



## 12 Vaynol Street, Caernarfon

£225,000 Freehold

*"Ar Stryd y Faenol annwyl, mae'r cartref Fictoraidd hwn yn cadw'i nodweddion gwreiddiol a'i dawelwch — gofod hael sy'n gwneud i ti anadlu'n ddwfn ac aros."*

*"On the charming Stryd y Faenol, this Victorian home holds its original features and its calm — generous space that makes you breathe deeply and stay."*

catra

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Late Victorian terraced home on Stryd y Faenol
- Short walk to Caernarfon town centre
- Three bedrooms with large primary bedroom
- Three reception rooms, including a flexible creative space
- Original floors and restored staircase
- Cosy log burner in the living room
- Modern kitchen with integrated appliances
- Contemporary bathroom with bath and shower
- Recently refurbished throughout
- On-street parking available





**“Ar Stryd y Faenol annwyl, mae’r cartref Fictoraidd hwn yn cadw’i nodweddion gwreiddiol a’i dawelwch – gofod hael sy’n gwneud i ti anadlu’n ddwfn ac aros.”**

Ar un o stryduau harddaf a hanesyddol Caernarfon – Stryd y Faenol, mae’r cartref teras Fictoraidd hwyr hwn yn cyfuno’r gorau o’r hen a’r newydd. Mae wedi’i adnewyddu’n ofalus, gyda tri ystafell wely, dwy ystafell fyw, a digon o nodweddion gwreiddiol: drysau pren, lloriau pren, a’r teils hyfryd yn y cyntedd.

Mae’r **ystafell fyw** yn un o’r ystafelloedd yna wyt ti’n syrthio mewn cariad â nhw ar unwaith: llawr pren wedi’i adnewyddu, lle tân sy’n gaddo nosweithiau cynnes o flaen y tân, a’r ffenestr bae fawr sy’n gadael golau mewn drwy’r dydd. Golau a chynnes, ‘snyg’ a disglair – perffaith ar gyfer boreau Sul hamddenol neu ffilmiau’r gaeaf.

Ychwanegiad unigryw’r tŷ yw’r ail ystafell fyw – neu “ystafell greadigol” fel rydym ni yn Catra yn ei alw. Mae’n le heulog gyda ffenestr tô ac yn cynnig gofod hyblyg: ystafell chwarae, stiwdio, swyddfa, neu le i golli trac ar amser gyda phaned.

Mae’r stafell fwyta gyda’i lloriau ‘herringbone’ yn arwain allan i’r ardd gefn, ar wahân i’r gegin ond mor agos ati fel ei bod hi’n berffaith ar gyfer bwyta a chymdeithasu. Mae’r gegin modern yn eistedd yn y cefn, gyda bar brecwast a ffenestr Velux sy’n llenwi’r lle â golau’r prynhawn.

Wrth fynd i fynyr grisiau sydd wedi ei adnewyddu’n hardd, mae ystafell wely fawr golau gyda dau ffenestr a sinc traddodiadol wedi’i foderneiddio, a dwy ystafell wely arall. Mae’r ystafell ymolchi’n cynnwys bath a chawod.

Mae’r ardd gefn wedi’i rhannu’n ddwy lefel – teras uchaf braf ar gyfer paned neu swper bach, a lefel isaf fwy agored, perffaith ar gyfer barbeciw haf gyda ffrindiau.

Cartref hardd, heddychlon a llawn steil – lle delfrydol i gwpl ifanc neu unrhyw un sy’n chwilio am gartref â chymeriad, o fewn tafliad carreg i ganol dre.



**“On the charming Stryd y Faenol, this Victorian home holds its original features and its calm – generous space that makes you breathe deeply and stay.”**

*On one of Caernarfon’s most beautiful and historic streets – **Stryd y Faenol** – this late Victorian terraced home blends the very best of old and new. It has been carefully renovated, offering three bedrooms, two reception rooms, and plenty of original features: wooden doors, wooden floorboards, and those lovely hallway tiles.*

*The living room is one of those spaces you fall in love with straight away: a restored wooden floor, a cosy fireplace promising warm evenings by the fire, and a large bay window that lets the light pour in all day. Bright and snug, warm and inviting – perfect for slow Sunday mornings or winter films by the fire.*

*A unique addition to this home is the second reception room – or the “**creative room**,” as we at Catra like to call it. It’s a sunny, uplifting space with a roof window, offering a flexible area that can be anything you want: a playroom, a studio, a home office, or simply a quiet spot to lose track of time with a cuppa.*

