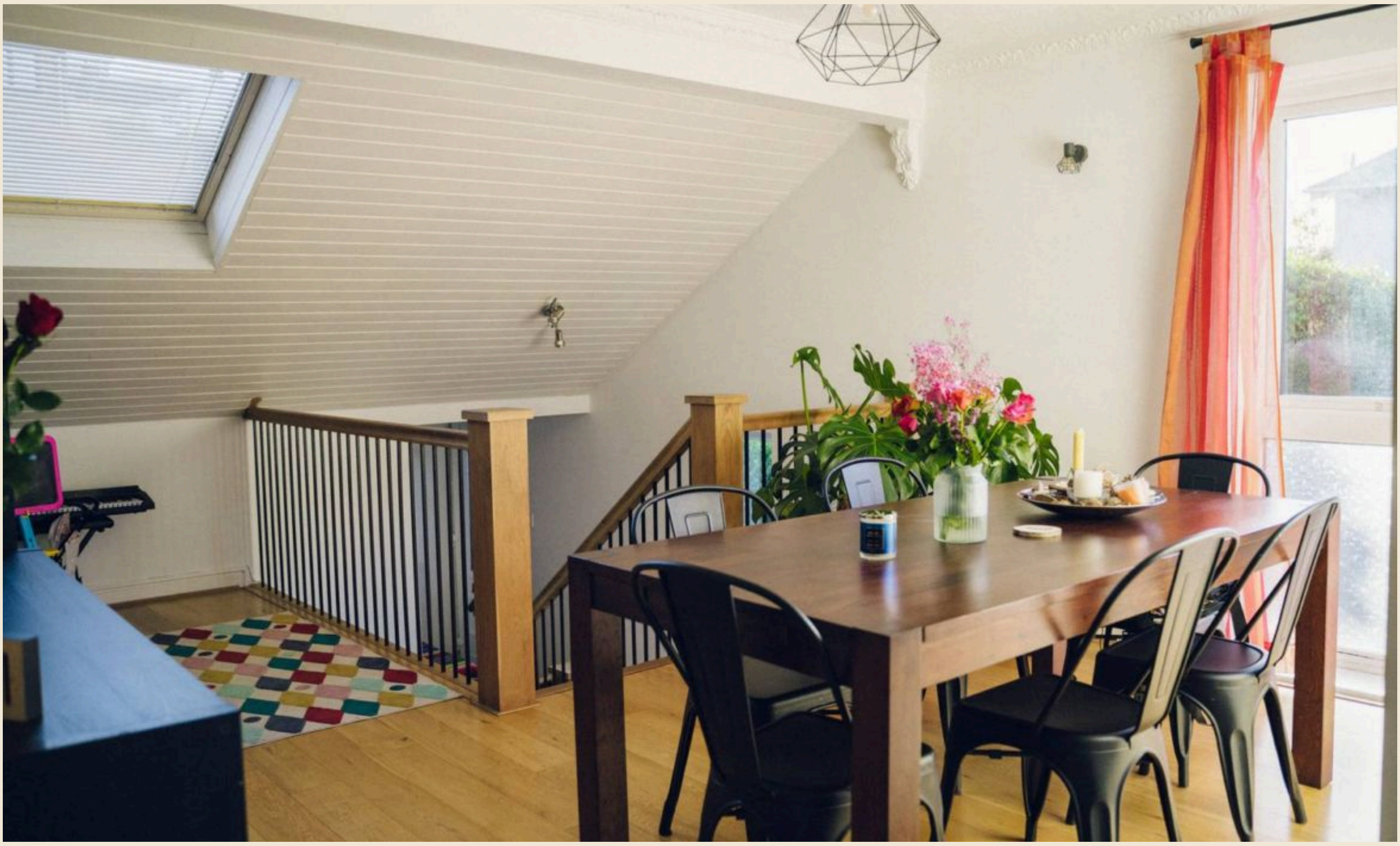
Wrth gerdded i mewn, mae'r cyntedd agored yn arwain i fyny at ofod braf gyda thô 'pitched' pren a ffenestr Velux sy'n llenwi'r ardal â golau. Dyma galon y cartref, lle mae pawb yn dod at ei gilydd i fwyta, chwarae neu weithio, gyda mynediad hawdd i'r prif ystafelloedd.

