

1 Edward Street, Caernarfon

£165,000 Freehold

"Coffi boreol ar droed i weld y Fenai, neu dro hamddenol gyda'r nos am beint tawel, mae'r cartref hwn yn gwneud bywyd bob dydd yn teimlo'n hawdd a naturiol."

"A morning coffee and a walk along the Menai, followed by a quiet pint with friends in the evening - a home shaped around the simple pleasures of town life."

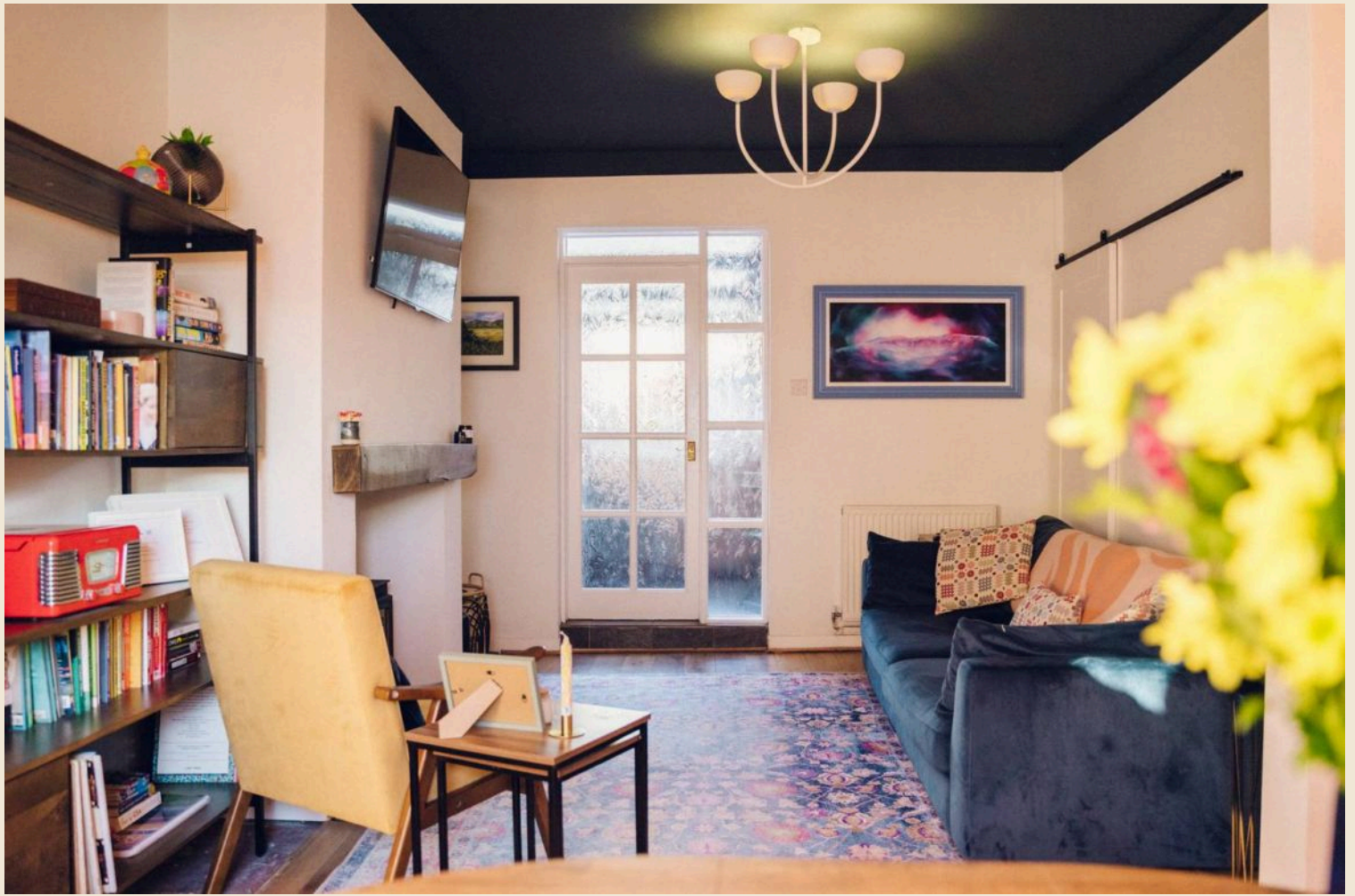
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Wedi'i leoli mewn un o gorneli mwyaf poblogaidd Twthill, mae 1 Heol Edward yn dŷ ar pen y teras sy'n teimlo'n syth fel cartref - cynnes, croesawgar, ac yn berffaith i brynwr tro cyntaf sy'n chwilio am rywbeth arbennig yng nghalon Caernarfon.