*The dining room, with its beautiful herringbone flooring, opens out onto the rear garden. It’s separate from the kitchen, but close enough to make hosting and socialising easy. The modern kitchen sits at the back of the house and features a breakfast bar and Velux window that fills the space with afternoon sunlight.*

*Up the beautifully restored staircase you’ll find a bright, spacious main bedroom with two windows and a modernised traditional bedroom sink, along with two further bedrooms. The bathroom includes both a bath and a shower.*

*The rear garden is split into two levels – an attractive upper terrace perfect for a morning coffee or a simple supper, and a more open lower level that’s ideal for summer barbecues with friends.*

*A beautiful, peaceful and stylish home – the perfect place for a young couple or anyone looking for a property with character, just a stone’s throw from the town centre.*

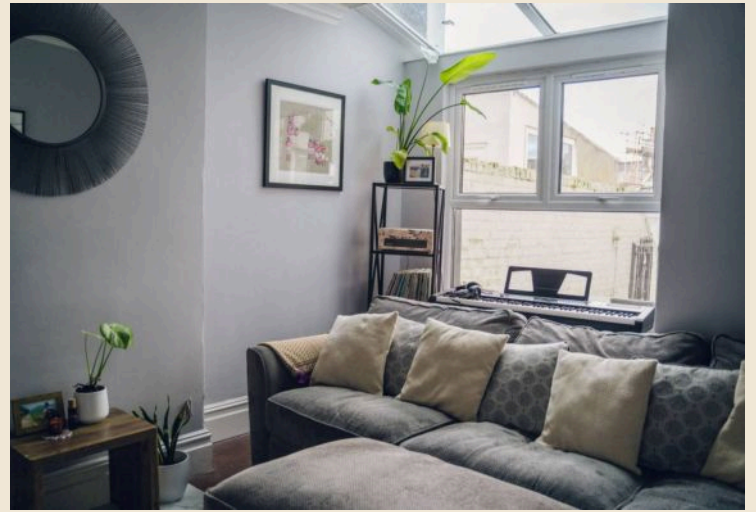
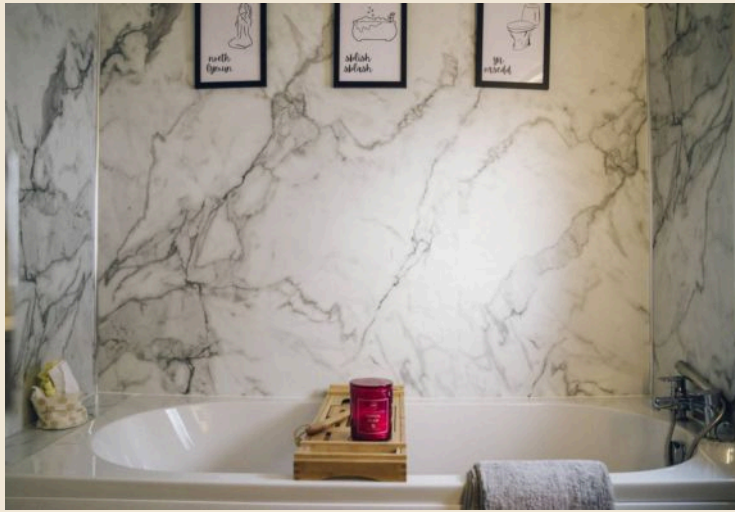
## Ystafell fyw / Living Room

12' 9" x 15' 0" (3.89m x 4.57m)

Ystafell fyw fawr a chroesawus, gyda lloriau pren a 'picture rails' sy'n cadw naws gwreiddiol y tŷ. Mae'r lle tân coed yn dod â chynhesrwydd, ac mae digon o le ar gyfer dwy sofa fawr. Mae'r ffenestr bae yn llenwi'r ystafell â golau.

A spacious, inviting living room with wooden floors and picture rails that hold onto the home's original charm. The log burner adds warmth, and the room easily hosts two large sofas. Light pours through the bay window, giving the space a bright.





### **Ystafell Greadigol / Creative Space**

11' 2" x 13' 8" (3.41m x 4.16m)

Ystafell hyblyg sy'n gallu bod yn unrhyw beth: ail ystafell fyw, 'stafell chwarae, stiwdio, swyddfa neu lle hobiau. Mae'n wir fantais i'r tŷ. Yn llawn golau ac yn teimlo'n greadigol, mae'n ofod sy'n gwahodd syniadau ac yn tyfu gyda chi.

