12 Cae Gwyn, Caernarfon

Freehold

O Gwmpas £575,000
Guide Price £575,000

"Mae yna olygfeydd... ac yna mae *yna'r olygfa yma."*

"There are views... and then there is this view."

catra

Wedi'i leoli yn un o'r safleoedd gorau yng Nghae Gwyn - mae'r cartref trawiadol hwn yn mwynhau golygfeydd 180 gradd dros yr Afon Menai. Dyma dŷ lle mae'r dŵr yn rhan o fywyd bob dydd - yn newid gyda'r goleuni, gyda'r tywydd, gyda'r tymhorau. O bob ystafell yn y tŷ, mae'r olygfa'n ymestyn o'ch blaen - ac mae'n anodd peidio â theimlo'n dawel wrth wylio'r llanw'n symud yn araf.
Mae'r llawr uchaf wedi'i gynllunio i gofleidio'r olygfa'n llawn. Mae'r gegin yn llifo'n naturiol i mewn i ystafell haul llachar sy'n agor yn syth allan i ddec helaeth - lle perffaith i eistedd gyda choffi bore neu i fwynhau machlud haul hir dros y Fenai. Drws nesa i'r gegin mae ystafell fach glyd - man tawel arall gyda mynediad i'r dec - ac yna ymlaen i'r lolfa eang, lle mae'r olygfa unwaith eto'n cymryd y prif le. Mae'r cartref yn teimlo'n olau, yn dawel ac yn eang.

Ar y llawr isaf ceir tair ystafell wely ddwbl hael. Mae'r brif ystafell wely yn elwa o ddrysau dwbl sy'n agor allan i batio preifat arall îslaw yn yr ardd. Mae'r cynllun islaw yn ymarferol, gyda digonedd o le storio - mewn gwirionedd, mae'r lle storio yma ymhlith y gorau rydyn ni wedi'i weld, gan wneud y cartref yn addas iawn ar gyfer bywyd teuluol. Mae'r ystafell ymolchi deuluol yn cynnig lle hael ac mae ganddi botensial gwych i'w diweddaru - gyda digon o le ar gyfer bath cornel a chawod ar wahân.

Un o'r elfennau mwyaf cyffrous am y cartref hwn yw'r ystafelloedd "bonws". Mae gofod ychwanegol hyblyg sy'n berffaith ar gyfer swyddfa gartref, ystafell chwarae neu stiwdio greadigol. Mae hefyd ystafell golchi fawr i gadw peiriant golchi dillad, ac ystafell arall a fyddai - yn ein barn ni - yn gwneud sinema gartref wych i'r teulu.

Mae Cae Gwyn yn parhau i fod yn un o leoliadau mwyaf poblogaidd Caernarfon - yn dawel, yn sefydledig ac mewn safle delfrydol i fwynhau cymuned Caernarfon.

EPC - D

Band Treth Cyngor - F

Byddai Treth Trafodiadau Tir (TTT) yn daladwy ar yr eiddo hwn.

Situated in one of the very best positions in Cae Gwyn, this striking home enjoys 180-degree views across the Menai Strait. This is a house where the water becomes part of everyday life - changing with the light, the weather, and the seasons.
From every room in the house, the outlook stretches out before you - and it is difficult not to feel a sense of calm watching the tide move slowly across the water.The upper floor has been designed to fully embrace the view. The kitchen flows naturally into a bright sun room that opens directly onto a generous deck - the perfect place to sit with morning coffee or enjoy long sunsets over the Strait.Next to the kitchen is a cosy snug - another peaceful space with access to the deck - leading through to the spacious lounge, where once again the view takes centre stage. The home feels light, calm and spacious throughout.

On the lower floor there are three generous double bedrooms. The principal bedroom benefits from double doors opening onto a further private patio area lower down in the garden.

The downstairs layout is practical and thoughtfully designed, with an abundance of storage - in fact, some of the best we have seen - making this home exceptionally well suited to family life. The family bathroom offers generous proportions and excellent potential for updating, with space for a corner bath and separate shower.

