Llys Einion, 3 County Road, Penygroes

£127,500 Freehold

“Cartref cynnes sy’n cynnig bywyd syml a chysylltiedig — golygfeydd braf, caffis lleol, a chymuned sy’n ffynnu o’i gwmpas.”

“A warm home offering a simple, connected way of life — lovely views, local cafés, and a thriving community all around.”

catra

Wedi'i leoli yng nghalon Penygroes, mae'r tŷ teras dwy ystafell wely hwn yn cynnig ffordd o fyw syml - yn berffaith i unigolyn, cwpl neu riant sengl sy'n awyddus i ymgartrefu mewn cymuned Gymraeg croesawgar a chryf.
Y tu mewn, mae'r cartref yn cyfuno manylion gwreiddiol â gwelliannau ymarferol. Mae'r lleoedd tân yn adlewyrchu cymeriad a naws y cyfnod y cafodd y tŷ ei fyw ynddo gyntaf, tra bod y gegin, y ffenestri, y bleindiau a'r carpedi wedi'u diweddaru'n ddiweddar, gan ganiatáu i'r perchennog nesaf symud i mewn yn syth. Mae'r waliau gwyn yn creu cefndir cyffrous a hyblyg, yn barod i'w bersonoli.

I'r cefn, mae gardd hyfryd gyda dec yn dal haul y prynhawn ac yn mwynhau golygfeydd tuag at Yr Eifl. Wrth edrych dros erddi'r cymdogion, ceir naws gymunedol braf - cymysgedd o dai gwydr, planhigion a manylion bach sy'n adlewyrchu bywyd bob dydd yn y pentref.

I fyny'r grisiau, ceir dwy ystafell wely o faint da, y ddau'n parhau â chymeriad y tŷ gyda nodweddion lle tân gwreiddiol, ynghyd ag ystafell ymolchi fodern wedi'i ffitio â suite newydd a theils lyfli.

Gyda mynediad hawdd at lwybrau bysiau, caffis cymunedol a llwybrau beicio, mae'r cartref hwn yn addas iawn ar gyfer bywyd pob dydd. Gall yr eiddo hefyd fod yn gymwys am gymorth drwy gynlluniau grant Cyngor Gwynedd, gan gynnwys 'Grant Tai Gwag' a Cynllun Prynnu Eiddo, yn amodol ar feini prawf cymhwysedd.

Band Treth Cyngor - B

EPC - D

Ffenestri Haen Dwbwl Drwy'r Ty

Gwres Canolog Nwy

Located in the heart of Penygroes, this two-bedroom terraced home offers a simple way of living, perfect for a single person, a couple or a single parent looking to settle into a strong and welcoming Welsh-speaking community.
Inside, the home combines original features with practical improvements. The fireplaces reflect the character and feel of the era in which the house was first lived in, while the kitchen, windows, blinds and carpets have all been updated recently, allowing the next owner to move straight in. White walls throughout create a fresh, flexible backdrop ready to be personalised.

To the rear, a lovely garden with a decked seating area captures the afternoon sun and enjoys views towards Yr Eifl. Looking out over neighbouring gardens, there's a relaxed community feel — a mix of greenhouses, planting and small details that reflect everyday village life.

Upstairs, there are two good-sized bedrooms, both continuing the character of the home with original fireplace features, along with a modern bathroom fitted with a new suite and attractive tiling.

With easy access to bus routes, community cafés and cycle paths, this home is well suited to everyday living. The property may also be eligible for support through Gwynedd Council grant schemes, including the Empty Homes Grant and the Homebuy scheme, subject to eligibility criteria.

Council Tax Band - B

EPC Rating - D

Double Glazing throughout

Gas Central Heating

Cartref dwy ystafell wely hyfryd yng nghalon Penygroes, gyda gardd, golygfeydd a bywyd cymunedol.

A charming 2x bedroom home in the heart of Penygroes, with garden, views and a real community feel.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

