



126 Gwel Y Llan, Caernarfon

£325,000 Freehold

"Rydym wedi mwynhau bywyd hawdd yma, mewn cul-de-sac tawel llawn teuluoedd, ac mae'r ty nawr yn gyfle perffaith i rywun ddod a syniadau newydd a rhoi stamp ei hun ar y cartref."

"We've enjoyed an easy life here, in a quiet cul-de-sac full of families, and the house now offers the perfect opportunity for someone to bring fresh ideas and put their own stamp on the home."

catra



English Below

Wedi'i leoli mewn datblygiad modern a chroesawgar mewn ardal deuluol boblogaidd o Caernarfon, mae 126 Gwel y Llan yn cynnig ffordd o fyw syml a chyfforddus — cartref sy'n berffaith ar gyfer bywyd teuluol bob dydd.

Adeiladwyd y ty naw mlynedd yn ol ac mae wedi cael un perchennog yn unig ers newydd, ac yn ganfas yn barod am ei berchennog nesaf. Mae wedi'i leoli mewn cul-de-sac tawel, wrth ymyl ysgol gynradd, mewn ardal sy'n teimlo'n ddiogel ac yn gymunedol — lle mae plant yn chwarae tu allan ar eu beics ac mae teuluoedd yn byw ar y naill ochr a'r llall.

I'r cefn, mae golygfeydd braf tuag at y mynyddoedd, gan greu teimlad o dawelwch, tra'n dal yn agos at ganol y dref. Y tu mewn, mae'r cynllun wedi'i ddylunio ar gyfer byw modern a hawdd, gyda chegin a man bwyta agored sy'n ffurfio calon y cartref — yn berffaith ar gyfer prydau teuluol, gwaith cartref wrth y bwrdd, a nosweithiau hamddenol gyda'ch gilydd.

Mae tair ystafell wely, garej gyda mynediad uniongyrchol i'r ty, a gardd fawr sy'n cynnig digon o le i blant chwarae, anifeiliaid anwes grwydro, neu i greu rhywbeth arbennig dros amser. Drwy'r ty, mae naws o botensial — cyfle gwych i'r perchennog nesaf roi ei stamp ei hun ar y gofod.

Cartref hyfryd mewn lleoliad heddychlon a theuluol, mae 126 Gwel y Llan yn gyfle arbennig i greu cartref cynnes mewn ardal sy'n cefnogi ffordd o fyw hamddenol a chysylltiedig.

Band Treth Cyngor - D

EPC - C

Gwres Canolog Nwy

Ffenestri Haen Dwbl drwy'r ty

Rhent Tir - Tua £162 y Flwyddyn



Located within a modern and welcoming development in a popular family area of Caernarfon, 126 Gwel y Llan offers a simple and comfortable way of life — a home perfectly suited to everyday family living. Built nine years ago and having had only one owner since new, the property is a blank canvas, ready for its next owners to make it their own. Set within a quiet cul-de-sac next to a primary school, the area feels safe and community-focused — a place where children play outside on their bikes and families live on both sides of the home.

To the rear, the house enjoys lovely mountain views, creating a peaceful atmosphere while still being close to the town centre. Inside, the layout has been designed for easy, modern living, with an open-plan kitchen and dining area forming the heart of the home — ideal for family mealtimes, homework around the table, and relaxed evenings together.

The property offers three bedrooms, a garage with direct internal access, and a large garden providing plenty of space for children to play, pets to roam, or for future plans to take shape. Throughout the home, there is a real sense of potential — a wonderful opportunity for the next owners to put their own stamp on the space.

A lovely home in a peaceful, family-oriented setting, 126 Gwel y Llan presents a fantastic opportunity to create a warm and welcoming home in an area that supports a relaxed and connected way of life.

Council Tax Band - D

EPC Rating - C

Gas Central Heating

Double Glazing

Ground Rent - Around £162 annually

Cartref teuluol tawel mewn cul-de-sac diogel, ger yr ysgol ac o fewn pellter cerdded i'r dref. / A calm family home in a safe cul-de-sac, close to the school and within easy walking distance of town.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

Double Glazing throughout

Ground Rent around £162 Annually

5ft sq Partially Boarded Attic

- Modern three-bedroom family home
- One-owner property since new
- Quiet cul-de-sac position within a sought-after residential development
- Located next to Ysgol Hendre primary school
- Open-plan kitchen and dining area with direct garden access
- Generous rear garden with mountain and countryside views
- Garage with internal access and double driveway parking
- Walking distance to Caernarfon town centre and supermarkets
- Family-friendly community with nursery, cafés and local events nearby
- Blank canvas offering excellent potential to personalise



