



125 Gwel Y Llan, Caernarfon

Freehold

Mae'r un yma wir yn sgrechian 'cartref teuluol' – yn y ffordd orau bosib.

This one really does scream 'family home' – in the best possible way.

catra



Mae yna dai tair ystafell wely 'detached'... ac yna mae yna dai tair ystafell wely sydd wedi cael eu haddasu, eu hymestyn, a'u gwneud i weithio ychydig bach yn galetach ar gyfer bywyd teuluol. Mae'r cartref yma'n bendant yn yr ail gategori.

Wedi'i leoli mewn cul-de-sac tawel yng Ngwel y Llan, ymysg cartrefi teuluol eraill, dyma'r math o le lle mae beics yn cael eu gadael ar y dreif, plant yn ffeindio ffrindiau ychydig ddrysau i lawr, a'r daith i'r ysgol yn fyr. Wrth gamu drwy'r drws ffrynt, mae'r tŷ yn eich tynnu'n naturiol tuag at galon y cartref – y gegin a'r ardal fwya. Ond dydy hon ddim cweit y cynllun safonol y byddech chi'n ei ddisgwyl. Mae'r gofod wedi'i agor a'i ymestyn i greu ystafell deuluol wych, gyda nenfwd uchel, digonedd o olau naturiol a drysau dwbl yn agor yn syth allan i'r ardd.

Ar hyn o bryd, mae'n ystafell chwarae hyfryd, lliwgar – ac a dweud y gwir, mae hi yn union yn y lle iawn. Gall y plant gael eu annibyniaeth, tra eich bod chi dal yn gallu gweld beth maen nhw'n ei wneud o'r gegin. Pawb â'u lle eu hunain, heb orfod diflannu i ben arall y tŷ. A dyna sy'n crynhoi'r cartref yma mor dda. Mae wedi'i addasu o amgylch realiti bywyd teuluol. Mae lle i chwarae, lle i'r oedolion eistedd gyda phaned, lle ymarferol ar gyfer y golch a'r holl bethau sy'n dod gyda theulu, ynghyd â lle i weithio o adref – a'r cyfan heb gollir teimlad braf hwnnw o fod gyda'ch gilydd. Ar ddiwrnodau braf, gall bywyd y teulu lifo'n syth allan i'r ardd. Mae digon o lawnt ar gyfer pel-droed, pyllau padlo a beth bynnag arall sy'n cymryd drosodd, ynghyd â man bwyta hyfryd sy'n dal yr haul i'r oedolion. I fyny'r grisau mae tair ystafell wely o faint da, gan gynnwys prif ystafell wely gyda'i hystafell en-suite ei hun, yn ogystal ag ystafell ymolchi'r teulu. Ac i lawr y grisau mae un o nodweddion mwyaf 'priceless' unrhyw gartref teuluol – toiled. Os ydych chi erioed wedi dysgu plentyn i ddefnyddio'r poti, does dim angen esbonio ymhellach! Mae'r lleoliad yn gwneud bywyd yn eithaf hawdd hefyd. Mae'r ysgol gynradd ond ychydig o gamau i ffwrdd, mae Caernarfon o fewn pellter cerdded, a phan fyddwch chi eisiau dianc am ychydig, mae llwybrau cerdded hyfryd ar hyd yr afon gerllaw.

Mae'n olau, yn ymarferol, yn gymdeithasol ac yn llawn personoliaeth. Ond yn bwysicach na dim, mae'n teimlo fel cartref lle nad oes rhaid gwasgu bywyd teuluol i mewn o amgylch cynllun y tŷ. Mae lle i chwarae, lle i weithio, lle i gael ffrindiau draw, lle i ddianc oddi wrth eich gilydd o bryd i'w gilydd – a digon o le i dyfu.

Cartref teuluol go iawn, gyda 'ychydig bach yn mwy.



There are three-bedroom detached homes... and then there are three-bedroom detached homes that have been adapted, extended and made to work that little bit harder for family life. This home is definitely in the latter category.