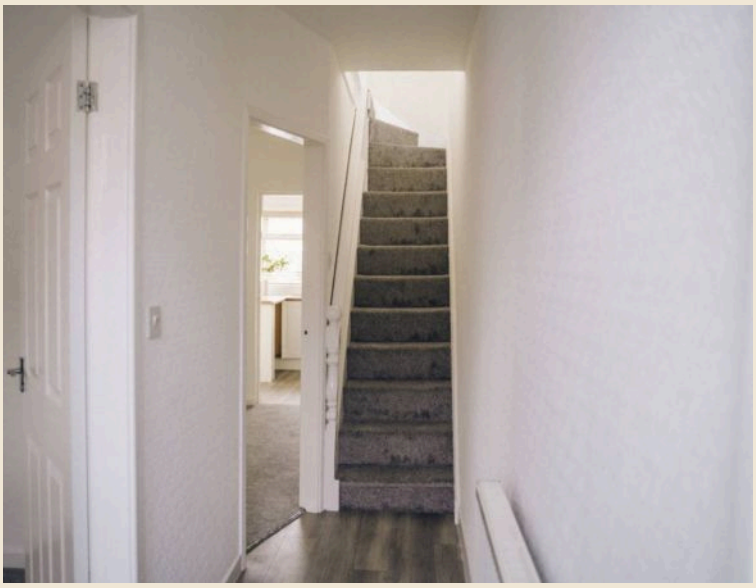
Gas Central Heating

Double Glazing throughout

- Two-bedroom terraced home in the heart of a thriving village
- Move-in ready throughout
- New kitchen with modern fittings and appliances
- New doors and windows
- New carpets throughout the property
- Bright, cosy interiors with a warm, welcoming feel
- Original fireplace features adding character
- Lovely rear garden with decked area and mountain views
- Manageable outdoor space with storage sheds
- Excellent village location close to cafés, schools, bus routes and countryside walks

Ystafell Fyw / Living Room
11' 9" x 10' 6" (3.57m x 3.20m)
Yr ystafell fyw yw'r ystafell gyntaf ar ôl y cyntedd, ac mae'n ofod cynnes a chlyd gyda lle tân fel canolbwynt. Mae'r lle tân yn ymddangos yn wreiddiol ac yn creu encil braf ar ddiwedd y dydd. Mae'r ffenestr yn edrych allan dros y stryd — lle delfrydol i eistedd ac arsylwi bywyd y pentref.

The living room is the first room off the entrance hallway and is a cosy, welcoming space with a fireplace as its focal point. The fireplace appears original and would make a lovely retreat at the end of the day. A front-facing window looks onto the street, creating a perfect spot for gentle people-watching.



Ystafell Ganol / Second Living Room 12' 3" x 11' 3" (3.74m x 3.43m)
Mae'r ystafell ganol yn ofod hyblyg sy'n addas ar gyfer beth bynnag sydd ei angen - boed yn ystafell fwyta neu'n ail ystafell fyw. Wedi'i lleoli wrth ymyl y gegin, mae'n berffaith ar gyfer coginio i ffrindiau. Ystafell olau gyda chwpwrdd defnyddiol dan y grisiau ar gyfer storio.
The middle room is a versatile space that can be shaped to suit your needs, whether as a dining area or a second sitting room. Located just off the kitchen, it's ideal for entertaining. A bright room with a useful under-stairs cupboard providing practical storage.

Cegin / Kitchen 7' 10" x 8' 6" (2.38m x 2.58m)
Mae'r gegin yn glyd ond yn cynnig popeth sydd ei angen. Cegin newydd, golau a modern gyda popty integredig, hob a ffan 'extractor'. Ceir lle ar gyfer peiriant golchi a rhewgell/oergell. Mae'r ffenestr yn edrych dros yr ardd ac yn mwynhau haul drwy'r dydd.

The kitchen may be compact, but it offers everything you need. A bright, modern kitchen with integrated oven, hob and extractor fan, plus space for a washing machine and a fridge. The window looks out over the garden and enjoys sunlight throughout the day.

Ystafell Wely 1 / Bedroom 1 9' 3" x 10' 0" (2.83m x 3.04m)

Mae'r ystafell wely hon yn ystafell sengl neu ddwbl bosibl gyda golygfeydd hyfryd dros yr ardd. Mae lle tân gwreiddiol yn rhoi cymeriad i'r ystafell ac yn creu awyrgylch tawel a chysurus, sy'n ei wneud yn le perffaith i ymlacio.

This room offers the potential for a double bedroom, with lovely views overlooking the garden. An original fireplace adds character and a sense of calm, creating a peaceful space to unwind at the end of the day.

Ystafell Wely 2 / Bedroom 2 12' 3" x 9' 9" (3.73m x 2.98m)

Dyma'r brif ystafell wely a'r fwyaf o'r ddwy. Mae'r lle tân gwreiddiol yn ychwanegu cymeriad, gyda digon o le ar gyfer gwely dwbl. Mae carpedi newydd drwy'r tŷ, ac mae'n hawdd dychmygu tynnu eich 'sgidia ac encilio *yma ar ddiwedd y dydd yn creu ymdeimlad cartrefol.*

This is the main bedroom and the larger of the two, with that lovely fireplace once again adding character and plenty of space for a double bed. New carpets run throughout the house, and it's easy to imagine retreating here, kicking off your shoes and relaxing at the end of the day.