One of the most exciting aspects of this home is the collection of "bonus" rooms. There is additional flexible space that would be ideal as a home office, playroom or creative studio. There is also a large utility room for laundry, along with a further room which, in our opinion, would make an excellent family home cinema.

Cae Gwyn remains one of Caernarfon's most sought-after locations - quiet, established and perfectly positioned to enjoy the strong community and coastal setting of the town.

EPC – D

Council Tax Band – F

Land Transaction Tax (LTT) would be payable on this property.

Golygfeydd 180° dros Afon Menai o bob ystafell – lleoliad gorau Cae Gwyn.

180° Menai Strait views from every room – prime Cae Gwyn location.

Council Tax band: F

Tenure: Freehold

- 180° views across the Menai Strait from almost every room
- Prime position in highly sought-after Cae Gwyn
- Three spacious double bedrooms with views
- Large deck perfect for sunset evenings
- Expansive lower patio spanning the width of the house
- Flexible living space including lounge, snug and sun room
- Versatile basement "bonus" rooms with excellent potential
- Exceptional storage
- Garage and parking for three cars
- Quiet setting within walking distance of Caernarfon

Cegin / Kitchen 17' 9" x 12' 7" (5.40m x 3.83m)
Gellir cyrraedd y gegin yn uniongyrchol o'r dreif, gan ei gwneud yn ymarferol ar gyfer bywyd bob dydd. Ceir gypyrddau storio defnyddiol, oergell integredig ac ynys ganolog. Mae mewn cyflwr da, a'r olygfa drwy'r ystafell haul tuag at y Fenai yw'r prif uchafbwynt.
The kitchen can be accessed directly from the driveway, making it practical for everyday living. It offers useful storage cupboards, an integrated fridge and a central island. Presented in good condition, the highlight is the view through the sun room towards the Menai Strait.

Snyg / Snug 10' 6" x 11' 11" (3.21m x 3.62m)
Ystafell fach glyd oddi ar y gegin yw hon, yn ofod llachar a chroesawgar i'r teulu ymgynnull heb fynd i'r lolfa fawr. Cynllun gwych wrth i'r plant dyfu'n hŷn. O fan hyn gellir agor y drysau patio allan i'r dec i fwynhau'r machlud.

This cosy room sits just off the kitchen, offering a bright and welcoming space for the family to gather without using the main lounge. A great layout as children grow older. From here, patio doors open onto the deck - perfect for sunset evenings.

Stafell Haul / Sunroom
13' 0" x 13' 3" (3.95m x 4.03m)
Dyma'r olygfa orau yn y tŷ. Ar hyn o bryd yn cael ei defnyddio fel ystafell fyw, ac mae'n berffaith felly. Mae drysau dwbl yn agor allan i'r dec, ond gallech dreulio prynhawniau hir yma yn darllen a gwylio'r dŵr. Mae'r to llechi yn cadw'r lle'n oer yn yr haf ac yn gynnes yn y gaeaf.

This room enjoys the very best views in the house. Currently used as a living room, it works beautifully as it is. Double doors open onto the deck, yet it's easy to imagine long afternoons spent reading and watching the water. The slate roof keeps it cool in summer and warm in winter.

Ystafell Fyw / Lounge 20' 9" x 13' 5" (6.33m x 4.09m)
Lolfa eang a chroesawgar gyda thri ffenestr sy'n gadael digon o olau naturiol i lifo i mewn. Ceir lle helaeth ar gyfer sawl soffa a dodrefn, gan greu gofod cyfforddus i'r teulu ymgynnull. Ystafell gyda photensial i greu atgofion gwerthfawr dros y blynyddoedd.
A spacious and welcoming lounge with three windows allowing plenty of natural light to fill the room. There is ample space for multiple sofas and furnishings, creating a comfortable setting for family life. A room with real potential to be the heart of many shared memories.

Toiled / WC 4' 11" x 4' 0" (1.49m x 1.23m)
Ased defnyddiol i'r cartref, mae'r WC bach wedi'i leoli yn y cyntedd llawr uchaf ger y porth. Yn ymarferol ar gyfer bywyd bob dydd, er ei bod yn elwa o rywfaint o ddiweddaru i'w hadnewyddu.