Tucked away in a quiet cul-de-sac at Gwel y Llan, surrounded by other family homes, this is the kind of place where bikes get left on the drive, children find friends a few doors down, and the school run is short. Step through the front door and the house naturally draws you towards the heart of the home – the kitchen and dining area. But this isn't quite the standard layout you might expect. The space has been opened up and extended to create a fantastic family room, with a high ceiling, plenty of natural light and double doors opening straight out onto the garden. At the moment, it's a wonderfully colourful playroom – and, quite frankly, it's in exactly the right place. The children can have a little independence, while you can still see what they're up to from the kitchen. Everyone gets their own space without having to disappear to opposite ends of the house.

And that sums this home up rather nicely. It has been adapted around the realities of family life. There's space to play, somewhere for the grown-ups to sit with a cuppa, practical utility space for the washing and all the other things that come with family life, as well as somewhere to work from home – all without losing that lovely feeling of being together. On sunny days, family life can spill straight out into the garden. There's plenty of lawn for football, paddling pools and whatever else inevitably takes over, alongside a lovely sun-trapped dining area for the grown-ups. Upstairs are three good-sized bedrooms, including a main bedroom with its own en-suite, as well as the family bathroom. And downstairs is one of the most **priceless** features of any family home – a toilet. If you've ever potty-trained a child, no further explanation is needed!

The location makes family life pretty easy too. The primary school is only a few steps away, Caernarfon is within walking distance, and when you fancy escaping for a while, there are lovely riverside walks close by. It's bright, practical, sociable and full of personality. Most importantly, it feels like a home where family life doesn't have to be squeezed in around the layout of the house. There's room to play, room to work, room to have friends over, room to escape from each other every now and again – and plenty of room to grow.

A proper family home, with that little bit extra.

EPC - C

Band Treth Cyngor - D

Ffenestri Haen Dwbwl

Gwres Canolog Nwy

Lle i 3x car parcio

Tâl Gwasanaeth y stâd - Tua £165 y flwyddyn

Bydd TTT yn daladwy ar yr eiddo hon

EPC: C

Council Tax Band: D

Double glazing

Gas central heating

Parking for 3 cars

LTT will be payable on this property

Estate Service Charge - Around £165 annually

Bydd TTT yn daladwy ar yr eiddo hon

- Cartref teuluol 3 ystafell wely 'detached' wedi ei ehangu
Adapted 3-bedroom detached family home
- Cul-de-sac tawel a chyfeillgar i deuluoedd
Quiet, family-friendly cul-de-sac
- Cegin a lle bwyta - calon y cartref
Kitchen-diner at the heart of the home
- Ystafell deuluol estynedig, olau
Bright, extended family room
- Ystafell amlwrpas a swyddfa ychwanegol
Additional multi-purpose room & home office
- Prif ystafell wely gydag en-suite
Main bedroom with en-suite
- Gardd breifat, heulog a theulu-gyfeillgar
Private, sunny family-friendly garden
- Lle parcio ar gyfer hyd at 3 car
Parking for up to 3 cars
- Ysgol gynradd ychydig funudau ar droed
Primary school just minutes away on foot



Ystafell Fyw / Living Room

16' 2" x 12' 5" (4.94m x 3.78m)

Dyma cornel yr oedolion yn y cartref – ystafell fyw fawr, dawel a chlyd gyda lle i dair sofffa. Dyma lle mae'r teulu'n ymgynnull am 'cwtsch' a noson ffilm gyda'r projector, ond pan fydd y plant yn hapus yn chwarae, mae'n encil perffaith i'r rhieni hefyd – sofffa gyfforddus, llyfr da a phrynhawn glawog. Lle i'r teulu pan rydych chi eisiau, a lle tawel pan rydych chi ei angen.

This is the more 'grown-up' corner of the home – a large, calm and cosy living room with space for three sofas. It's where the family gathers for a cwtch and movie night with the projector, but while the children are happily playing, it becomes the perfect parents' retreat too – a comfy sofa, a good book and a rainy afternoon. Family space when you want it, and a little peace when you need it.





