

4 Bryn Y Waen, Y Felinheli

£410,000 Freehold

"Yn dawel ei natur, ond yn llawn bywyd - cartref lle mae'r ardd mor bwysig â'r tŷ ei hun."

"Quiet in nature, yet full of life - a home where the garden is as important as the house itself."

catra



Dim ond ychydig funudau ar droed o ganol Y Felinheli, mae Bryn y Waen yn cynnig y cydbwysedd prin hwnnw rhwng cymuned bentrefol glos a thawelwch cefn gwlad. Galli gerdded i'r harbwr neu am goffi, ond pan fyddi di adref, mae teimlad o fod mewn nyth glŷd.

Dyma gartref gwirioneddol arbennig. Nid yn unig oherwydd ei naws dawel a'i safom modern a chwaethus, ond oherwydd ei fod yn cynnig ffordd o fyw Mae'r byngalo'n cadw nodweddion gwreiddiol hyfryd fel lle tân 'inglenook' a wal gerrig agored, gan gyfuno cymeriad â chysur cyfoes. Mae'r ardaloedd byw yn fawr, ac mae'r estyniad cegin modern yn llawn golau naturiol, yn edrych dros yr ardd. Gyda gwres dan-llawr a drysau gwydr yn agor allan i'r patio, mae'r cartref hwn yn llifo'n hyfryd rhwng y tu mewn a'r tu allan. Ceir hefyd 'snyg' fach glyd ar gyfer nosweithiau'r gaeaf, dwy ystafell wely hyfryd ac ystafell ymolchi fodern gyda bath a chawod fawr. Yn syml, does dim angen gwneud dim yma - symud i mewn, dadbacio, a pharatoi ar gyfer y tymor tyfu nesaf.

Mae'r nodweddion eco yn fonws mawr i'r cartref. Mae paneli solar ar dariff sy'n cynhyrchu incwm blynyddol, ynghyd â phwmp gwres ffynhonnell aer a system 'EnviroSystem' i reoli lefelau lleithder. Yn gynnes yn y gaeaf ac yn olau yn yr haf - mae'r tŷ hwn yn gweithio gyda'r tymhorau.

Ac yna... yr ardd.

Yn ymestyn i tua tri chwarter erw, mae'r ardd ddeheuol hon yn mwynhau haul drwy'r dydd ac, heb os, dyma brif atyniad Bryn y Waen. Mae'r drysau gwydr yn agor i batio croesawgar - perffaith ar gyfer coffi bore, cinio yn yr haul neu swper hir yn yr Haf. Y tu hwnt, mae'r ardd yn datblygu mewn adrannau - bron fel 'Tardis' o bosibiliadau. Ceir tŷ gwydr, polytwannel, sied fawr, siediau ychwanegol, storfa goed, cwt ieir a phwll, ynghyd â gwelyau tyfu aeddfed, coed afalau a phlanhigion eraill, popeth yn barod i'w feithrin. Dyma hafan i arddwyr, i dyfwyr, ac i'r rhai sy'n breuddwydio am ffordd fwy hunangynhaliol o fyw - i gyd o fewn ychydig funudau i ganol Y Felinheli.

Bydd pwy bynnag fydd yn dod yn ofalwr nesaf Bryn y Waen yn cytuno'n fuan: nid dim ond gardd yw hon. Mae'n lafur cariad - a ffordd o fyw sy'n aros i barhau.



Just a few minutes' walk from the centre of Y Felinheli, Bryn y Waen offers that rare balance between a close-knit village community and countryside calm. You can stroll to the harbour or out for coffee, yet when you return home there is a feeling of being tucked away in a cosy nest.

This is a truly special home. Not only because of its peaceful atmosphere and modern, tasteful interior, but because it offers a way of life.

