



Swn Y Gwynt, Stad Bod Hyfryd, Waunfawr

£250,000 Freehold

I ni, mae'r cartref yma'n ymwneud â bywyd teuluol a'r lleoliad.

For us, this house is all about family life and location.

catra



Mae Waunfawr yn bentref mor hyfryd i fagu teulu – mae 'na gymuned go iawn yma, ac mae Sŵn y Gwynt mewn cul-de-sac bach lle mae 'na'r teimlad braf yna o blant yn gallu chwarae tu allan a chymdogion yn nabod ei gilydd.

Mae lle yn y tŷ i deulu dyfu iddo fo. Mae hefyd yn gartref lle gallwch chi ddod i mewn a rhoi eich stamp eich hun arno – mae 'na bethau efallai y byddwch chi eisiau eu diweddarau a'u newid dros amser, ond mae'r pethau pwysig i gyd yma'n barod. Tair ystafell wely o faint da iawn, ystafell ymolchi deuluol, lle byw a bwyta agored gwyh, a hyd yn oed ystafell chwarae fach. Mae'r garej yn rhoi'r lle ymarferol ychwanegol yna hefyd, gydag ardal 'utility' ar gyfer yr holl bethau bob dydd nad ydych chi o reidrwydd eisiau yn y tŷ.

Ond i ni, y darn gorau un yw'r ardd gefn.

Mae'r ardd yn wynebu'r de, yn edrych yn syth allan dros y wlad, ac mae'r olygfa mor hyfryd. Yn yr haf, mae'n hawdd dychmygu'r drysau ar agor, y plant allan yn chwarae, pawb yn bwyta gyda'i gilydd yn yr ardd ac yn mwynhau cael yr holl gefn gwlad yma o'ch blaen.

Ac eto, dydych chi ddim allan yng nghanol nunlle. Mae Caernarfon lai na deg munud i ffwrdd i un cyfeiriad, ac ewch chi'r ffordd arall ac rydych chi'n syth am y mynyddoedd.

Mae'n teimlo fel cydbwysedd hyfryd i deulu – cymuned, cefn gwlad a lle i'r plant, gyda phopeth sydd ei angen arnoch chi dal yn agos.



Waunfawr is such a lovely village to bring up a family – there's a real community here, and Sŵn y Gwynt sits in a little cul-de-sac where there's that lovely feeling of children being able to play outside and neighbours knowing each other.

The house itself has plenty of space to grow into. It's also a home you can come in and put your own stamp on – there are things you might want to update and change over time, but all the important bits are already here. Three really good-sized bedrooms, a family bathroom, a great open-plan living and dining space, and even a little playroom. The garage gives you that extra practical space too, with a utility area for all the everyday family stuff you don't necessarily want in the house.

But for us, the best bit is at the back.

The garden faces south, straight out towards the countryside, and it's such a lovely outlook. In summer, you can imagine the doors open, the children outside, eating together in the garden and just enjoying having all of that countryside in front of you.

And yet you're not out in the middle of nowhere. Caernarfon is less than ten minutes away in one direction, and head the other way and you're straight towards the mountains.

It feels like a really lovely balance for a family – community, countryside and space for the children, with everything you need still close by.

Cartref teuluol 3 llofft yng nghymuned Waunfawr, gyda gardd sy'n wynebu'r de, golygfeydd hyfryd a chyfle i roi eich stamp eich hun arno. Caernarfon a'r mynyddoedd o fewn cyrraedd hawdd.

EPC- E

Band treth cyngor - C

Ffenestri haen dwbwl drwy'r tŷ

Gwres canolog olew

Parcio i ddwy gar

Bydd TTT yn daladwy ar y tŷ hon

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Double Glazing throughout

Oil Central Heating

Parking for two cars

LTT will be payable on this property

- Cartref teuluol 3 llofft / 3-bedroom family home
- Gardd sy'n wynebu'r de / South-facing garden
- Golygfeydd hyfryd dros gefn gwlad / Beautiful countryside views
- Tair ystafell wely o faint da / Three good-sized bedrooms
- Garej gydag ardal iwtiliti / Garage with utility area
- Ystafell chwarae hyblyg / Versatile playroom
- Cyfle i roi eich stamp eich hun arno / Plenty of scope to make it your own
- Ysgol, siop a meddygfa o fewn pellter cerdded / School, shop & surgery within walking distance
- Safle bws a bws ysgol reit tu allan / Bus stop & school bus right outside
- Parcio i ddau gar / Parking for two cars



Ystafell Fyw / Living Room

22' 3" x 11' 8" (6.78m x 3.56m)

Ystafell olau a chroesawgar, gyda rhan o'r wal wrth y fynedfa yn wydr, gan adael digon o olau naturiol i mewn. Mae ffenestr fawr yn edrych dros flaen y tŷ, a chysylltiad nwy yma ar gyfer tân nwy. Tuag at y cefn mae ardal fwyta, gyda drysau dwbl yn agor i'r ystafell chwarae.