Dychmygwch ddychwelyd o dro hir o amgylch Y Foryd, tynnu'ch esgidiau a setlo wrth y llogswr coed, neu ddechrau'r noson gyda choctel cyn mentro i lawr i'r dref i fwynhau'r tafarndai lleol gyda ffrindiau. Mae'r cydbwysedd perffaith yma rhwng encil tawel a bywyd cymdeithasol. Wrth gamu i mewn, mae'r ystafell fyw a'r ardal fwyta yn gynllun agored ac yn wirioneddol 'wow'. Wedi'i hadnewyddu'n ddiweddar i safon uchel, mae'r gofod yn llawn golau ac awyrgylch. Mae'r haul yn llifo i mewn i'r ardal fwyta, tra bod y llogswr coed yn eistedd yn ddel yng nghanol yr ystafell - calon y cartref ac yn berffaith ar gyfer nosweithiau clyd. Oddiar yr ystafell fyw mae'r gegin, wedi'i lleoli'n berffaith ar gyfer diddanu - yn ofod ymarferol, llawn golau, ac yn llifo'n naturiol o'r prif ofod byw. Y tu hwnt i'r gegin ceir ardal ychwanegol ddefnyddiol iawn, sy'n cynnig storfa wych neu'r posibilrwydd o ymestyn y gegin ymhellach. I'r cefn, mae ystafell ddefnyddiol ar gyfer peiriant golchi gyda thoiled - gofod sydd angen ychydig o TLC, ond sy'n cynnig prosiect cyffrous i rywun sy'n mwynhau rhoi stamp personol ar gartref.

I fyny'r grisiau, ceir dwy ystafell wely o faint hael. Mae'r brif ystafell wely yn elwa o ddwy ffenestr sy'n gwynebu'r Dwyrain, gan lenwi'r ystafell â golau naturiol a chreu lle braf i ddechrau a gorffen y dydd. Mae ystafell ymolchi fodern yn cwblhau'r llawr hwn, ac uwchben, mae'r atig wedi'i fwrddio'n ddiweddar gyda ffenestr Velux - gofod llawn dychmyg, a allai, yn amodol ar ganiatâd priodol, ddod yn swyddfa gartref, stiwdio greadigol neu hyd yn oed ystafell wely ychwanegol. Yn barod i symud i mewn yn syth, ond gyda digon o elfennau cyffrous i'w datblygu wrth i chi dyfu gyda'r tŷ, mae 1 Heol Edward yn cynnig cartref llawn cymeriad, cynhesrwydd a photensial. Cyfle arbennig i fyw yng nghalon Twthill - cartref sy'n teimlo'n iawn o'r funud gyntaf.



Set within one of the most sought-after corners of Twthill, **1 Heol Edward** is an end-of-terrace home that immediately feels like home – warm, welcoming and perfectly suited to a first-time buyer looking for something a little special in the heart of Caernarfon.

Imagine returning from a long walk around Y Foryd, kicking off your shoes and settling in by the log burner, or starting the evening with a cocktail before heading down into town to enjoy the local pubs with friends. There's a lovely balance here between peaceful retreat and social living.

Step inside and the open-plan living and dining area is a genuine 'wow' space. Recently renovated to a high standard, the room is filled with light and atmosphere. Sunlight pours into the dining area, while the brand-new log burner sits proudly at the centre of the room – the heart of the home and perfect for cosy evenings.

Just off the living space, the kitchen is ideally positioned for entertaining – practical, light-filled and flowing naturally from the main living area. Beyond the kitchen is a very useful additional space, offering excellent storage or the potential to extend the kitchen further. To the rear, there is a utility room with a WC – a space that would benefit from a little TLC, but one that offers an exciting project for someone keen to put their own stamp on the home.

Upstairs, there are two generously sized bedrooms. The main bedroom benefits from two south-facing windows, filling the room with natural light and creating a lovely space to start and end the day. A modern bathroom completes this floor, while above, the recently boarded attic with a Velux window offers a space full of imagination. Subject to the necessary consents, this could become a home office, creative studio or even an additional bedroom.

Ready to move straight into, yet offering plenty of exciting opportunities to develop as you grow with the house, **1 Heol Edward** is a home full of character, warmth and potential. A rare opportunity to live in the heart of Twthill – a home that feels right from the very first moment.

Tŷ ar pen teras croesawgar yn Nhwthill, mewn lleoliad poblogaidd ger canol Caernarfon.

A welcoming end-terrace home in sought-after Twthill, perfectly placed close to Caernarfon town centre.

