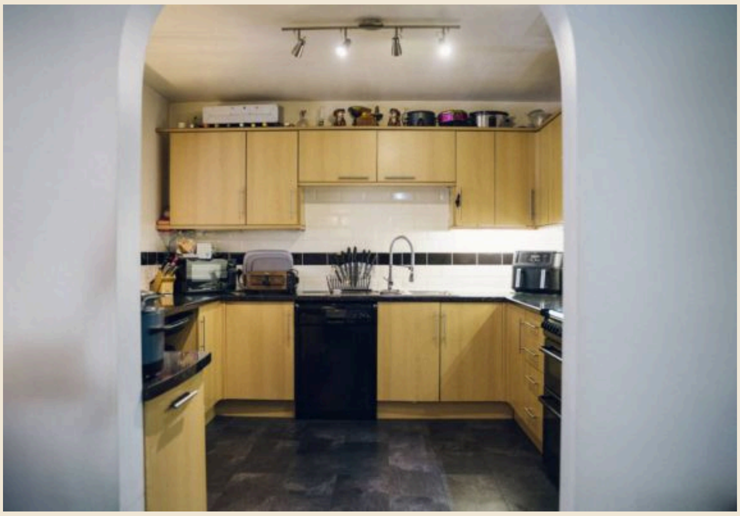
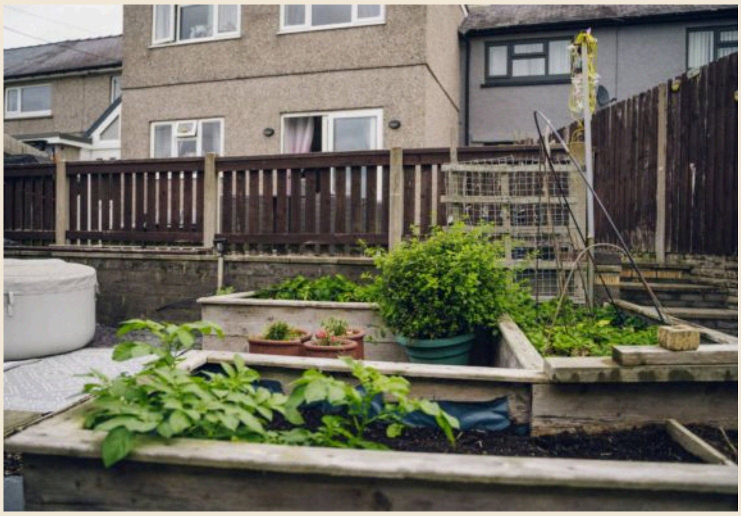




87 Y Wern, Y Felinheli

£270,000 Freehold

“Mae byw yma wedi golygu bod yn rhan o’r gymuned heb unrhyw ymdrech — clywed y plant yn chwarae yn yr hwyr, cymdogion yn stopio am sgwrs fach, a dechrau’r diwrnod gyda choffi ar y patio heulog. Stryd llawn o lawenydd bob dydd.”

“Living here has meant being part of the community without even trying — hearing the children playing outside in the evenings, neighbours stopping for a quick chat, and starting the day with a coffee on the sunny patio. It’s a street full of everyday joys.”

catra

Cartref teuluol eang mewn cul-de-sac tawel, ychydig gamau o'r ysgol.

A large family home in a quiet cul-de-sac, just steps from the local school.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended mid-terraced family home
- Spacious open-plan lounge/diner
- Great kitchen with plenty of storage.
- Large utility room
- Four generous bedrooms, including a main bedroom with walk-in wardrobe.
- Modern family bathroom with bath and walk-in shower.
- Boarded loft with ladder acces
- Large South Facing Garden
- Insulated gym with electricity - potential for home office or studio
- Quiet cul-de-sac location, directly opposite the park and primary school.

English Overleaf

O'r tû allan, mae'n edrych fel tŷ canol teras arferol yn y Felinheli. Ond unwaith dachi'n camu i mewn, byddwch yn sylwi ei fod yn rhywbeth arbennig iawn — cartref llawn cynhesrwydd, maint da a syrpreisys.