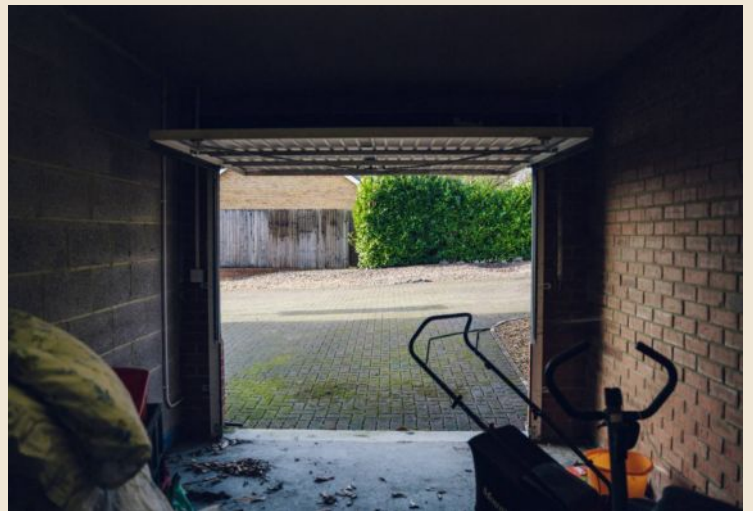
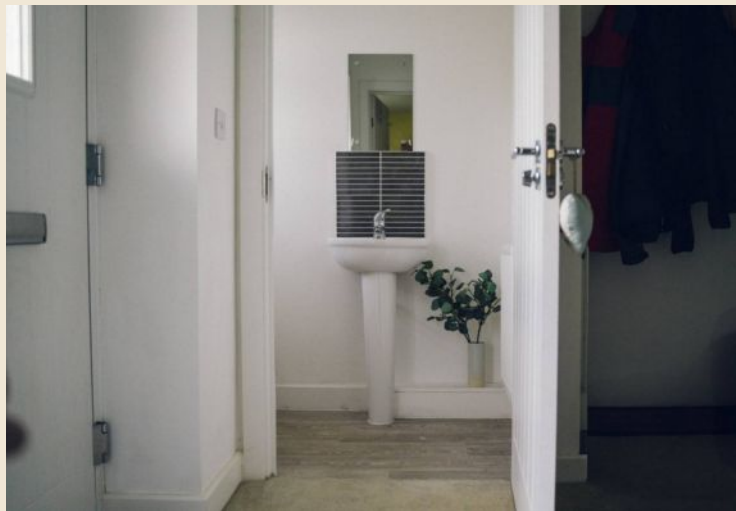
Ystafell Fyw / Living Room

16' 0" x 12' 3" (4.88m x 3.74m)

Yr ystafell fyw yw'r ystafell gyntaf a welir wrth fynd i mewn i'r cartref, ac mae'n ofod clyd a chroesawgar iawn. Ystafell deuluol berffaith i ymlacio gyda'r nos i wylïo ffilm gyda'ch gilydd. Nid oes lle tan ar hyn o bryd, ond mae llosgydd coed wedi'i osod mewn eiddo cyfagos, gan roi syniad clir o'r potensial a'r posibiliadau yma.

The living room is the first space you see on entering the home and offers a cosy, welcoming feel. It's a lovely family room to retreat to after dinner for relaxed evenings and film nights together. While there is no fireplace currently, a neighbouring property has installed a log burner, offering a clear idea of the potential and future possibilities.





Cyntedd / Hallway - 6' 11" x 9' 5" (2.12m x 2.88m)

Mae'r cyntedd wedi'i leoli'n ganolog o fewn y cartref ac yn ofod croesawgar i ddod adref iddo ar ddiwedd y dydd — lle i hongian cot, tynnu esgidiau a rhoi'r slipars ymlaen. O'r fan hon ceir mynediad i'r toiled lawr grisiau, y gegin, yr ystafell fyw a'r grisiau sy'n arwain i'r llawr uchaf, gan greu llif naturiol a hawdd o amgylch y ty.

The hallway sits at the heart of the home and offers a welcoming space to arrive home to — somewhere to hang coats, kick off your shoes and unwind. From here, there is access to the downstairs WC, the kitchen, the living room and the stairs leading to the first floor, creating an easy and practical flow throughout the house.

Garej / Garage - 17' 3" x 9' 1" (5.27m x 2.78m)

Mae'r garej yn ofod hynod ymarferol ar gyfer storio ac yn gweithio'n dda fel 'ystafell' ychwanegol gyda mynediad uniongyrchol i'r ty. Mae hefyd yn berffaith ar gyfer dadlwytho siopa neu offer o gefn y car ar ddiwedd diwrnod prysur, gan wneud bywyd bob dydd ychydig yn haws.

The garage is a highly practical space for storage and works well as an additional 'room' thanks to its direct access into the house. It also provides a convenient place to unload shopping or equipment from the car at the end of a long day, making everyday life that bit easier.

Cegin ac Ystafell Fwyta / Kitchen Diner

14' 9" x 20' 11" (4.49m x 6.37m)

Mae'r gegin yn ofod braf i ddechrau'r dydd, lle dachi'n dod lawr i wneud coffi wrth weld y wawr dros y mynyddoedd, mae yna deimlad o dawelwch. Ceir offer integredig gan gynnwys popty, hob ac oergell. Mae'r ardal fwyta gyda mynediad uniongyrchol i'r ardd - yn berffaith ar gyfer coginio yn yr haf a choctels gyda ffrindiau. Ceir hefyd cwpwrdd storio a mynediad i'r garej.