Ystafell Molchi / Bathroom
9' 7" x 5' 3" (2.93m x 1.61m)

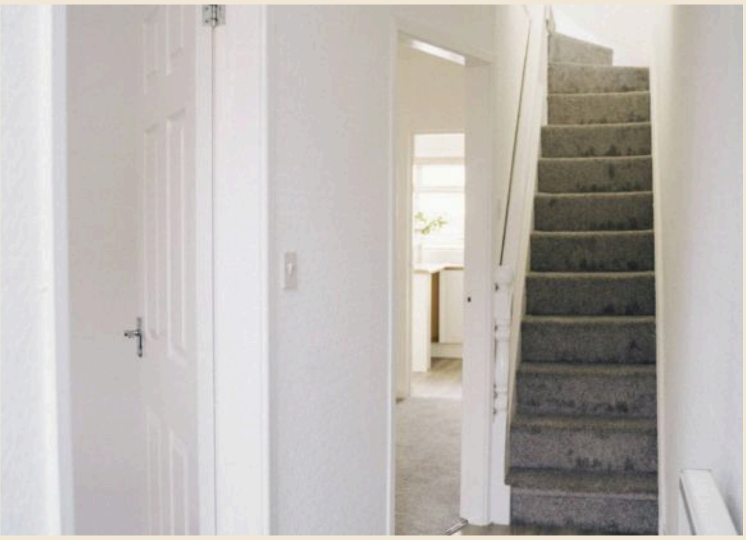
Mae'r ystafell ymolchi hon wedi cael bywyd newydd, gyda bath a chawod uwchben a theils newydd mewn lliw gwyrdd ffres a hardd. Ystafell olau a glân sy'n teimlo'n braf ac yn ymlaciol ar gyfer defnydd bob dydd.

The bathroom has been given a new lease of life, featuring a bath with a shower over and newly tiled in a fresh, beautiful sage green. A bright and clean space that feels calm and practical for everyday use.

Garden

Mae’r ardd o faint bach a hawdd ei chynnal, wedi’i threfnu’n ofalus gyda dec ar y top a lawnt fechan yn rhedeg i lawr, ynghyd â dau sied storio defnyddiol. Yr hyn sy’n gwneud yr ardd hon yn arbennig yw’r golygfeydd tuag at y mynyddoedd yn y pellter, ynghyd â’r ymdeimlad o ofal a balchder a welir yn erddi’r cymdogion — tai gwydr, planhigion a manylion bach sy’n creu awyrgylch cynnes a chymunedol. Mae’r ffens lechi sy’n rhedeg i lawr yr ardd yn nodyn Cymreig braf, yn adlewyrchu treftadaeth yr ardal, ac mae’n hawdd dychmygu pa mor lyfli yw treulio amser yma yn ystod misoedd yr haf - lle i eistedd, ymlacio a mwynhau’r golygfeydd a'r awyrgylch.

The garden is small and manageable, thoughtfully arranged with a decked seating area at the top and a small lawn running down, along with two useful storage sheds. What truly sets this garden apart are the distant mountain views, along with the sense of care and pride reflected in the surrounding gardens — greenhouses, planting and personal touches creating a warm, shared atmosphere. A slate fence runs down the length of the garden, offering a distinctly Welsh nod to the area’s heritage. It’s easy to imagine this being a real treat in the summer months — a lovely place to sit, unwind and enjoy the outlook.



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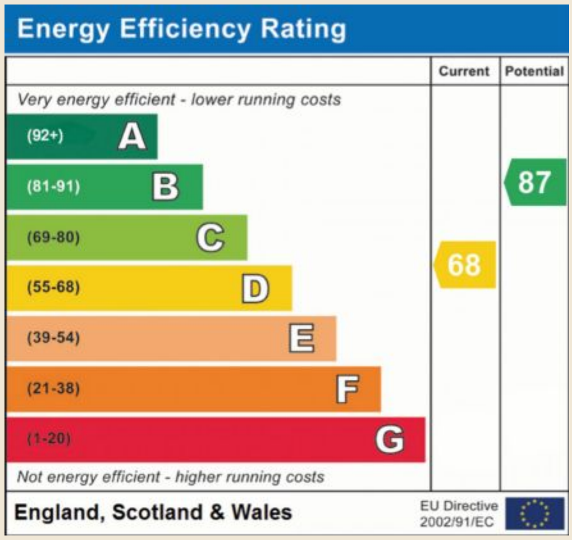
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
68
87
Not energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC

Kitchen
5.60 m²
Dining Room
11.61 m²
Living Room
10.41 m²
Bathroom
4.60 m²
Bedroom
10.70 m²
Hallway
6.22 m²
Bedroom
7.96 m²