A useful addition to the home, the small WC is positioned in the upper hallway near the porch. Practical for everyday living, though it would benefit from some updating.

Ystafell Wely 1 / Bedroom 1

16' 11" x 11' 8" (5.15m x 3.56m)

Ystafell wely ddwbl fawr gyda golygfeydd hyfryd dros y dŵr. Mae cypyrddau dillad adeiledig yn cynnig digon o le storio, gan wneud yr ystafell yn ymarferol ac yn gyfforddus ar yr un pryd.

A large double bedroom enjoying lovely views across the water. Fitted wardrobes provide excellent storage, making the room both practical and comfortable.

Ystafell Wely 2 / Bedroom 2

15' 0" x 9' 8" (4.56m x 2.95m)

Y brif ystafell wely, gyda mynediad uniongyrchol i'r ardd, sy'n rhoi teimlad o ystafell "suite". Mae dau gwpwrdd 'built in' - dau o'r nifer helaeth sydd yn y tŷ - gan gynnig storfa wych. Ystafell eang, golau gyda dau ddrws mynediad.

The principal bedroom, with direct access to the garden, giving it a suite-like feel. It features two built-in cupboards - just two of the many throughout the house - offering excellent storage. A spacious and bright room with dual access doors.

Ystafell Wely 3 / Bedroom 3
11' 1" x 10' 6" (3.38m x 3.19m)
Ystafell wely ddwbl arall o faint hael gyda chypyrddau dillad adeiledig. Wedi'i lleoli drws nesaf i'r ystafell ymolchi, byddai'n gwneud ystafell wely berffaith i blentyn neu westeion.
Another generous double bedroom with built-in wardrobes. Positioned next to the bathroom, it would make an ideal children's bedroom or comfortable guest room.

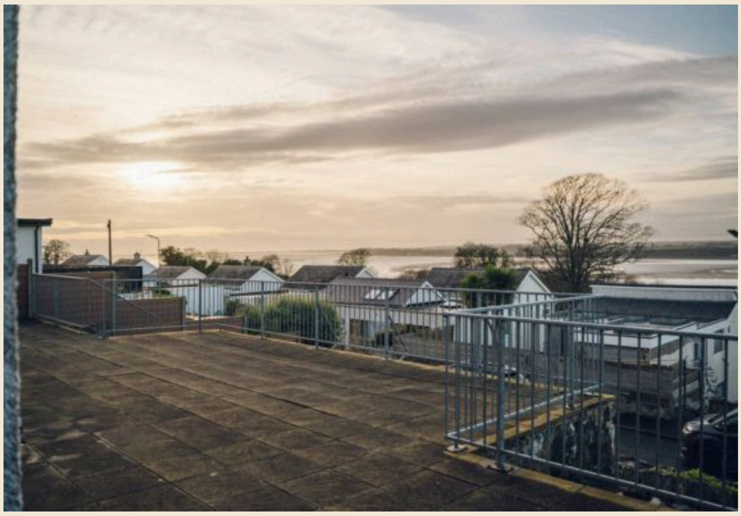
Ystafell Ymolchi / Bathroom
10' 0" x 7' 4" (3.05m x 2.24m)
Ystafell ymolchi fawr gyda bath cornel a chawod ar wahân. Er y byddai'n elwa o ddiweddaru, mae'r gofod yn hael ac yn cynnig potensial gwych i greu ystafell ymolchi fodern a steilus.

A spacious bathroom featuring a corner bath and separate shower. While it would benefit from updating, the generous proportions offer excellent potential to create a modern and stylish space.

Ystafelloedd Ychwanegol / Basement Rooms
Ystafelloedd "bonws" gwych sy'n cynnig hyblygrwydd arbennig. Perffaith fel mannau chwarae i blant, swyddfa gartref neu stiwdio greadigol - ac mae'r ystafell bellaf yn berffaith ar gyfer sinema gartref i'r teulu. Wedi'u hail-blastro'n eitha ddiweddar, dim ond addurno sydd ei angen.
Fantastic "bonus" rooms offering exceptional flexibility. Ideal as children's play areas, a home office or creative space - with the furthest room perfectly suited to a family cinema room. Recently re-plastered throughout, they simply need a personal touch.