Calon y tŷ yw'r ardal fyw, bwyta a chegin agored — wedi'i greu ar gyfer cinio Dydd Sul, gwaith cartref o gwmpas y bwrdd, a sgyrsiau hwyr sy'n para'n hir ar ôl i'r platiau gael eu clirio. Ychwanegwch ystafell utility a thoiled lawr grisiau, ac mae'n gartref sy'n gweithio gyda chi — yn gwneud bywyd bob dydd yn llawer haws gyda'r gofod ychwanegol i ddelio â'r pethau bach.

Agorwch y drysau patio a dyna lle mae'r hud yn dechrau. Mae'r ardd yn ymestyn ymhellach nag y byddech chi'n disgwyl — yn gyntaf, patio heulog lle gallwch eistedd gyda choffi yn y bore neu gyda ffrindiau yn y nos, wedyn grisiau i lawr i'r ardd lysiau sy'n llawn potensial. Ac yna, ar y pen draw, y syrpreis orau oll: adeilad wedi'i insiwleiddio'n llawn gyda'i drydan ei hun. Ar hyn o bryd mae'on cael ei ddefnyddio fel gym, ond gallai fod yn swyddfa, stiwdio neu den — encil preifat ar waelod yr ardd.

I fyny'r grisiau fe gewch bedair ystafell wely eang a ystafell molchi teuluol, gyda attig wedi'i 'bordio' uwchben ar gyfer holl bits a bobs bywyd teuluol.

Ac yn bennaf mae'r lleoliad. Wedi'i leoli mewn cul-de-sac tawel, gyda'r parc a'r ysgol gynradd yn syth gyferbyn, mae hwn yn dŷ sydd wedi'i greu ar gyfer bywyd teuluol. Mae'r Felinheli ei hun yn enwog am ei ysbryd cymunedol cynnes — y math lle cewch chi "Bore da" ar y daith i'r ysgol, perchnogion caffis sy'n gwybod beth rydych chi eisiau cyn i chi eistedd, a digwyddiadau cymunedol sy'n dod â chymdogion at ei gilydd.

Mae hwn yn fwy na thŷ. Mae'n gartref sy'n cynnig lle, hyblygrwydd, a ffordd o fyw wedi'i gwreiddio yn un o bentrefi mwyaf croesawgar Gwynedd.

From the outside, it looks like an ordinary mid-terraced house in Felinheli. But once you step inside, you'll see it's something very special — a home full of warmth, generous space and surprises.
The heart of the house is the open-plan living, dining and kitchen area — made for Sunday dinners, homework around the table, and late-night conversations that carry on long after the plates are cleared. Add a utility room and a downstairs toilet, and it's a home that works with you — making everyday life so much easier with the extra space to deal with the little things.

Open the patio doors and that's where the magic begins. The garden stretches further than you'd expect — first, a sunny patio where you can sit with a morning coffee or friends in the evening, then steps down to a vegetable patch full of potential. And at the very end, the best surprise of all: a fully insulated building with its own electricity. At the moment it's used as a gym, but it could just as easily be an office, studio or den — a private retreat at the bottom of the garden.

Upstairs you'll find four spacious bedrooms and a family bathroom, with a boarded loft above for all the bits and bobs of family life.