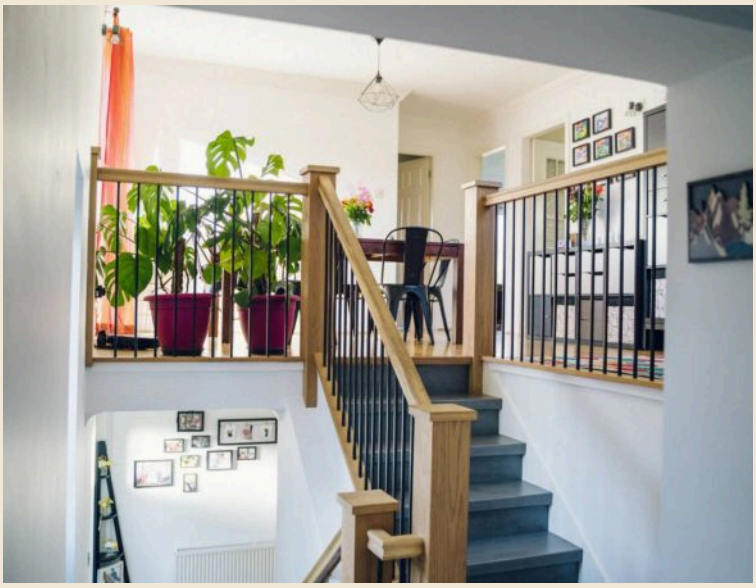
Entering the home, the open hall leads up to a bright space with a pitched wooden ceiling and Velux that fills the area with light. This is the heart of the home, where everyone gathers to eat, play or work, with easy access to the main rooms.

Ystafell Fyw / Living Room

Mae'r ystafell fyw yn ofod agored braf, gyda digon o le ar gyfer dwy sofa fawr, a thân nwy eisoes yn ei le. Mae'r ffenestri lyfli o'r llawr i'r nenfwd yn lapio hanner yr ystafell ac yn arwain at y balconi, gyda'r coed gyferbyn yn creu "ffenestr llun" a ambell o olygfa'r Fenai a lliwiau'r machlud.

The living room is a bright, open space with plenty of room for large sofas, and a fitted gas fire is already in place. Floor-to-ceiling windows wrap around half the room and open to the balcony, with the trees forming a "picture window," glimpses of the Menai, and beautiful sunset colours.





Cegin / Kitchen
Mae’r gegin yn le cynnes, yn hafan breifat i unrhyw gogydd. Wedi’i gosod oddi ar yr ystafell fwyta, gallwch goginio’n dawel tra’n dal i adloni. Mae ganddi bopty a hob wedi’u hintegreiddio, digon o le storio a ffenestr dros y dreif i fedru gweld ffrindiau’n cyrraedd a rhoi y teciall 'mlaen.
The kitchen has a warm spirit, a private haven for any cook. Set just off the dining room, you can entertain while cooking in peace. It includes an integrated oven and hob, plenty of storage, and a window over the driveway so you can pop the kettle on as friends arrive.

Prif Ystafell Wely / Primary Bedroom
Mae’r brif ystafell wely yn berffaith i rieni, gyda’r ffenestr flaen wydr a’r gallu i ymlacio ar y llawr uchaf tra mae’r plant yn cysgu lawr grisiau. Er ei bod yn ystafell wely, gellir newid ei bwrpas - sy’n dangos hyblygrwydd y tŷ.

The main bedroom is ideal for parents, with its glass frontage and the ability to relax upstairs while the children sleep below. Though used as a bedroom, it could easily serve another purpose - a reminder of just how flexible this home can be.