Utility
9' 11" x 8' 10" (3.03m x 2.68m)
Ystafell olchi fawr gyda digon o le ar gyfer peiriannau golchi a sychu, a lle ychwanegol ar gyfer oergelloedd neu rewgelloedd. Gofod defnyddiol iawn ar gyfer bywyd teuluol prysur, allan o'r ardal fyw i fyny grisiau.

A utility room offering ample space for washing machines and dryers, generous countertop workspace, and room for additional fridges or freezers. A highly practical space for busy family life, out of sight downstairs.



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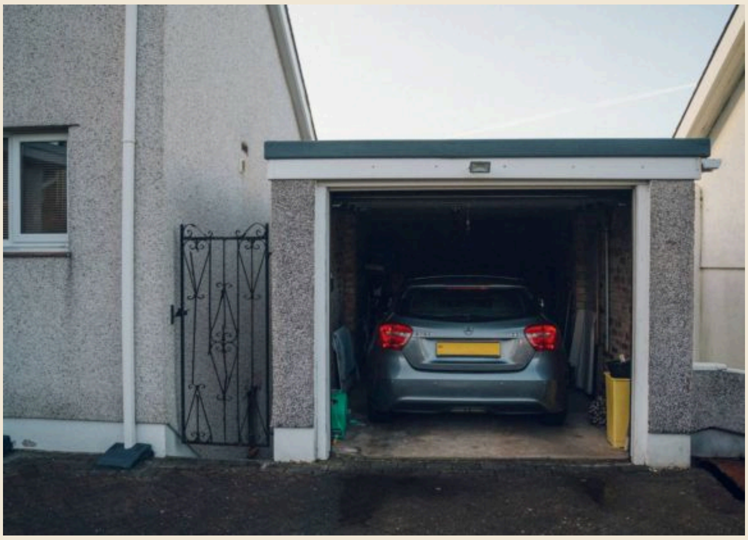
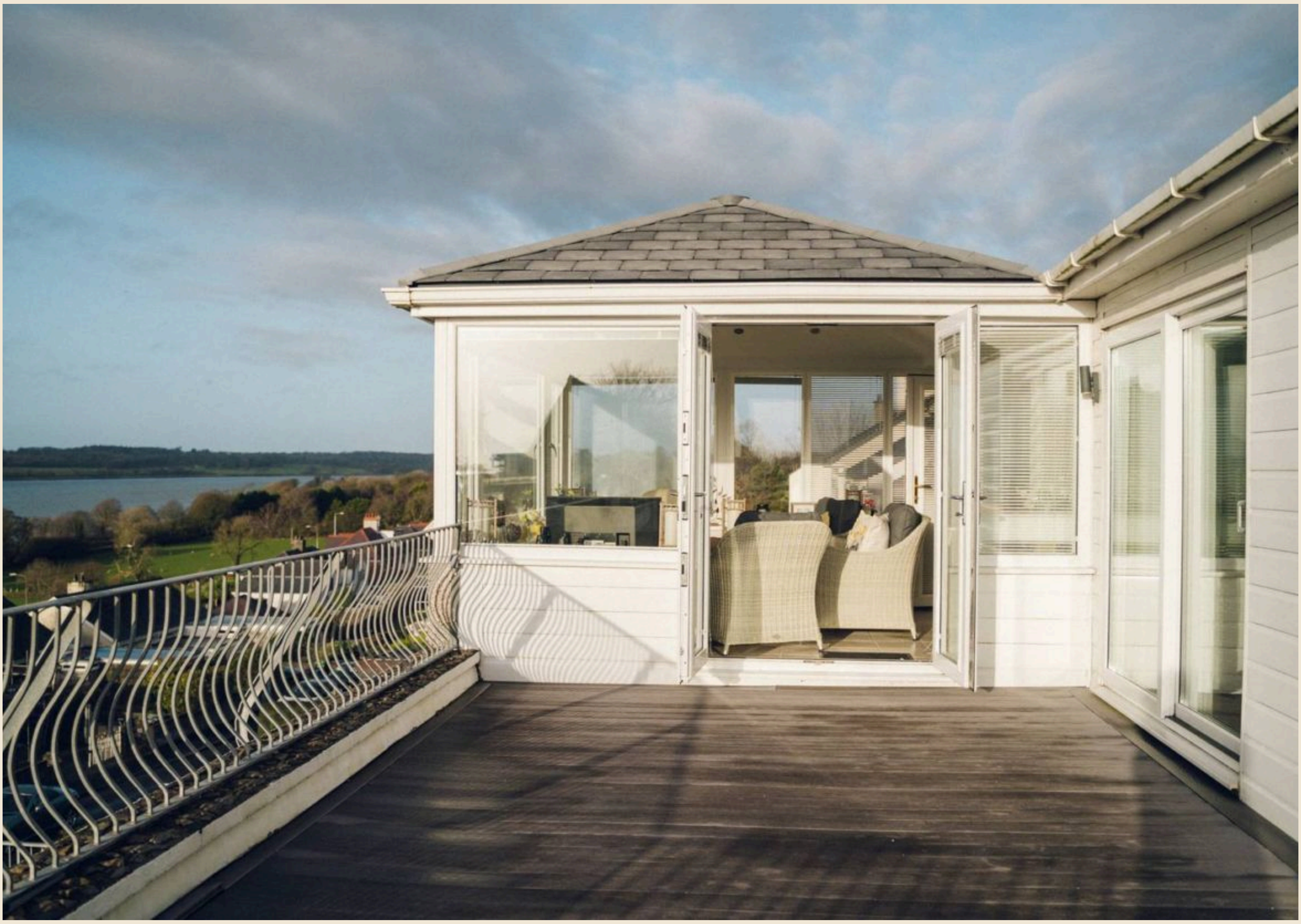