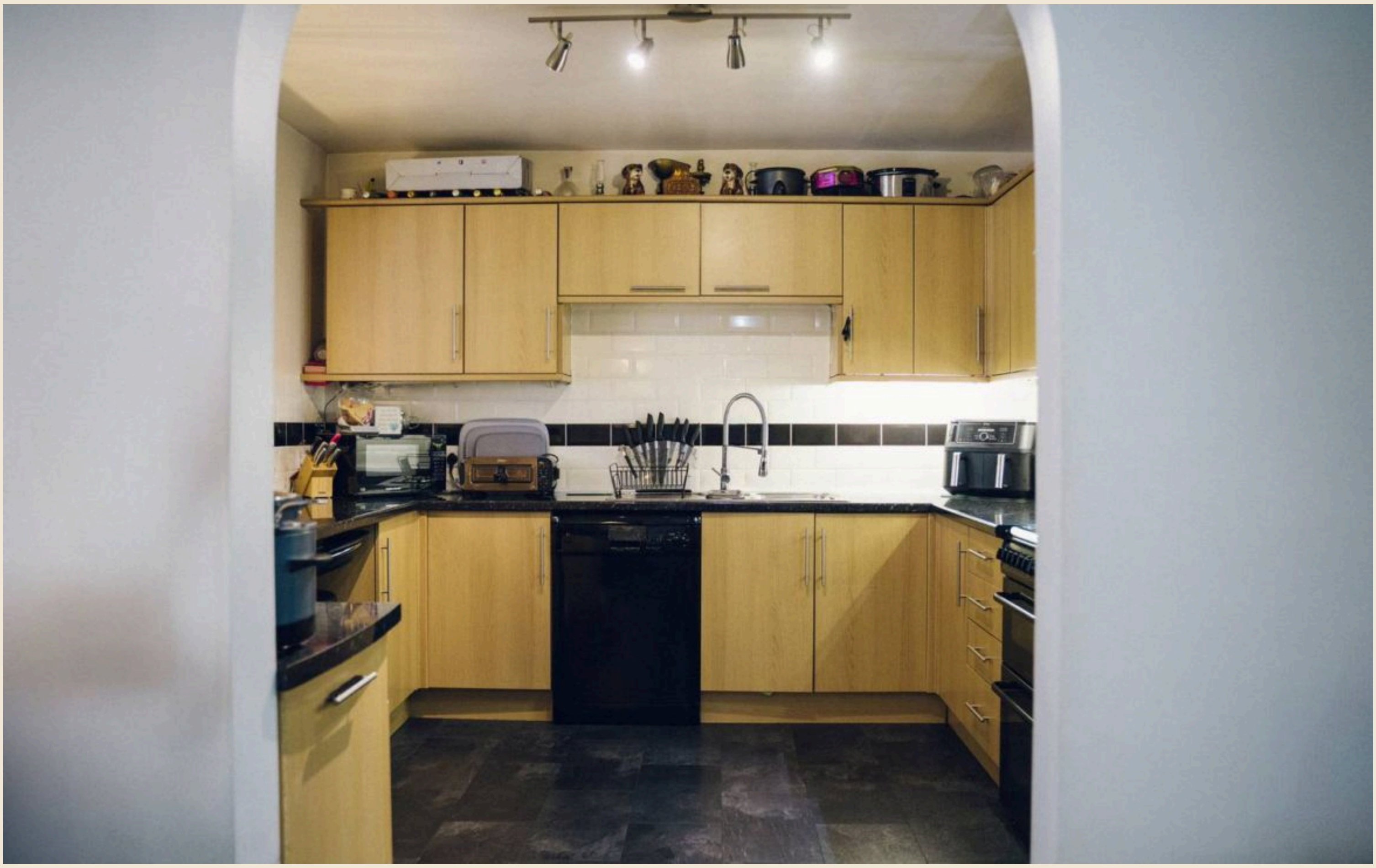
And most importantly — the location. Set in a quiet cul-de-sac, with the park and primary school directly opposite, this is a house designed for family living. Felinheli itself is famous for its warm community spirit — the kind where you get a "Bore da" on the school run, café owners who know what you want before you sit down, and community events that bring neighbours together.

This is more than a house. It's a home that offers space, flexibility, and a way of life rooted in one of Gwynedd's most welcoming villages.

Ystafell Fyw a Bwyta / Lounge and Dining Area

Ystafell fyw a bwyta siâp L, llawn golau, gyda drysau llithro a ffenestr fawr yn edrych dros yr ardd. Mae'r gofod agored hwn yn creu teimlad o fyw tu mewn a thu allan — lle perffaith ar gyfer teulu, adloniant neu ymlacio.

This bright L-shaped lounge diner is made for modern living, with sliding doors and a large window opening to the garden. The light and flow create a true inside-outside feel — perfect for family life, entertaining or simply relaxing in style.



Cegin / Kitchen
Mae’r gegin siâp sgwâr yn llifo o’r ystafell fwyta, gyda digon o gypyrddau storio a 'worktops' i goginio. Mae ffenestr i’r ystafell fyw yn llenwi’r gofod â golau, gan ei wneud yn hafan i goginio a chadw’n rhan o’r hyn sy'n mynd ymlaen yn y stafell fyw.
The square kitchen flows from the dining room, with a generous amount of cupboards and workspace. A window to the living room fills it with light, making it a haven for cooking while staying part of the action.