Ystafell Molchi 1 / Bathroom 1

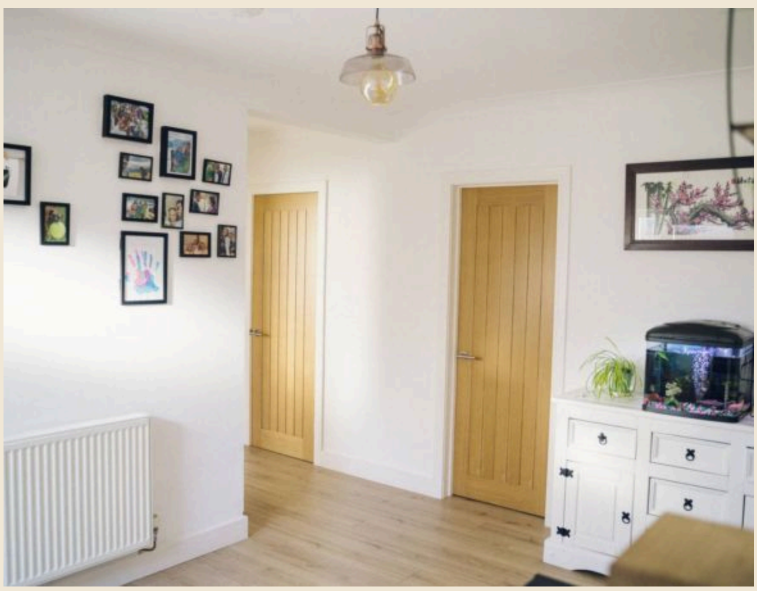
Mae'r ystafell ymolchi yn hardd ac wedi'i hadnewyddu'n ddiweddar, gyda chawod 'Mani' fawr a theils terazzo hyfryd. Gofod modern, ffresh ac addas i deuluoedd, ac mae'n eistedd yn berffaith ger yr ystafell wely am deimlad bron yn ensuite.

The bathroom is beautiful and recently renovated, featuring a large Mani shower and stylish terrazzo tiles. A fresh, modern, family-friendly space that sits perfectly beside the bedroom, giving a subtle ensuite feel.

Lawr Llawr / Downstairs Area

Mae'r ardal islaw y grisiau yn ofod agored hyblyg, ar hyn o bryd yn ardal chwarae i blant ond yn addas hefyd fel man gwaith neu cornel ddarllen. O'r fan hon ceir mynediad i'r ardd gefn yn ogystal â'r holl ystafelloedd gwely.

The downstairs hallway is a flexible open space, currently a children's play area but equally suited as a workspace or reading nook. From here there is access to the back garden as well as all of the bedrooms.



Utility
Ardal utility hynod ymarferol sy’n cynnwys y peirinat golchi a sychu, cownteri a bachau cotiau — lle perffaith i dynnu esgidiau mwdlyd. Mae drws mynediad o’r tu allan, ac mae’r boiler wedi’i guddio yma allan o’r golwg.

A handy utility area housing white goods, worktops and coat hooks — the perfect spot for kicking off muddy boots. It has its own external door for easy access, and the boiler is neatly tucked away out of sight.

Ystafell Wely 2 / Bedroom 2
Ystafell ddwbl hyfryd gyda wardrob 'built in', yn berffaith ar gyfer dillad a chadw pethau’n daclus. Ystafell gyfforddus gyda digon o le i storio yn ymarferol.

A lovely double bedroom with built-in wardrobe space, offering plenty of room for clothing and storage. A comfortable, practical room with lots of space to keep everything organised.

Ystafell Molchi 2 / Bathroom 2

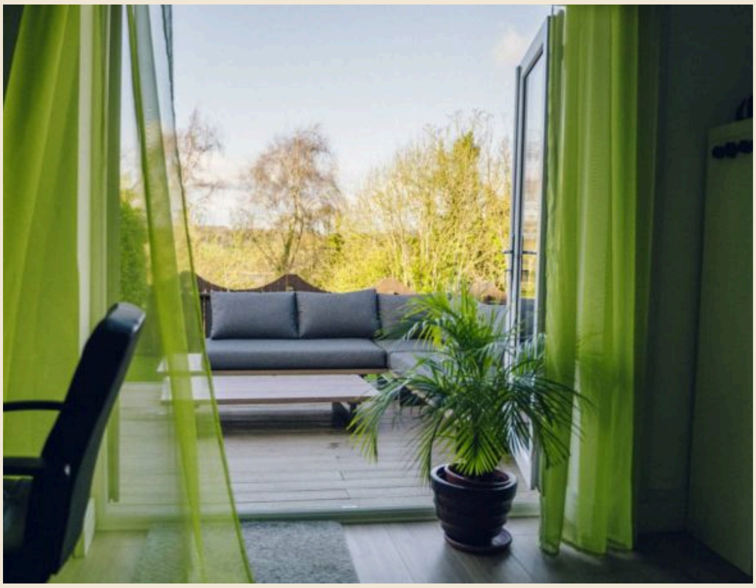
Ystafell ymolchi deuluol wych, wedi'i hadnewyddu'n ddiweddar ac yn lân a ffres ei naws. Mae yma gawod 'Mani' yn ogystal â bath — perffaith i deuluoedd â phlant. Mae'r ffenestr yn gadael i olau naturiol lenwi'r gofod.