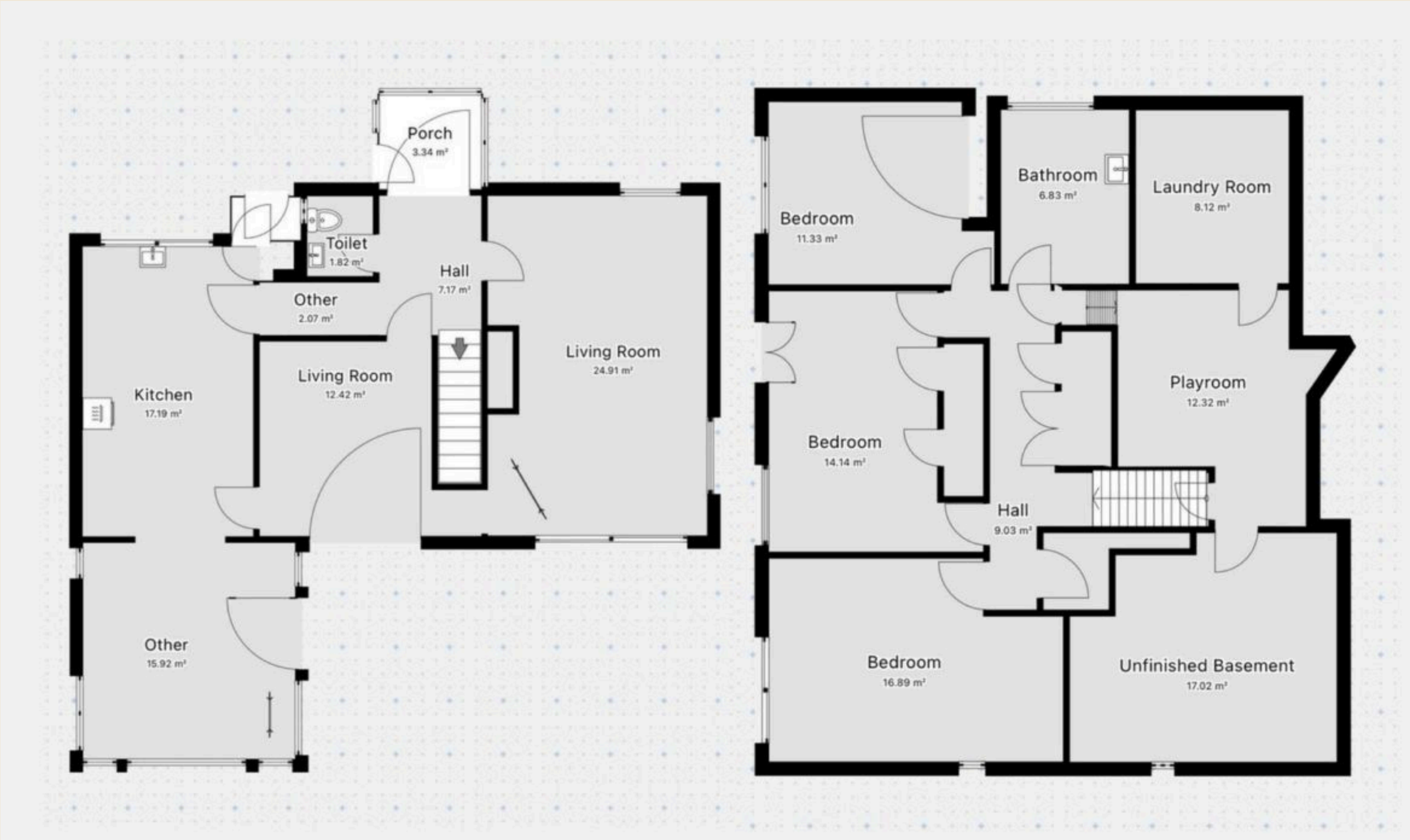
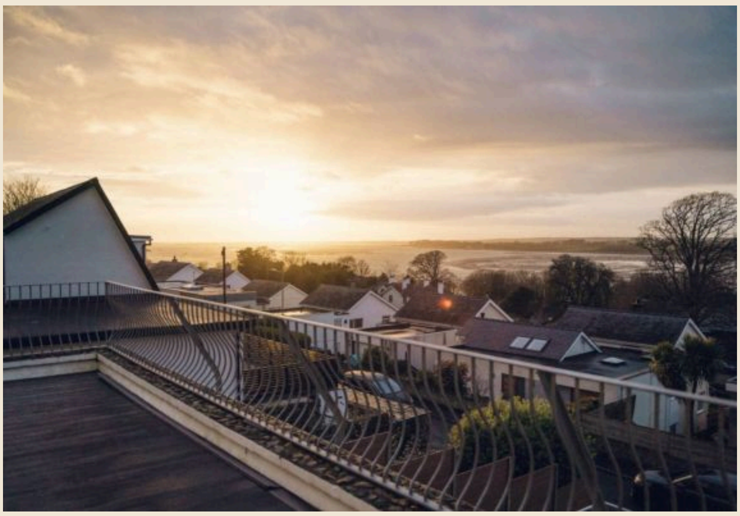
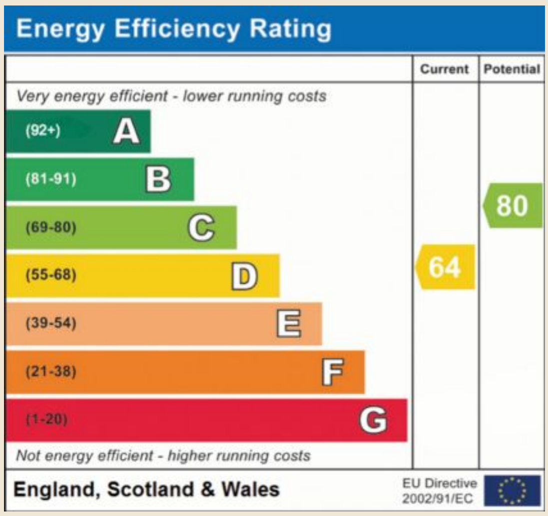
Stafell Haul / Sunroom











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 warant 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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