Utility
Ystafell utility fawr sy’n fonws gwych i’r cartref hwn, gyda lle i beiriant golchi a sychu dillad, sinc, a llwyth o fachau ar gyfer cotiau a 'sgidia — yn berffaith i fywyd teuluol prysur.

A large utility is a brilliant bonus, with room for washer and dryer, a sink, generous worktops and plenty of hooks for coats and muddy boots — a perfect addition for busy family life.

Ystafell Molchi / Bathroom

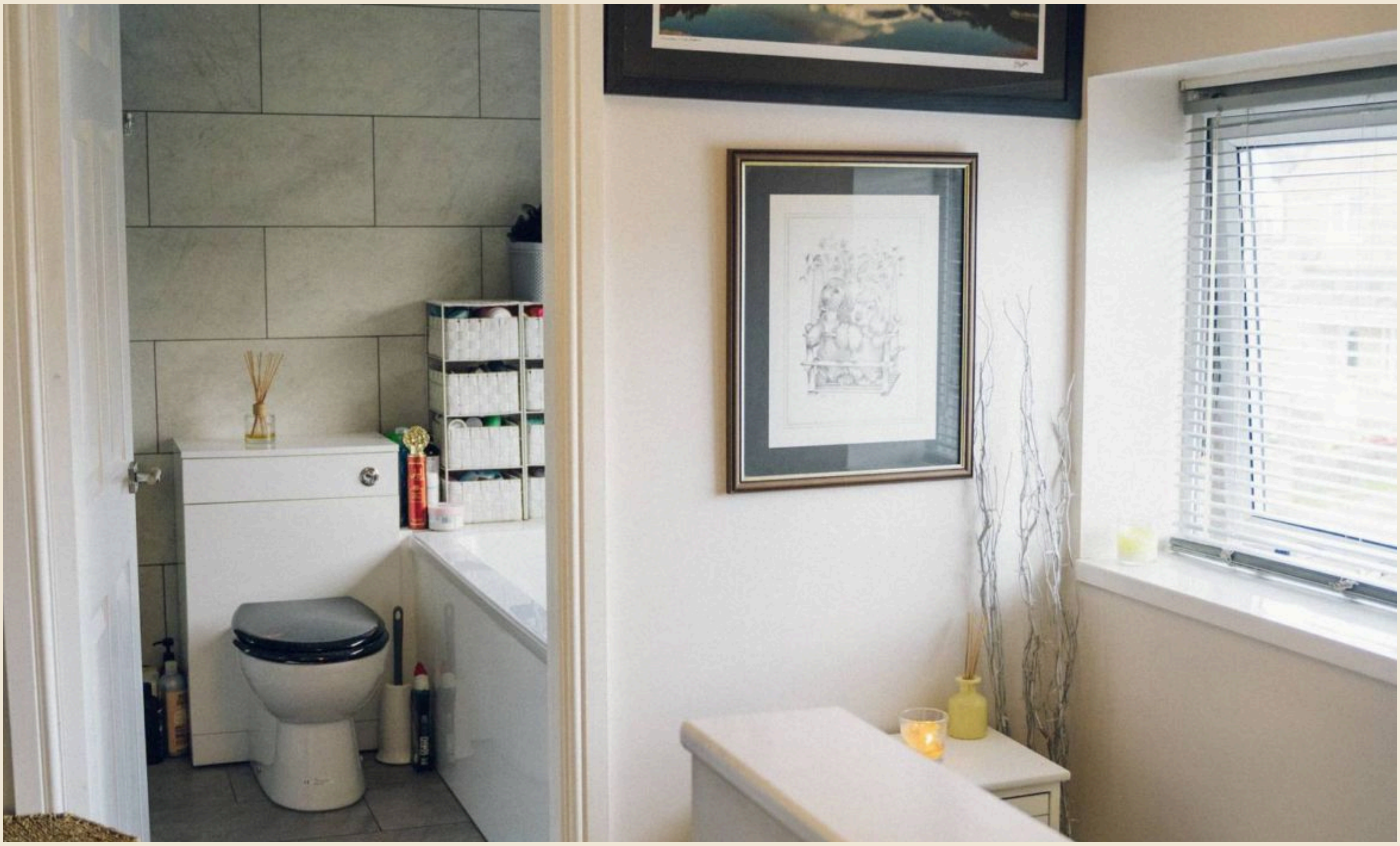
Ystafell ymolchi deuluol llawn golau gyda bath mawr a chawod. Modern, ffresh ac wedi'i diweddaru'n llwyr — gofod ymarferol sy'n gweithio i bawb yn y cartref.