The bungalow retains beautiful original features such as an inglenook fireplace and exposed stone walling, blending character with contemporary comfort. The living areas are generous in size, and the modern kitchen extension is flooded with natural light, overlooking the garden. With underfloor heating and glazed doors opening onto the patio, the home flows effortlessly between inside and out. There is also a cosy snug for winter evenings, two lovely bedrooms and a modern bathroom complete with bath and large shower. Simply put, there is nothing you need to do here - move in, unpack, and prepare for the next growing season. The eco features are a significant bonus. Solar panels are set on a tariff that generates an annual income, alongside an air source heat pump and an Envirosystem designed to regulate moisture levels. Warm in winter and bright in summer - this is a home that works beautifully with the seasons.

And then... the garden.

Extending to approximately three quarters of an acre, this south-facing garden enjoys sunshine throughout the day and is, without doubt, the standout feature of Bryn y Waen. The glazed doors open onto a welcoming patio - perfect for morning coffee, lunch in the sun or long summer evenings. Beyond, the garden unfolds in sections - almost like a Tardis of opportunity. There is a greenhouse, polytunnel, large shed, additional sheds, log store, chicken coop and a pond, along with mature growing beds, apple trees and established planting - all ready to be nurtured.

This is a haven for gardeners and growers, and for those dreaming of a more self-sufficient lifestyle - all within minutes of the heart of Y Felinheli. Whoever becomes the next custodian of Bryn y Waen will soon agree: this is not just a garden. It is a labour of love - and a lifestyle waiting to continue.

Byngalo eco arbennig gyda gardd ddeheuol tri chwarter erw, munudau o'r pentref.

Exceptional eco bungalow with three quarters of an acre south-facing garden, minutes from village.

EPC - B

Band Treth Cyngor / Council Tax Band - D

System wresogi 'Heat Source Air Pump' / Heat Source Air Pump

Paneli Solar / Solar Panels

Tanc Septig / Septic Tank

Bydd Treth Trafodiadau Tir (TTT) yn daladwy wrth brynu'r eiddo hwn.

Land Transaction Tax will need to be paid when purchasing this property.

- Two-bedroom detached bungalow in elevated countryside position
- Approx. 3/4 acre south-facing garden
- Walking distance to the heart of Y Felinheli village
- Modern kitchen-diner extension with underfloor heating
- Character features including inglenook fireplace and exposed stone
- Solar panels on income-generating tariff
- Air source heat pump & integrated ventilation system
- Extensive growing infrastructure - polytunnel, greenhouse & raised beds
- Off-road parking for up to three cars
- A rare opportunity to enjoy a more self-sufficient, garden-led lifestyle



Ystafell fyw / Lounge

20' 4" x 17' 3" (6.21m x 5.26m)

Ystafell fyw eang a chysurus gyda teimlad 'bwthyn gynnes'. Mae'r lle tân 'inglenook' yn ganolbwynt naturiol i'r ystafell, gyda agoriad hyfryd yn arwain at y gegin. Yn gysurus rhag haul yr Haf, ond yn glyd a chroesawgar yn y Gaeaf.

A spacious yet cosy lounge with a charming cottage feel. The inglenook fireplace takes centre stage, with a lovely opening through to the kitchen. Cool and airy in summer, yet warm and inviting throughout the winter months.





Ardal Fwyta / Dining Area

13' 7" x 9' 7" (4.13m x 2.93m)

Estyniad newydd llawn golau gyda gwres dan-llawr. Gofod mawr a disglair i fwynhau prydau neu weithio o adref. Mae'r drysau 'bi-fold' yn agor i'r patio, gan wneud byw rhwng y tu mewn a'r tu allan yn hawdd dros fisoedd yr haf.

A bright, newly built extension with underfloor heating. A generous space to enjoy meals or work from home. The bi-fold doors open onto the patio, making indoor-outdoor living effortless throughout the summer months.

Cegin / Kitchen

19' 4" x 9' 5" (5.90m x 2.88m)

Cegin fodern gyda offer NEFF integredig, ffenestr yn edrych dros yr ardd a bar brecwast mawr. Mae'r gwres dan-llawr yn parhau yma, gyda mynediad uniongyrchol i'r ystafell utility gyfagos - gofod ymarferol a lyfli i gwcio ynddo.

A modern kitchen featuring integrated NEFF appliances, a window overlooking the garden and a generous breakfast bar. Underfloor heating continues throughout, with direct access to the adjoining utility room - stylish a lovely space to cook in.