A great family bathroom, recently renovated with a fresh, bright feel. It features a Mani shower as well as a bath — perfect for families with children. The window fills the space with plenty of natural light.

Ystafell Wely 3 / Bedroom 3

Ystafell arbennig gyda drysau dwbl yn agor yn syth allan i'r decking. Gellir ei ddefnyddio fel swyddfa, ail ystafell fyw neu gofod hobïau - ystafell hyblyg sy'n cynnig digon o bosibiliadau.

A special room with double doors opening straight onto the decking. It could be used as an office, a second sitting room or a hobby space—an adaptable room with lots of possibilities.

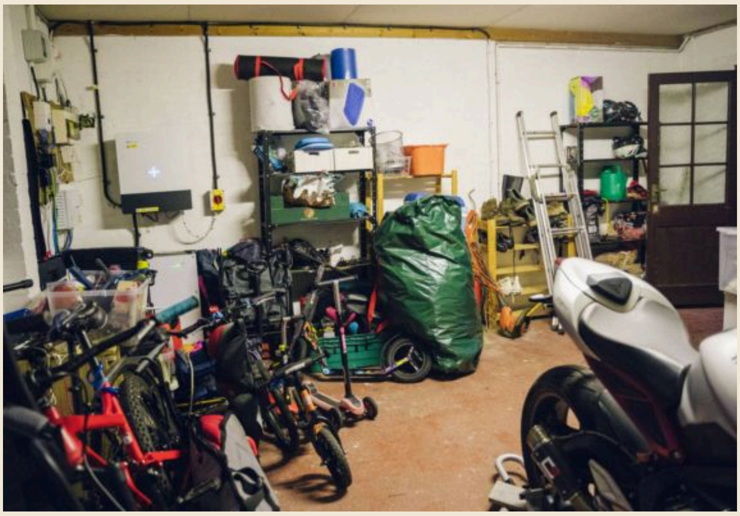


Ystafell Wely 4 / Bedroom 4
Ystafell ddwbl eang sy'n cael ei defnyddio ar hyn o bryd fel ystafell plentyn. Mae'n llawn goleuni ac mae'r ffenestr yn edrych dros yr ardd, gofod croesawgar a chyffyrddus.

A spacious double room, currently used as a child's bedroom. It's bright and airy, with a window overlooking the garden, a warm and comfortable space.

Ystafell Wely 5 / Bedroom 5
Y lleiaf o'r ystafelloedd, ystafell sengl sy'n cynnig hyblygrwydd. Gellid ei defnyddio fel ystafell blentyn fach, swyddfa neu hyd yn oed fel ystafell wardrob 'walk in'. Mae'r tŷ yn llawn posibiliadau.

The smallest of the rooms, this single bedroom offers great flexibility. It could be used as a small child's room, an office, or even transformed into a walk-in wardrobe. The house has great flexibility.

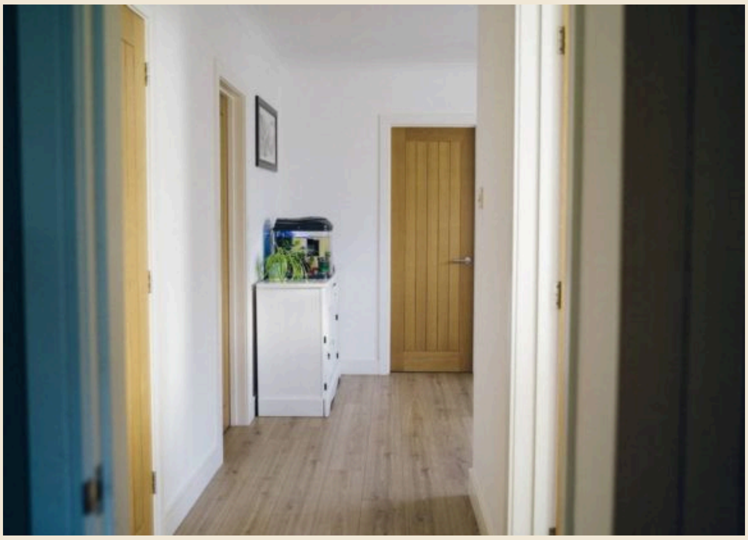
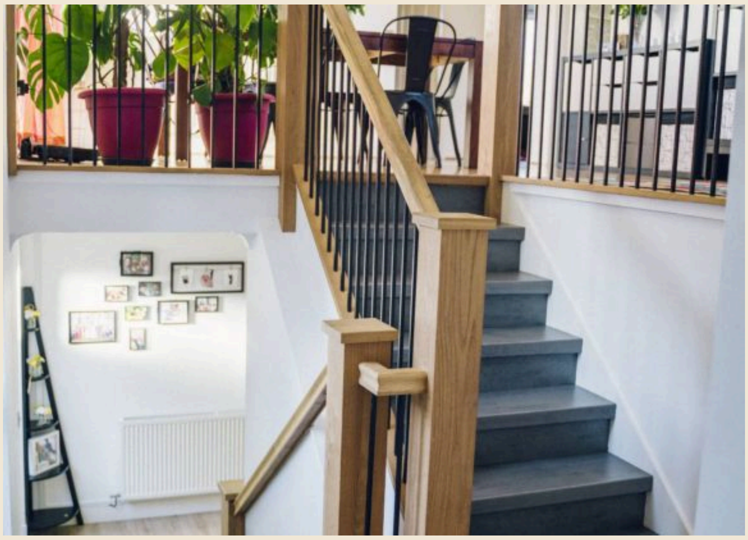