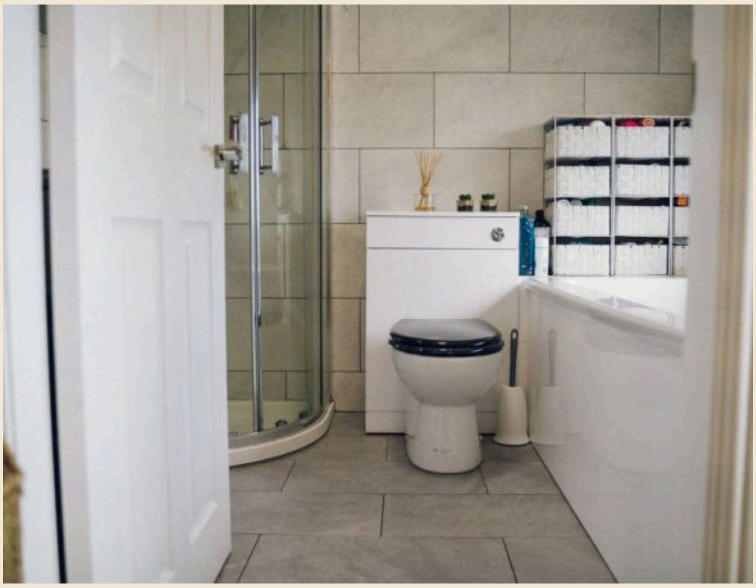
A bright, modern family bathroom with a large bathtub and walk-in shower. Fresh and newly updated, offering a practical and stylish space for all the family.

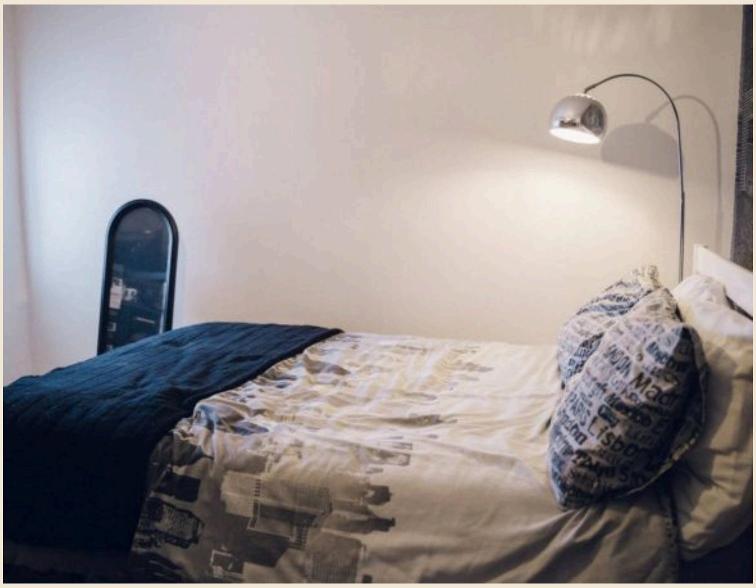
Ystafell Wely 1 / Bedroom 1

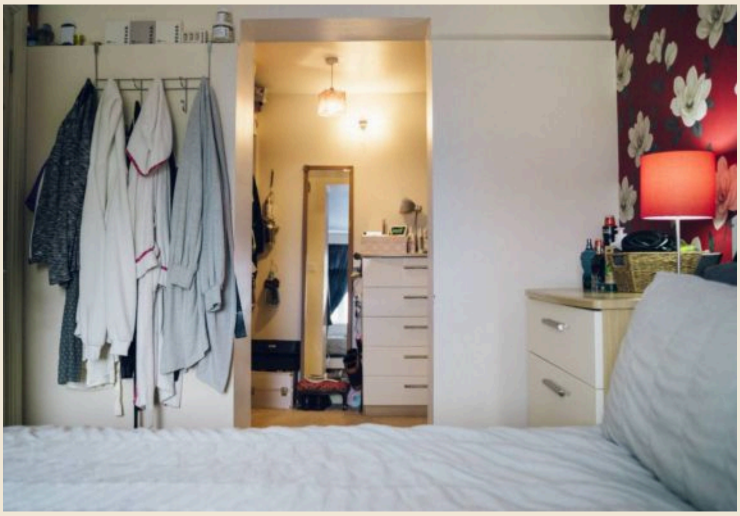
Ystafell wely fawr iawn, wedi'i lleoli drws nesaf i'r ystafell ymolchi. Mae digon o le i osod gwely king-size yn hawdd, gan greu ystafell wely gyfforddus ac ymarferol.