Snyg / Snug

9' 0" x 8' 11" (2.75m x 2.72m)

Snyg glyd gyda llosgwr coed ychwanegol, yn creu awyrgylch gynnes a chartrefol. Gofod hyblyg sy'n gwneud swyddfa gartref berffaith neu gornel dawel i ymlacio gyda llyfr.

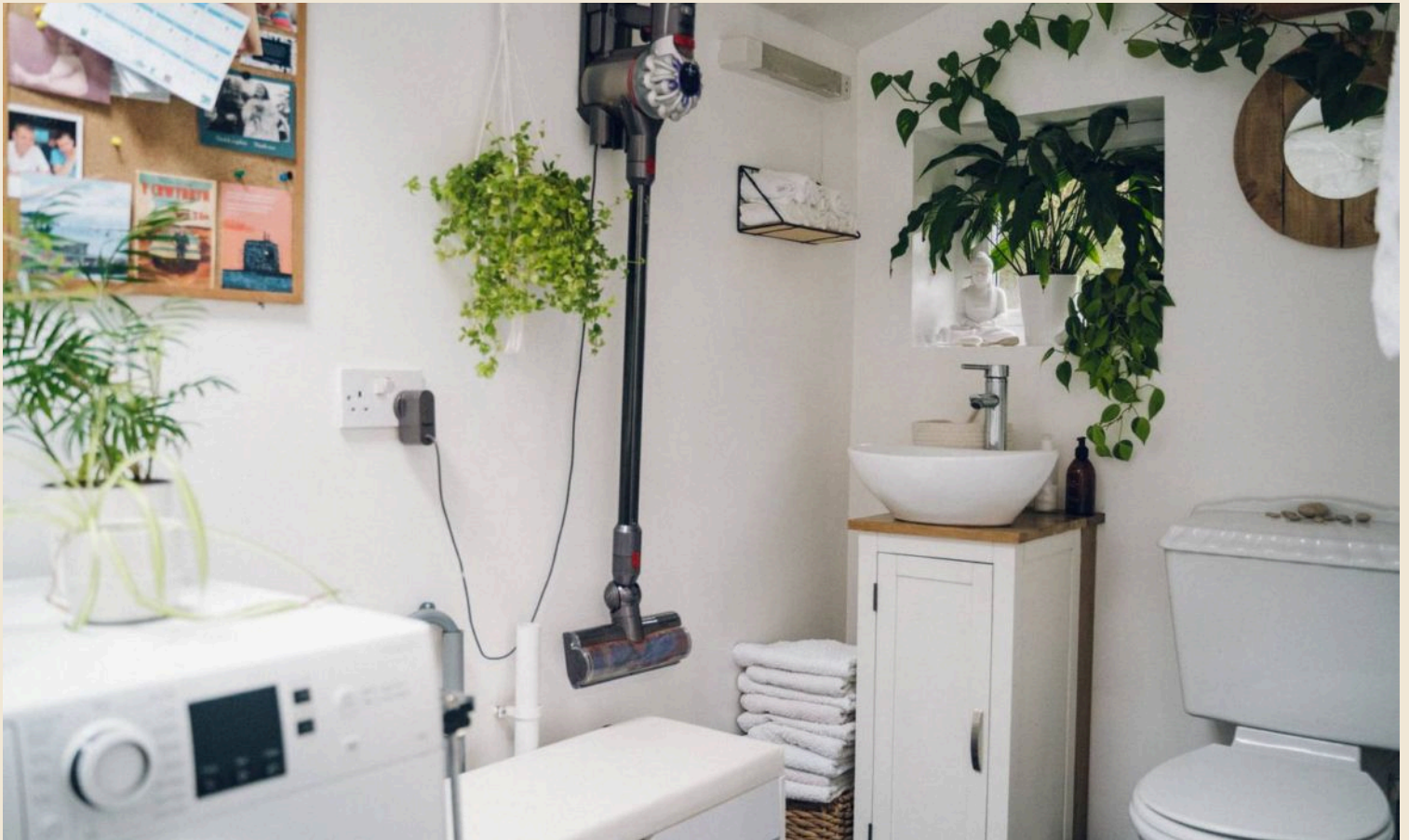
A cosy snug featuring an additional log burner, creating a warm and homely atmosphere. A flexible space that works beautifully as a home office or a quiet corner to curl up with a good book.