The kitchen is a lovely space to start the day, where you can come down to make a coffee while watching the light rise over the mountains, creating a real sense of calm. There are integrated appliances including an oven, hob and fridge. The dining area offers direct access to the garden — perfect for summer cooking and cocktails with friends. There is also a useful storage cupboard and internal access to the garage.





Ystafell Wely 1 ac En Suite / Bedroom 1 & Ensuite – 12' 6" x 12' 0" (3.80m x 3.67m)

Mae hon yn ystafell wely fawr a thawel gyda digon o le ar gyfer gwely maint superking a chypyrddau dillad — lloches berffaith ar ddiwedd diwrnod prysur. Mae'r en-suite yn ychwanegiad gwerthfawr, gyda chawod a sinc. Caewch y drws a mwynhewch foment o ymlacio'n llwyr. *This is a generous and peaceful bedroom with plenty of space for a super-king bed and wardrobes — a true haven at the end of a busy day. The added benefit of its own en-suite bathroom, complete with shower and sink, makes it easy to close the door and fully unwind.*

Ystafell Molchi / Bathroom – 9' 7" x 5' 6" (2.91m x 1.67m)

Ystafell ymolchi syml a golau gyda naws glan a ffresh. Mae'n cynnwys bath gyda chawod drosto, sinc a thoiled, gan gynnig gofod ymarferol ar gyfer defnydd bob dydd gan y teulu.

A simple and bright family bathroom with a clean, fresh feel. It includes a bath with shower over, a sink and a toilet, providing a practical and easy-to-maintain space for everyday family use.

Ystafell Wely 2 / Bedroom 2 - 12' 8" x 10' 2" (3.85m x 3.09m)

Ar hyn o bryd yn cael ei defnyddio fel swyddfa, mae'r ystafell hon yn mwynhau'r golygfeydd gorau yn y ty. Ystafell wely ddwbl braf, sy'n elwa ar olygfeydd hyfryd o'r mynyddoedd sy'n dod a golau naturiol a theimlad o dawelwch i'r gofod.

Currently used as a home office, this room enjoys the best views in the house. It is a well-sized double bedroom and benefits from lovely mountain views, filling the room with natural light and a calm, peaceful feel.

Ystafell Wely 3 / Bedroom 3 - 6' 0" x 11' 7" (1.84m x 3.54m)

Dyma'r lleiaf o'r tair ystafell wely ac mae'n ystafell sengl ymarferol. Mae'n addas iawn fel ystafell plentyn, ystafell westeion neu ofod swyddfa gartref, gan gynnig hyblygrwydd i weddu i anghenion y perchennog nesaf.

This is the smallest of the three bedrooms and is a practical single room. It would work well as a child's bedroom, guest room or home office, offering flexibility to suit the needs of the next owners.





Front Garden

Mae'r gofod y tu allan i flaen y ty yn hynod o ymarferol ac yn groesawgar. Ceir ardal gwair fach braf, sydd wrth ymyl dreif ddwbl gyda mynediad uniongyrchol i'r garej. Mae'r dreif hefyd yn darparu mynediad i'r ty drws nesa i gyrraedd eu dreif hwythau, ond dyma'r unig draffig y byddwch yn ei weld yma — gan sicrhau ardal dawel a phreifat iawn.

The space to the front of the house is both practical and welcoming. There is a small lawned area alongside a double driveway, which provides direct access into the garage. The driveway also allows access for the neighbouring property to reach their own drive, however this is the only traffic you will encounter here — ensuring a quiet and peaceful setting.

Rear Garden

Mae'r ardd gefn yn ofod hael ac yn ganfas wag cyffrous i'r perchennog nesaf. Ar hyn o bryd, mae wedi'i gosod yn bennaf i lawnt fawr, gan gynnig digon o le ar gyfer chwarae, plannu neu dirlunio yn y dyfodol. Mae sied wedi'i chuddio'n daclus yn y gornel, yn darparu storfa ddefnyddiol ar gyfer dodrefn gardd. Ceir hefyd ardal batio fawr, ynghyd a giât sy'n rhoi mynediad i flaen yr eiddo – yn hynod ymarferol ar gyfer defnydd bob dydd, gan gynnwys biniau ailgylchu. Gan fod yr eiddo wedi'i leoli ar gyrion y datblygiad, mae'r ardd yn mwynhau golygfeydd agored hyfryd tuag at y mynyddoedd a'r natur o'i chwmpas.

The rear garden is a generous space and an exciting blank canvas for its next owners. Currently laid mainly to lawn, it offers plenty of room for play, planting or future landscaping. A shed is neatly tucked away in the corner, providing useful storage for garden furniture and outdoor equipment. There is also a spacious patio area, along with a gate offering access to the front of the property — ideal for everyday practicality, including recycling and garden access. Positioned on the edge of the development, the garden enjoys lovely open views towards the surrounding mountains and nature.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	80	
(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