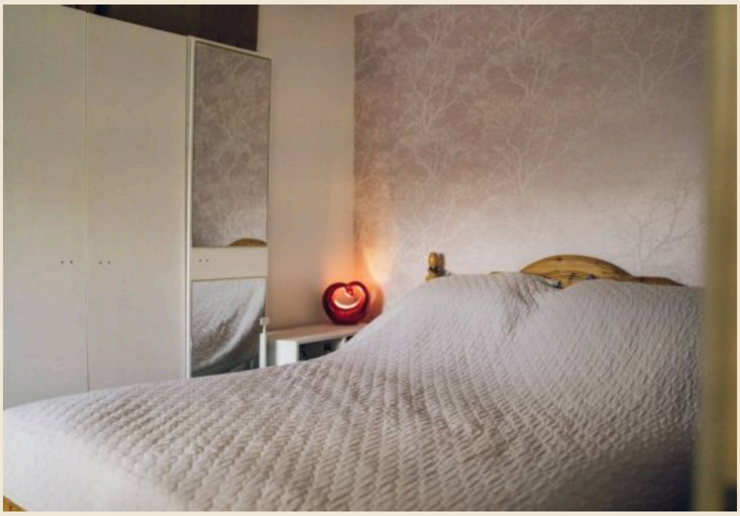
A spacious bedroom set right next to the bathroom, with plenty of room to easily accommodate a king-size bed. A practical and comfortable bedroom.











Ystafell Wely 2
Ystafell wely o faint da, ar hyn o bryd gyda gwely dwbl a cypyrddau mawr - a dal digon o le. Mae lle defnyddiol wrth y ffenestr ar gyfer desg neu fwrdd coluro, ynghyd â lle ychwanegol i hongian dillad wedi ei hadeiladur i mewn i'r wal — yn berffaith i blentyn neu’r person ifanc yn ei arddegau.

A generously sized bedroom, currently with a double bed and large wardrobes adn still plenty of space. A handy nook by the window makes the perfect spot for a desk or dressing table, with extra hanging space — ideal for a child’s or teenager’s room.

Ystafell Wely 3 / Bedroom 3
Y prif ystafell wely — gofod eang sy’n edrych dros yr ardd gefn gyda’r caeau yn gefndir. Mae ganddo hefyd wardrob 'walk in', moethusrwydd gwirioneddol i unrhyw riant!

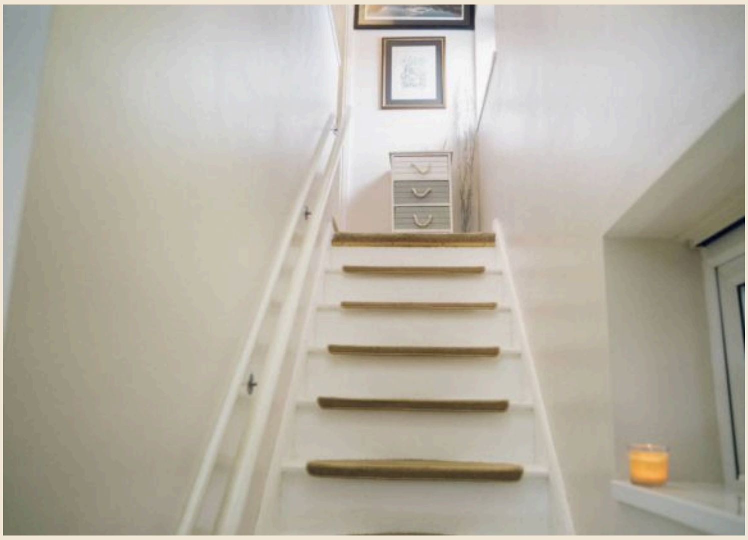
The main bedroom — a generous space overlooking the back garden with fields beyond. It also boasts a walk-in wardrobe, a true touch of luxury for any parent!