Cegin ac Ardal Fwyta / Kitchen Diner

22' 3" x 8' 4" (6.78m x 2.53m)

Dyma galon y cartref – cegin a lle bwyta mawr, agored, gyda digon o le yn y canol i'r plant fod dan eich traed! Mae'n lle perffaith i wneud panad i ffrindiau heb golli'r sgwrs, gyda'r ffenestr yn edrych dros yr ardd. Mae popty integredig, digon o le i goginio a bwyta gyda'ch gilydd, a chwpwrdd defnyddiol dan y grisiau ar gyfer cuddio'r hwyfyr.

This is the heart of the home – a large, open kitchen-diner with plenty of space in the middle for children to get under your feet! It's perfect for making friends a cuppa without missing the conversation, with the kitchen window looking out over the garden. There's an integrated oven, plenty of room to cook and eat together, plus a handy understairs cupboard for hiding the Hoover.

Ystafell Chwara' / Playroom

13' 0" x 11' 2" (3.97m x 3.40m)

Rydyn ni'n ei galw'n ystafell chwarae, ond gallai hon yn hawdd fod yn ystafell fyw hyfryd. Gyda thô llechi, a ffenestri o'i chwmpas, mae'n gynnes ac olau braf drwy'r dydd. Mae drysau dwbl yn agor yn syth i'r ardd, gan wneud y gofod yn berffaith ar gyfer bywyd teuluol. Mae'n ychwanegiad gwych i'r cartref ac yn un o'r nodweddion sy'n ei osod ar wahân i dai 3 ystafell wely eraill ar y stad.

We call it the playroom, but this could just as easily make a beautiful lounge. With a solid roof and windows all around, it's wonderfully light and warm throughout the day. Double doors open straight onto the garden, making it perfect for family life. It's a fantastic addition to the home and one of the features that really sets it apart from other three-bedroom homes on the estate.





Ystafell Amlbwrpas / Multi Purpose Room 16' 1" x 8' 8" (4.90m x 2.65m)

Mae'r ystafell amlbwrpas yma'n fonws gwyh i unrhyw deulu – ac mae'n gweithio'n galed! Ar hyn o bryd mae'n cyfuno utility a phantri cudd, swyddfa gartref ac ystafell wely i westeion. Mae hefyd lofft storio hynod ddefnyddiol uwchben, gyda ysgol i'w chyrraedd yn hawdd. Lle hyblyg sy'n gallu newid wrth i anghenion y teulu newid.

This multi-purpose room is a brilliant bonus for any family – and it works hard! Currently combining a concealed utility and pantry, home office and guest bedroom, it also has a really handy loft space above with ladder access for easy storage. A flexible extra room that can change and adapt as family life does.

Toiled / WC 6' 1" x 2' 6" (1.86m x 0.77m)

Mae'r ystafell fach yma'n gwneud i chi wenu cyn gynted ag y byddwch chi'n agor y drws! Yn llawn lliw a phersonoliaeth, mae'n doiled bach hwyliog i'r teulu cyfan, gyda thoiled a sinc. Yn ymarferol iawn i westeion – ac yn arbennig o ddefnyddiol pan mae plentyn bach yng nghanol y cyfnod potty training!

This little room makes you smile the moment you open the door! Full of colour and personality, it's a fun downstairs WC for the whole family, with a toilet and sink. Particularly priceless when there's a little one in the middle of potty training!

Ystafell Wely 1 / Bedroom 1

12' 6" x 12' 0" (3.82m x 3.65m)

Dyma brif ystafell wely sy'n teimlo fel encil bach i'r oedolion ar ddiwedd diwrnod prysur. Mae'n ystafell fawr, dawel gyda digon o le ar gyfer gwely mawr a wardrob sylweddol, ynghyd ag en-suite gyda chawod ar wahân. Lle braf i gau'r drws, ymlacio a chael ychydig o lonyddwch ar ôl diwrnod llawn o fywyd teuluol!