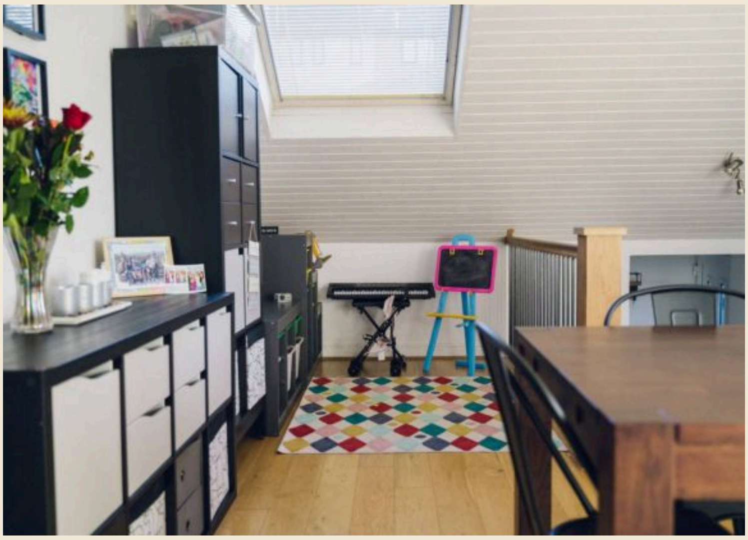
Garej / Garage
Garej ddwbl gyda dwy ddrws fawr ar y blaen a mynedfa ochr. Gwych ar gyfer teulu gyda beics a storfa, neu ar gyfer hobïwr sydd angen gweithdy. Yma mae cadw'r system paneli solar, ac mae llofft storio defnyddiol yma hefyd.

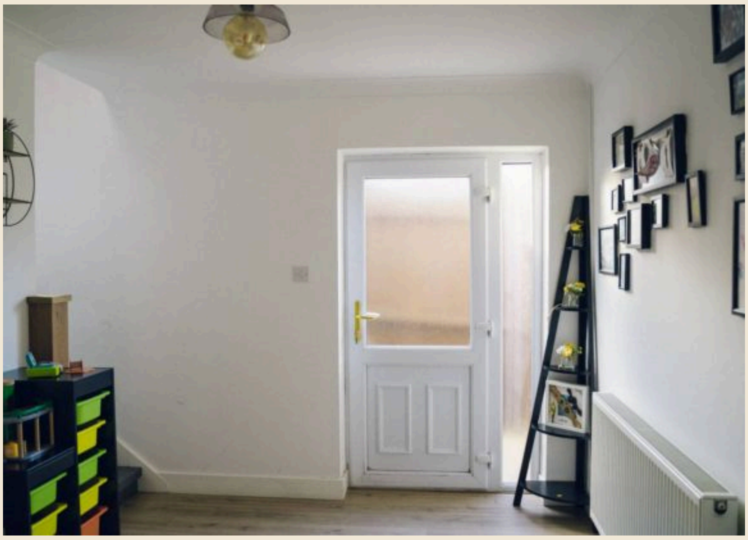
A double garage with two large front doors and side access. Ideal for families needing storage for bikes, or for a hobbyist wanting workshop space. It houses the solar panel system and includes a handy loft area for extra storage.