A bright and welcoming room, with part of the wall by the entrance glazed to let plenty of natural light flow in. A large window looks out over the front of the house and there's a gas connection for a gas fire. The dining area sits towards the back, with double doors opening into the playroom.





Ystafell Chwarae / Playroom 11' 10" x 10' 1" (3.61m x 3.07m)

Lle gwyh i deulu, gyda drysau dwbl yn rhoi mynediad hawdd allan i'r ardd a golygfeydd hyfryd dros y cefn gwlad. Ond mae digon o opsiynau yma hefyd – gallai wneud ystafell fwytu wych, gan roi mwy o le i'r lolfa, neu gallai fod yn 'snyg' clyd neu'n swyddfa gartref.

A great space for family life, with double doors giving easy access to the garden and lovely countryside views. There are plenty of options here too – it could make a brilliant dining room, allowing the lounge a little more breathing space, or perhaps a cosy snug or home office.

Garej / Garage 15' 8" x 8' 0" (4.78m x 2.44m)

Mae mynediad i'r garej yn syth o'r tŷ, gyda drws defnyddiol i'r ochr a phrif ddrws y garej yn agor i'r blaen. Mae'r perchnogion presennol yn defnyddio'r lle fel ardal 'utility' a storfa, gyda digon o le ar gyfer rhewgelloedd ychwanegol, peiriant golchi a sychu.

The garage can be accessed directly from the house, with a door to the side and the main garage door opening to the front. The current owners use it as a utility and storage area, with plenty of room for extra fridges,, a washing machine and dryer.

Cegin / Kitchen

14' 8" x 8' 10" (4.48m x 2.70m)

Mae hon yn gegin hyfryd i dreulio amser ynddi, gyda golygfeydd dros gefn gwlad a'r ardd – perffaith i gadw llygad ar y plant wrth iddyn nhw chwarae tu allan. Mae 'bar brecwast' ar un ochr, offer integredig, a mynediad hawdd i'r garej, lle mae'r ardal 'utility'.

A lovely kitchen to spend time in, with views across the countryside and garden – perfect for keeping an eye on the children as they play outside. There's a breakfast bar to one side, integrated appliances and easy access from here into the garage, where you'll find the utility area.





Ystafell Molchi / Bathroom 8' 5" x 5' 9" (2.56m x 1.75m)

Wedi'i lleoli'n ganolog yng nghanol y cartref, mae yma fath gyda chawod drydan uwchben a chwpwrdd storio integredig defnyddiol ar gyfer holl bethau bywyd teuluol. Ond y darn gorau yw'r ffenestr fawr sy'n edrych allan dros y caeau y tu ôl.

Centrally located in the heart of the home, there's a bath with an electric shower overhead and a handy integrated cupboard for all the bits that come with family life. But the best bit is the large window looking out over the fields behind.

Ystafell Wely 1 / Bedroom 1 9' 10" x 9' 8" (2.99m x 2.94m)

Ystafell wely hyfryd o fawr yng nghefn y tŷ, gyda ffenestr hir yn fframio'r olygfa dros y caeau – yr olygfa ora' yn y ty. Mae cwpwrdd dillad mawr wedi'i adeiladu i mewn yma hefyd – mae angen drysau ar y blaen, ond mae'r strwythur yn ei le ac yn cynnig digonedd o storfa ddefnyddiol. Nid oes rheiddiadur yn yr ystafell hon.

A beautifully spacious bedroom at the back of the house, with a long window framing the view across the fields – best view in the house. There's a large built-in wardrobe here too – it needs doors to the front, but the structure is in place and offers great storage for family life. There is no radiator in this room.

Ystafell Wely 2 / Bedroom 2 11' 3" x 9' 9" (3.42m x 2.98m)

Ystafell ddwbl arall o faint da, y tro hwn ym mlaen y tŷ. Mae cwpwrdd dillad mawr wedi'i adeiladu i mewn, cyfle braf i'r perchennog nesaf roi ei stamp ei hun arno. Nid oes rheiddiadur yn yr ystafell hon.

Another good-sized double bedroom, this time at the front of the house. There's a large built-in wardrobe – a nice opportunity for the next owner to put their own stamp on it. There is no radiator in this room.

Ystafell Wely 3 / Bedroom 3 18' 6" x 9' 5" (5.65m x 2.86m)

Ystafell atig olau a digon o le ar ben y tŷ, gyda grisiau'n arwain ati o ystafell storio ddefnyddiol iawn. Mae'n teimlo fel cuddfan berffaith i'r plant. Mae gwres yma hefyd, ynghyd â ffenestr Velux fawr newydd sy'n llenwi'r ystafell â golau naturiol.