The main bedroom feels like a little grown-up retreat at the end of a busy day. It's a lovely, spacious room with plenty of space for a large bed and substantial wardrobes, along with an en-suite with a separate shower. Somewhere to close the door, unwind and enjoy a little peace after a full day of family life!



Ystafell Wely 2 / Bedroom 2 12' 3" x 10' 1" (3.74m x 3.08m)

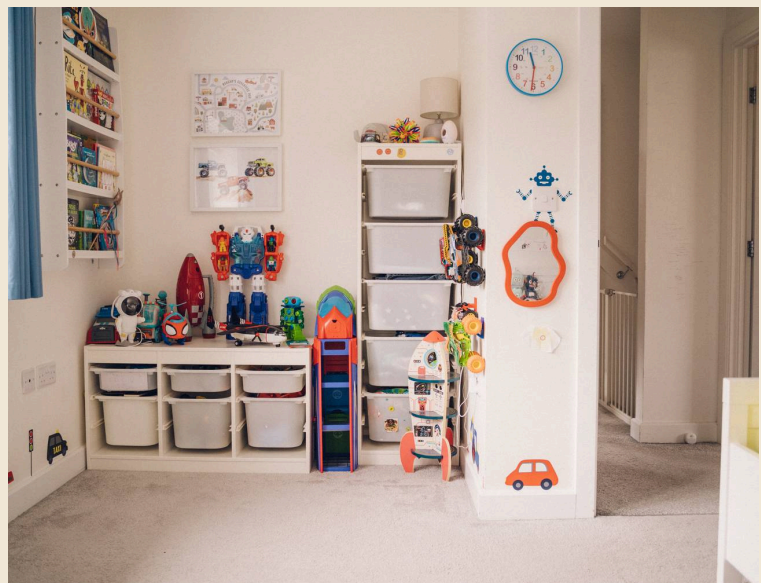
Ystafell ddwbl hyfryd o faint da yng nghefn y cartref. Mae'n olau ac yn eang, gyda golygfeydd braf allan dros gefn gwlad – golygfa dawel a gwyrdd i ddeffro iddi bob bore.

A lovely, good-sized double bedroom at the rear of the home. Bright and spacious, with beautiful views out towards the countryside – a peaceful, green outlook to wake up to each morning.

Ystafell Wely 3 / Bedroom 3 11' 4" x 6' 0" (3.45m x 1.84m)

Y lleiaf o'r tair ystafell wely, ond yn ystafell sengl hyfryd, olau. Wedi'i lleoli ar ochr y cartref, mae'n cael golau naturiol braf a haul y bore – ffordd hyfryd o ddechrau'r diwrnod. Perffaith fel ystafell plentyn, neu'n lle hyblyg wrth i anghenion y teulu newid.

The smallest of the three bedrooms, but a lovely bright single room. Sitting to the side of the home, it enjoys plenty of natural light and morning sunshine – a lovely way to start the day. Perfect as a child's bedroom, or a flexible little space as the family's needs change.



Ystafell 'Molchi Teuluol / Family Bathroom

9' 10" x 5' 7" (3.00m x 1.69m)

Ystafell ymolchi deuluol olau, niwtral gyda digon o le ar gyfer amser bath – boed hynny'n ymlaciol neu'n dipyn mwy swnllyd gyda'r plant! Mae bath gyda chawod uwchben, gan ei gwneud yn ymarferol ar gyfer rhuthr y bore yn ogystal â bath hir ar ddiwedd y dydd.

A bright, neutrally decorated family bathroom with plenty of room for bathtime – whether that's a relaxing one or a slightly more chaotic affair with the children! There's a bath with an overhead shower, making it practical for the morning rush as well as a long soak at the end of the day.