Toiled a Utility / WC and Utility

12' 6" x 4' 3" (3.82m x 1.30m)

Wedi'i leoli wrth ymyl y gegin, mae'r gofod ymarferol hwn yn cynnwys peiriant golchi a'r system pwmp gwres ffynhonnell aer. Ceir hefyd doiled a sinc yma -man defnyddiol sy'n cadw popeth yn daclus ac allan o'r brif ardal fyw.

Located just off the kitchen, this practical space houses the washing machine and the air source heat pump system. It also includes a WC and sink - a useful room that keeps everyday essentials neatly tucked away.



Ystafell Wely 1 / Bedroom 1

9' 8" x 8' 10" (2.95m x 2.69m)

Ystafell siâp sgwâr yn edrych dros yr ardd, gan greu teimlad tawel a chlŷd. Ystafell ddwbl hyblyg a fyddai'n ystafell wely plant hyfryd neu'n ystafell westai goresawgar.

A square-shaped room overlooking the garden, offering a calm and light-filled feel. A versatile double bedroom that would make a beautiful child's room or a welcoming guest space.

Ystafell Wely 2 / Bedroom 2

17' 0" x 10' 0" (5.17m x 3.06m)

Ystafell wely ddwbl fawr gyda digon o le ar gyfer cypyrddau a storfa. Wedi'i lleoli ar ben pellaf y tŷ, mae'n teimlo fel hafan breifat. Y bonws? Drysau'n agor allan i'r ardd - perffaith ar gyfer coffi bore.

A generous double bedroom with ample space for wardrobes and storage. Positioned at the far end of the house, it feels like a private haven. The real highlight? Doors opening directly onto the garden - perfect for morning coffee.



Ystafell Molchi / Bathroom

9' 8" x 8' 9" (2.95m x 2.66m)

Ystafell ymolchi dawel a chysurus gyda bath a chawod mawr. Mae'r ystafell hefyd yn cynnwys system Envirosystem sy'n tynnu lleithder o'r cartref drwy'r gofod hwn - yn ymarferol ac effeithlon.

A calming and comfortable bathroom featuring a large bathtub and walk-in shower. The room also houses an Envirosystem, designed to remove moisture from the home through this space - practical and efficient.