*A flexible room that can become anything you need: a second living room, a playroom, a studio or a hobby space. A real bonus for this home. Bright and uplifting, it has a creative feel that invites ideas and adapts to the way you live.*

### **Ystafell Molchi / Bathroom**

Cafodd yr ystafell ymolchi ei hadnewyddu'n ddiweddar i greu gofod modern gyda chawod a bath. Ystafell wyn glân gyda naws ymlaciol—syml, ffres ac yn berffaith ar gyfer dechrau neu orffen y dydd.

*The bathroom was recently refurbished to include both a shower and a bath. A clean, modern white suite with a calming feel—simple, fresh and perfect for starting or ending the day.*

### **Ystafell Fwyta / Dining Room 8' 9" x 12' 10" (2.67m x 3.91m)**

Y stafell fwyta yw estyniad naturiol o'r gegin ond yn teimlo'n gwbl ar wahân. Perffaith ar gyfer bwyd gyda ffrindiau neu teulu, gyda lloriau pren herringbone sy'n arwain i'r gegin. Cei fynedfa i'r ardd yma hefyd - dewis bwyta y tu mewn neu ar y patio.

*The dining room flows naturally from the kitchen yet feels like its own space. Perfect for entertaining, with beautiful wooden herringbone floors leading through to the kitchen. A door opens to the garden, giving you the choice to dine inside or out on the patio.*

### **Cegin / Kitchen 8' 10" x 13' 0" (2.68m x 3.95m)**

Mae'r cegin yn ofod 'classy' a thawel, gyda ffenestr hyfryd dros gefn y tŷ a ffenestr Velux sy'n llenwi'r ystafell â golau. Newidwyd y gegin yn 2022, felly mae'n syml ac yn gain, gyda rhewgell, popty, hob trydan a 'cooler' gwîn integredig a bar brecwast cyffyrddus.

*A classy, calming kitchen with a lovely window overlooking the back of the house and a Velux that fills the room with light. Fitted in 2022, it feels fresh, simple and elegant, with an integrated fridge, cooker, electric hob and wine cooler, plus a breakfast bar for relaxed company.*





### Ystafell Wely 1 / Bedroom 1

16' 10" x 12' 0" (5.13m x 3.65m)

Y prif ystafell wely yw gwir encil y cartref hon: ystafell fawr gyda dwy ffenestr â blinds integredig, sinc fodern yn y gornel a chwpwrdd adeiledig ar gyfer storfa ychwanegol. Lle hardd a thawel i roi eich pen i lawr ar ddiwedd y dydd.

*The primary bedroom is a true retreat: a spacious room with two windows fitted with integrated blinds, a modern sink in the corner and a built-in wardrobe for extra storage. A beautiful, calming place to rest your head at the end of the day.*

## Ystafell Wely 2 / Bedroom 2

10' 11" x 10' 6" (3.33m x 3.21m)

Ar hyn o bryd mae'r ystafell hon yn feithrinfa babi, ond mae'n hawdd iawn ei defnyddio fel ystafell wely ddwbl. Siâp sgwâr hardd gyda ffenestr fawr dros gefn y tŷ - ystafell dawel a chlŷd.