Yr Ardd / Garden

Mae'r ardd wedi'i chynllunio'n ofalus o amgylch bywyd teuluol. Mae lawnt werdd fawr gyda llwyni a blodau aeddfed o'i chwmpas, digon o le ar gyfer dodrefn tu allan, a choed yn y cefn yn rhoi teimlad braf a preifat. Mae mynediad ochr o'r ffrynt, ynghyd â sied storio ddefnyddiol – perffaith ar gyfer beics, clustogau'r ardd a'r holl bethau sy'n dod gyda bywyd teuluol!

The garden has been carefully created with family life in mind. There's a generous green lawn bordered by mature shrubs and flowers, plenty of room for outdoor furniture, and trees to the rear giving it a lovely private feel. Side access leads through from the front, and a handy storage shed are perfect for bikes, garden cushions and all the other bits and pieces that come with family life!



Lleoliad

Mae Gwel y Llan yn stad gymharol newydd, gyda'r cartrefi cyntaf wedi'u hadeiladu o tua 2017 ymlaen. Mae'n gymuned gymysg o bobl o bob oed, gyda digon o deuluoedd ifanc. Mae'r tŷ yma mewn cul-de-sac arbennig o dawel, gyda theuluoedd â phlant bob ochr – y math o le lle mae plant yn gallu ffeindio ffrindiau heb fynd yn bell! Mae'r ysgol gynradd ond ychydig funudau ar droed, ac mae sawl parc chwarae o fewn pellter cerdded hefyd. Ond un o'r pethau gorau am fyw yma ydy cael cymaint o Gaernarfon ar garreg y drws. Mae Caernarfon yn dref liwgar, fywiog ac yn falch iawn o'i hunaniaeth Gymraeg. I deuluoedd, mae digon yn digwydd – grwpiau rhieni a phlant bach, y llyfrgell, bwytai sy'n croesawu teuluoedd, gweithgareddau yng Ngaleri gan gynnwys y sinema, a digwyddiadau cymunedol drwy gydol y flwyddyn, o weithdai celf i weithgareddau syrcas. Ac mae digon i'r oedolion hefyd. Boed eich peth chi'n rhedeg, canu mewn côr, nofio, dosbarth ffitrwydd neu jest ffeindio paned dda, mae digonedd o glybiau, gweithgareddau a chaffis i ddewis ohonynt. Mae'r ganolfan hamdden leol hefyd yn cynnig pyllau nofio a gweithgareddau i blant ac oedolion. Er bod popeth sydd ei angen ar gyfer bywyd teuluol bob dydd mor agos, mae natur ddim yn bell chwaith, gyda llwybrau cerdded hyfryd ar hyd yr afon gerllaw. Mae Caernarfon yn rhywle sy'n teimlo'n fyw – tref Gymraeg gyda hunaniaeth gref, cymuned liwgar a digonedd yn digwydd. Lle cyffrous iawn i fagu teulu a galw'n gartref.



Location

Gwel y Llan is a relatively new development, with the first homes built from around 2017 onwards. It has grown into a lovely mixed community of all ages, with plenty of young families. This particular house sits in a quiet cul-de-sac, with families and children on either side – the sort of place where children can find friends just a few doors down. The primary school is only a couple of minutes' walk away, with several play parks also within easy walking distance. And one of the real advantages of living here is having everything Caernarfon has to offer right on your doorstep. Caernarfon is a colourful, lively town with a strong Welsh identity and a real sense of community. For families, there's always something going on – parent and toddler groups, the town library, family-friendly restaurants, activities and cinema screenings at Galeri, along with community events throughout the year, from art workshops to circus sessions. There's plenty for the grown-ups too. Whether you're into running, singing in a choir, swimming, fitness classes or simply finding a really good cup of coffee, there are clubs, activities and plenty of lovely cafés to choose from. The local leisure centre also has swimming pools and activities for both children and adults. And when you want to escape from town for a little while, nature isn't far away either, with lovely riverside walks close to the house. Caernarfon is a town that feels alive – proudly Welsh, full of character and community, with plenty happening for children and adults alike. It's an exciting place to live, raise a family and call home.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

125 Gwely y Llan