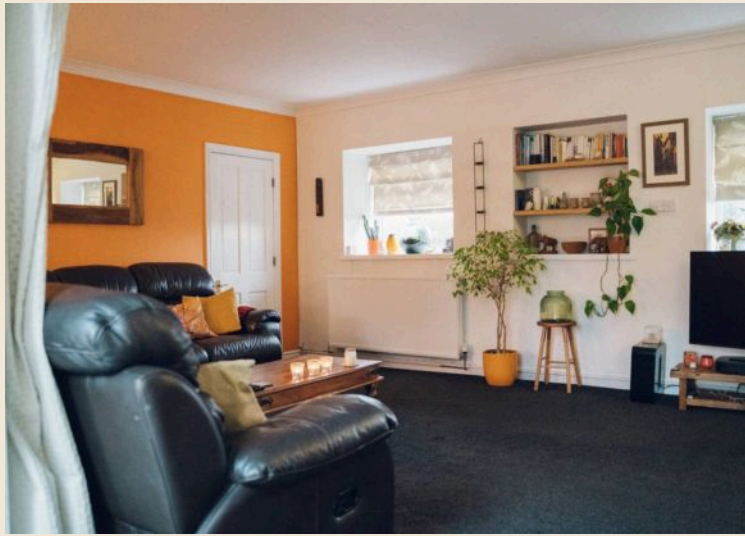
Yr Ardd

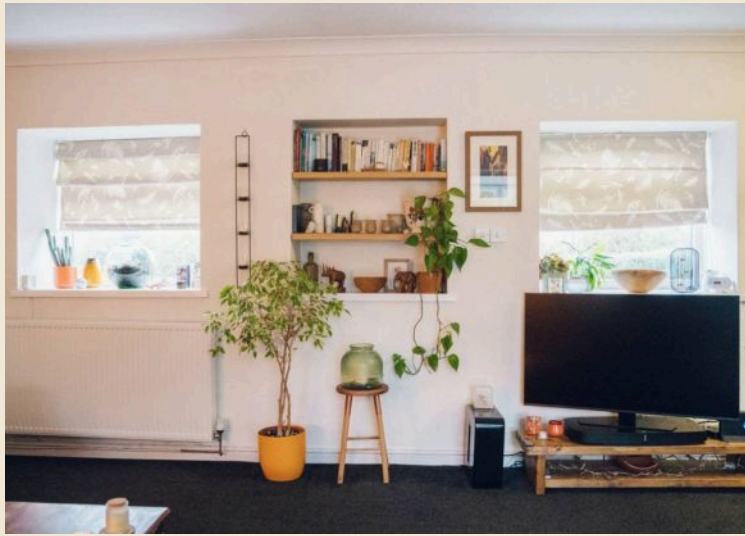
Yn ymestyn i oddeutu tri chwarter erw, mae gardd Bryn y Waun yn fwy na hael ei maint - mae'n dirwedd wedi'i haenu'n ofalus sy'n adrodd stori o amser a gofal gan y perchennog. Yn agosach at y tŷ, mae patio eang sy'n gwynebu'r de yn ymestyn y gofod byw o'r gegin a'r ystafell fwyta allan i'r awyr agored. Yn wir 'sun trap', dyma fan ar gyfer brecwast araf, cinio hir, a nosweithiau haf. Mae rhan gyntaf yr ardd yn teimlo'n sefydledig ac yn helaeth. Coed Afalau a Magnolia yn dod â harddwch tymhorol, tra bod llwyni Cyrens Duon, 'Hydrangeas' a choeden 'Buddleia'. Ceir tŷ gwydr, cwt ieir a sied storio sylweddol (gyda photensial i'w thrawsnewid yn 'sun house' neu stiwdio), ynghyd â storfa goed - ymarferol ond llawn posibiladau. Wrth fynd drwy'r coed Gellyg sy'n fframio'r fynedfa i ail ran yr ardd, mae'r awyrgylch yn newid eto. Yma mae breuddwyd y tyfwr bwyd yn dod yn fyw. Gwelyau llyisiau sefydledig yn barod ar gyfer y cynhaeaf nesaf, polytwannel, coed Llawryf, coed Eirin a blodau Ceirios sy'n nodi tro'r tymhorau. Mae pwll naturiol gyda dec bach yn cynnig man tawel i eistedd ac i wrando, yfed paned a darllen. Gyda chae agored y tu ôl, mae'r ardd yn teimlo'n breifat ac yn eang iawn. Mae ganddi'r ansawdd prin hwnnw o fod yn gynhyrchiol ac yn heddychlon ar yr un pryd - strwythuredig ond organig a thawel. I'r perchennog nesaf, ni fydd hon yn ddim ond gardd. Bydd yn lafur cariad, yn rythm i'r flwyddyn, ac efallai'n ddechrau ar ffordd fwy hunangynhaliol o fyw.