A bright and spacious attic bedroom at the top of the house, with stairs leading up from a really handy storage room. It feels like the perfect hideaway for the kids. There's heating up here too, along with a large new Velux window that fills the room with natural light.





Yr Ardd / Garden

Mae'r ardd wedi bod yn ofod hynod ymarferol i'r perchnogion presennol ac yn hafan go iawn i'r plant. Dros yr haf, maen nhw wedi treulio oriau allan yma - ffrindiau draw i chwarae, ceginau mwd a digonedd o beli-droed wedi cael eu cicio! Ac i'r oedolion, mae'n hawdd cadw llygad arnyn nhw o'r gegin. Ond nid lle i'r plant yn unig yw hwn; mae'r ardd yn cael haul gyda'r nos ac mae'r patio yn lle perffaith i eistedd lawr am bryd o fwyd gyda'r teulu, gan edrych allan dros y caeau y tu ôl. Ar waelod yr ardd mae sied ddefnyddiol iawn, gyda digon o le i gadw beiciau, offer a'r holl bethau sy'n dod gyda bywyd teuluol. Mae'r cae y tu ôl yn dir amaethyddol preifat, ac mae'n creu cefndir hyfryd i'r ardd. Mae mynediad ochr hefyd yn rhedeg i lawr ochr y tŷ, gyda mynediad uniongyrchol i'r gegin.

The garden has been such a practical space for the current owners and a real haven for the children. Over the summer they've spent hours out here – friends over to play, mud kitchens and plenty of footballs being kicked around! And for the adults, it's easy to keep an eye on them from the kitchen. But this isn't just a garden for the children; it catches the evening sun and the patio is a lovely spot to sit down for a family meal, looking out across the fields behind. At the bottom of the garden there's a really handy shed, with plenty of room for bikes, tools and all the bits that come with family life. The field behind is private agricultural land, with grazing animals adding to that lovely countryside backdrop. There's also side access running alongside the house, with direct access into the kitchen.



Cymuned Waunfawr / Waunfawr Community

Mae Waunfawr yn un o'r pentrefi 'na sy'n cynnig cydbwysedd arbennig – cymuned Gymraeg cryf a chroesawgar, cefn gwlad ar garreg y drws, a phopeth sydd ei angen ar gyfer bywyd teuluol yn agos. Mae Sŵn y Gwynt mewn lleoliad hynod gyfleus o fewn y pentref, gyda'r siop lai na munud i ffwrdd ar droed, yr ysgol gynradd tua dwy funud, a meddygfa Waunfawr gerllaw hefyd. Mae safle bws reit tu allan i'r tŷ, gyda gwasanaethau tuag at Gaernarfon a Beddgelert, ac i deuluoedd â phlant hŷn, mae bws Ysgol Brynrefail hefyd yn pasio ac yn codi plant o flaen y tŷ – un peth yn llai i feddwl amdano ar fore ysgol! I blant, mae yma ddigon i'w wneud, gyda chae peldroed pob tywydd, parc a gweithgareddau yng Nghanolfan Cylch Waun, ac mae'r stad ei hun yn gymysgedd o deuluoedd a phobl hŷn, gyda chymdogion cyfeillgar a phlant yn chwarae tu allan. Mae tafarn y pentref tua deng munud i ffwrdd ar droed, ac mae caffi bach hyfryd yn Antur Waunfawr. Gallwch hefyd ymuno â Lôn Gwyrfaï a cherdded tuag at Bontnewydd neu Gaernarfon. Ond efallai mai'r peth sy'n dweud fwyaf am y lleoliad yw bod y perchnogion presennol wedi magu tri o blant yma'n hapus ac yn saff. Maen nhw wedi caru cael popeth mor agos, y gymuned groesawgar o'u cwrpas ac, wrth gwrs, yr olygfa o gefn y tŷ.

Waunfawr is one of those villages that offers a really lovely balance – a strong and welcoming Welsh-speaking community, countryside on your doorstep and everything you need for family life close by. Sŵn y Gwynt is particularly well placed within the village, with the shop less than a minute's walk away, the primary school around two minutes away and Waunfawr surgery close by too. There's a bus stop right outside the house, with services towards Caernarfon and Beddgelert, and for families with older children, the Ysgol Brynrefail school bus also passes and picks up right outside – one less thing to think about on a school morning! For children, there's plenty nearby, with an all-weather pitch, park and activities at Cylch Waun, while the estate itself is a mixture of families and older residents, with friendly neighbours and children playing outside. The village pub is around a ten-minute walk away and there's a lovely little café at Antur Waunfawr. You can also join Lôn Gwyrfaï and walk through Peacock Farm towards Bontnewydd or Caernarfon. But perhaps the best endorsement of the location comes from the current owners, who have raised three children here happily and safely. They've loved having everything close by, the welcoming community around them and, of course, that view from the back of the house.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Sŵn y Gwynt