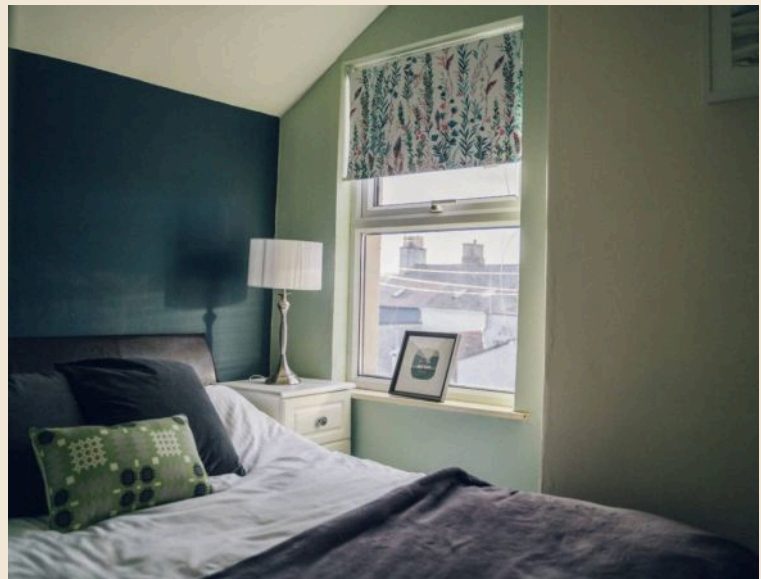
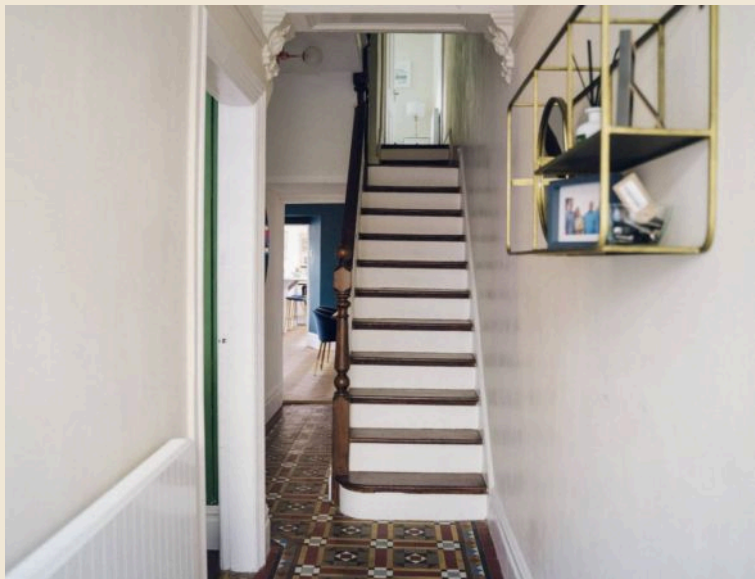
*Currently set up as a baby nursery, this room easily works as a double bedroom. A lovely square shape with a large window overlooking the back of the house—a quiet, cosy space.*

## Ystafell Wely 3 / Bedroom 3

8' 11" x 6' 4" (2.71m x 1.92m)

Y drydedd ystafell wely yw'r lleiaf yn y tŷ, wedi'i chuddio'n braf yng nghefn yr eiddo. Mae'n berffaith ar gyfer gwely sengl, ystafell i blentyn neu swyddfa gartref - gofod clyd ac ymarferol.

*The third bedroom is the smallest in the house, tucked neatly at the back. Perfect for a single bed, a child's room or a home office—a cosy, practical space.*

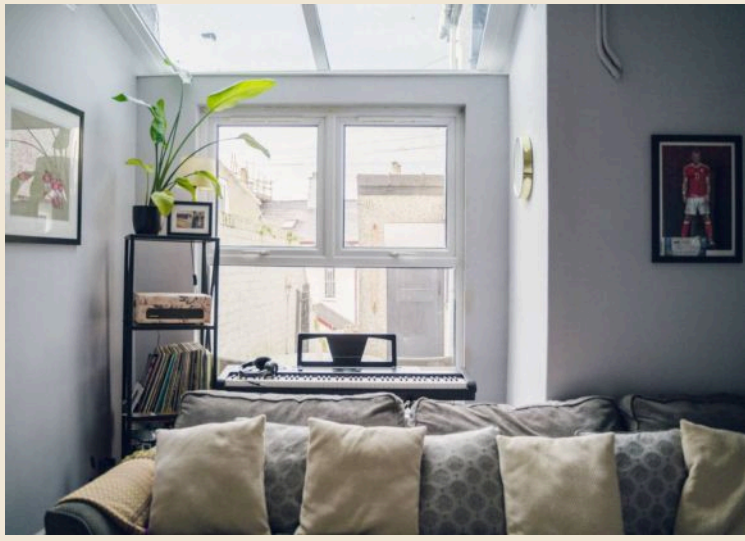




## Garden

Gardd dawel wedi'i gosod dros ddwy lefel: patio newydd ei slabio sy'n galw am farbeciw haf. Man llonydd a threfnus i ddianc o'r byd am funud.

A quiet garden set over two levels: a newly slabbed patio perfect for summer barbecues. A calm, simple spot that gives you a moment of escape from the world.





## Energy Efficiency Rating

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

England, Scotland & Wales

EU Directive  
2002/91/EC