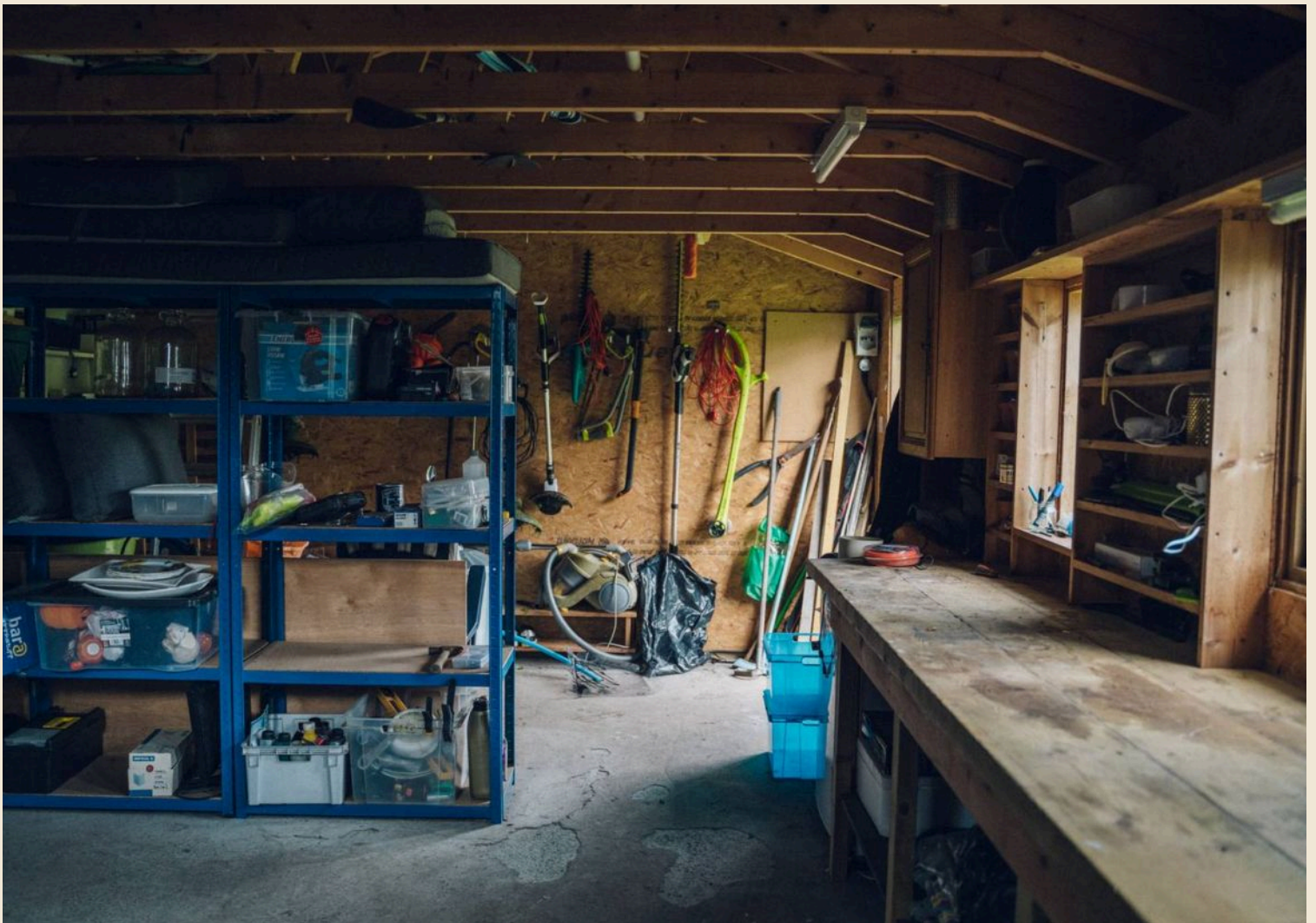
The Garden

Extending to approximately three quarters of an acre, the garden at Bryn y Waun is far more than generous – it is a carefully layered landscape that tells a story of time, care and quiet productivity. Closest to the house, a broad south-facing patio creates a natural extension of the kitchen and dining space. Positioned perfectly to catch the sun throughout the day, this is a true sun trap – a place for slow breakfasts, long lunches and evenings that stretch gently into dusk. The first section of the garden feels abundant and established. Apple trees and Magnolia bring seasonal beauty, while Blackcurrant bushes, a Buddleia and Hydrangeas soften the borders. A greenhouse, chicken coop and substantial storage shed (with potential to become a summer house or studio) sit comfortably alongside a log store – practical yet full of possibility. Through the pear trees that frame the entrance into the second half of the garden, the atmosphere shifts into something even more special. Here lies the grower's dream. Established vegetable beds stand ready for the next harvest, alongside a polytunnel, bay trees, damson trees and a delicate cherry blossom that marks the changing seasons. A natural pond with a small deck offers a quiet pause within the landscape – a place to sit, reflect and listen. Backed by open field, the garden feels remarkably private and expansive. It has the rare quality of feeling both productive and peaceful – structured yet organic, abundant and calm. For the next custodian, this will not simply be an outdoor space. It will be a labour of love, a rhythm to the year, and perhaps even the beginning of a more self-sufficient way of living.