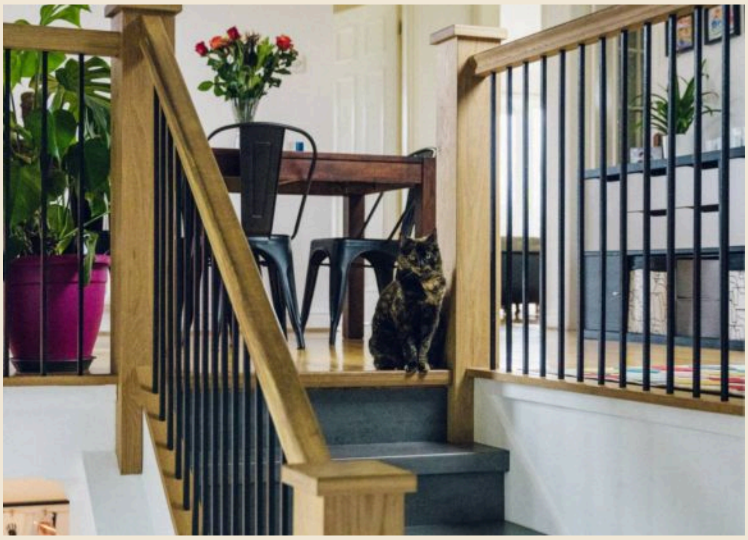
Garden
Mae’r ardd yn ofod mawr sy’n addas i unrhyw un sy’n mwynhau cymdeithasu ac ymestyn allan i’r awyr agored. Mae digon o le ar y gwair ar gyfer gôl pel-droed, neu ardaloedd chwarae i blant, ac mae’r ardd wedi’i hamgylchynu’n llwyr gan greu lle diogel ar gyfer plant a chŵn. Mae’r ardd yn mwynhau haul y prynhawn, felly mae’n lle delfrydol ar gyfer garddio, tyfu llysiau neu ymlacio yn yr haul. Mae’r ardal decking yn fan gwych ar gyfer barbeciws, cinio gyda ffrindiau neu ymlacio gyda gwydraid o win wrth wylio’r machlud. Mae’r gofodau’n lapio o amgylch y tŷ, gyda mynediad hawdd o’r dreif ar y blaen ac opsiwn i gerdded i lawr ochr y tŷ i gyrraedd lefel isaf yr eiddo.

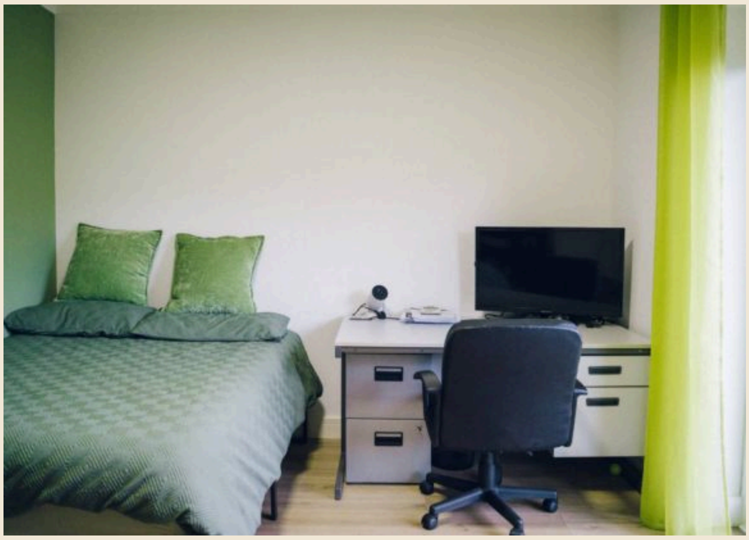
The garden is a generous, versatile space ideal for anyone who loves to socialise or spend time outdoors. There is plenty of room on the lawn for children’s goals, play equipment or imaginative play areas, and the entire garden is fully enclosed, making it a safe and secure environment for children and dogs. Benefitting from warm afternoon sun, it’s a perfect spot for gardening enthusiasts or anyone keen to grow their own vegetables. The spacious decking area is ideal for barbecues, family gatherings or simply enjoying a glass of wine while watching the sunset. The outdoor spaces wrap around the house, with easy access from the driveway at the front. You can follow the path down the side of the house to reach the lower ground level, where doors on either side open to small, useful areas - perfect for storage.