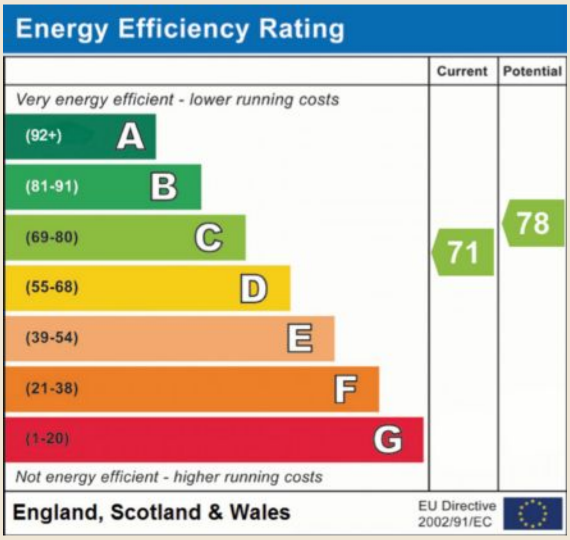
Ystafell Wely 4 / Bedroom 4
Y lleiaf o'r pedair ystafell, ond dal yn ddigon mawr i wely dwbl. Wedi'i lleoli drws nesaf i'r brif ystafell wely, mae'n berffaith i blentyn sydd eisiau bod yn agos at rieni.
The smallest of the four bedrooms, yet still spacious enough for a double bed. Positioned right next to the main bedroom, it's ideal for a child who wants to be close to their parents.

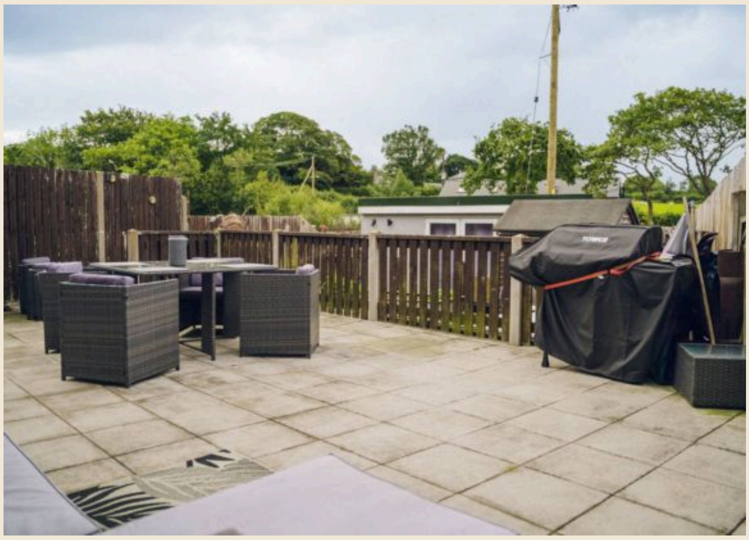
Garden and Gym

Gardd anarferol o fawr sy'n cynnig digonedd o bosibiliadau: patio heulog ar gyfer ymlacio a bwyta, ardal dyfu lysiau a blodau, a sied gardd wedi'i hinswleiddio sy'n addas fel gym, stiwdio neu swyddfa. Go fod i bawb, dim ond eich dychymyg sydd ei angen.

An unusually large garden with endless possibilities: a sunny patio for dining, space to grow fruit and flowers, and an insulated garden room perfect as a gym, studio or office. A versatile outdoor space that can truly adapt to your lifestyle.




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
Not energy efficient - higher running costs
71
78
England, Scotland & Wales
EU Directive 2002/91/EC



Ground Floor
Porch
26.16 sq ft
Toilet
14.71 sq ft
Hallway
51.06 sq ft
Laundry Room
72.00 sq ft
Kitchen
120.61 sq ft
Dining Room
117.86 sq ft
Living Room
204.07 sq ft
First Floor
Bedroom
Bathroom
Bedroom
Hallway
Bedroom
Closet
Bedroom

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