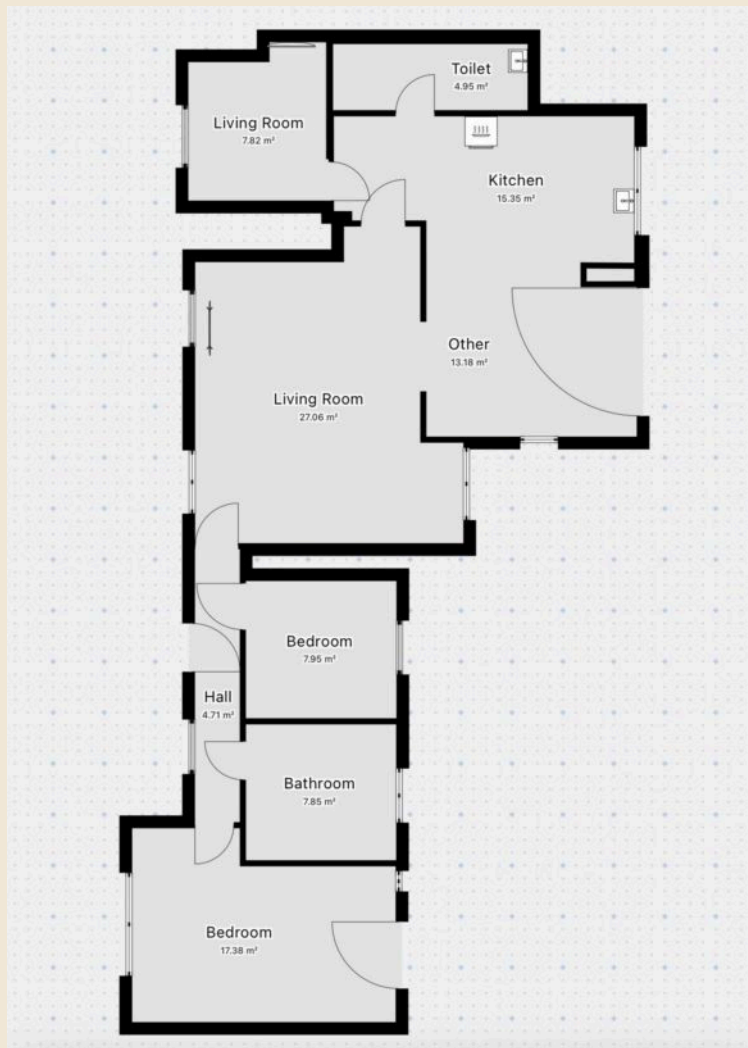






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		104
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Datganiad Ymwadiad Eiddo

Mae'r holl wybodaeth yn y hysbyseb hon yn seiliedig ar fanylion a ddarparwyd i ni gan y gwerthwr ac fe'i rhoddir yn ôl yr hyn a gredwn sy'n gywir. Er ein bod yn gwneud pob ymdrech i sicrhau cywirdeb, ni allwn warantu bod yr holl fanylion yn gywir nac yn gyflawn. Rhaid i ddarpar brynwyr sicrhau eu hunain o gywirdeb y wybodaeth. Sylwch nad ydym wedi profi unrhyw wasanaethau, systemau, offer nac argaeledd cyfarpar yn y tŷ, ac ni allwn roi unrhyw warrant ynghylch eu cyflwr nac a ydynt yn gweithio'n iawn. Mae unrhyw fesuriadau, cynlluniau llawr neu luniau er diben darluniadol yn unig ac ni ddylid eu hystyried yn gynrychioliadau union. Nid ydym yn derbyn unrhyw atebolrwydd am anghywirdebau sydd yn y wybodaeth am yr eiddo hwn.

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