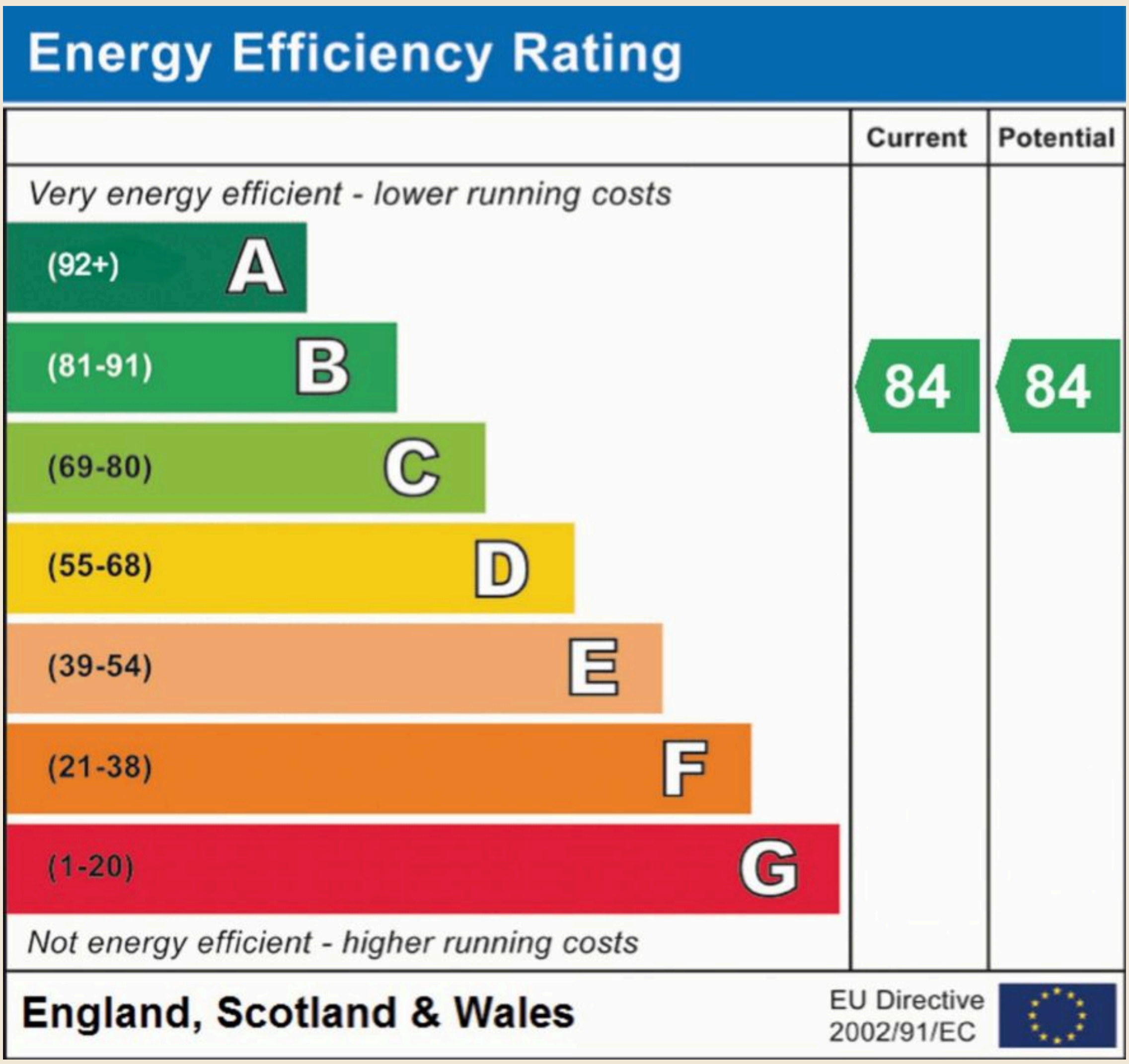












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
84
England, Scotland & Wales
EU Directive 2002/91/EC

Living Room
19.37 m^2
Kitchen
Other
1.74 m^2
Bedroom
12.04 m^2
Bathroom
Hall
24.83 m^2
Bathroom
2.80 m^2
Bedroom
12.29 m^2
Bedroom
Bathroom
5.82 m^2
Closet
1.12 m^2
Bedroom
5.00 m^2
Hallway
15.94 m^2
Bedroom
10.20 m^2
Laundry Room
3.85 m^2