Council Tax band: B

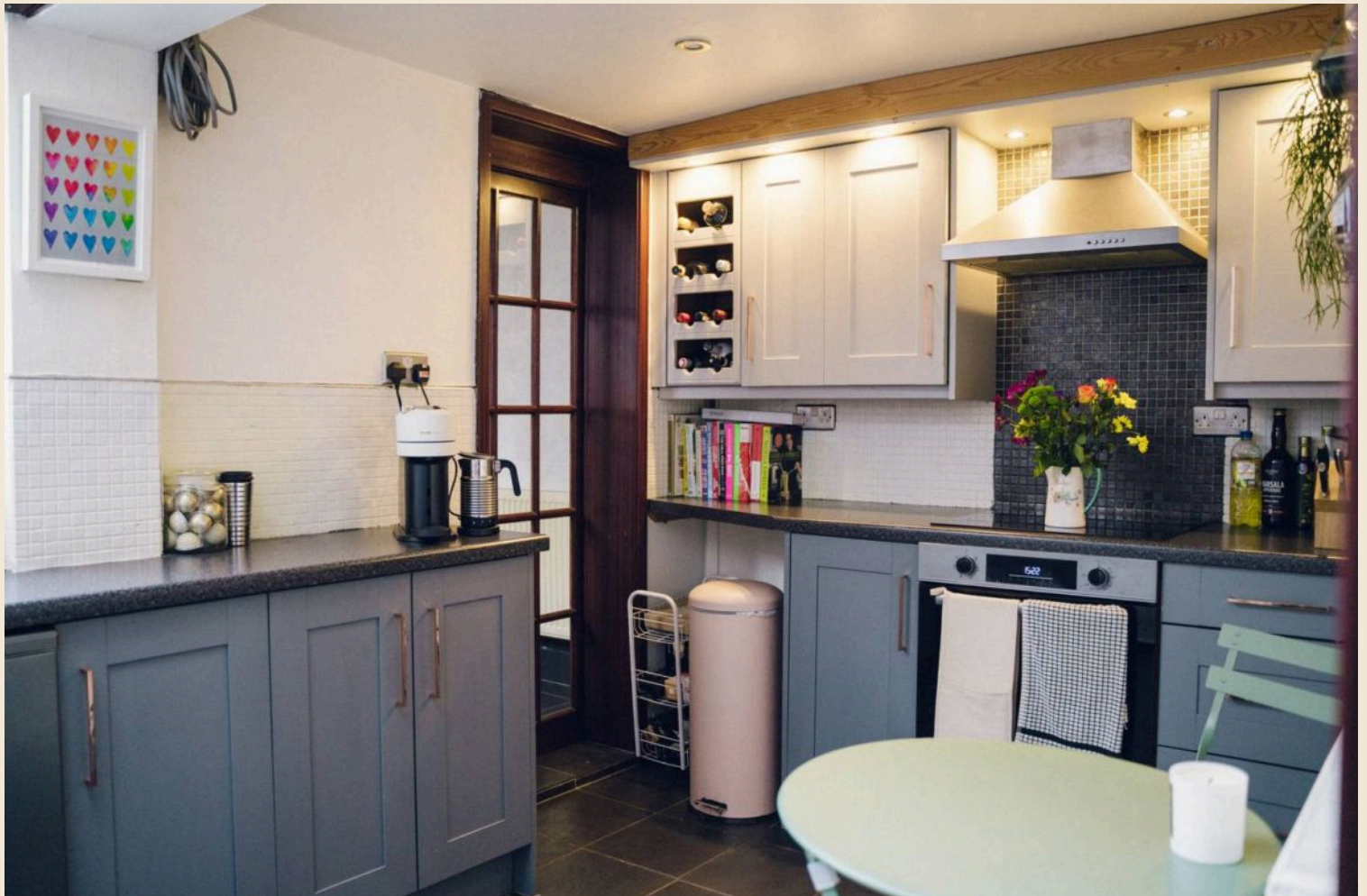
Tenure: Freehold

EPC Energy Efficiency Rating: D

Gas Central Heating

Double Glazing Throughout

- End-of-terrace home in the highly sought-after Twthill area of Caernarfon
- Ideal first-time buyer property with a warm, welcoming feel
- Open-plan living and dining room with high ceilings
- Flexible utility area offering scope to create a bespoke utility room and downstairs WC
- Two spacious double bedrooms, including a bright main bedroom with two windows
- Modern, generously sized bathroom with flexibility to reconfigure
- Boarded attic with Velux window offering future potential (subject to consents)
- Excellent location with shop, local pub and town centre all within easy walking distance
- On street parking
- Recently renovated open plan lounge and diner

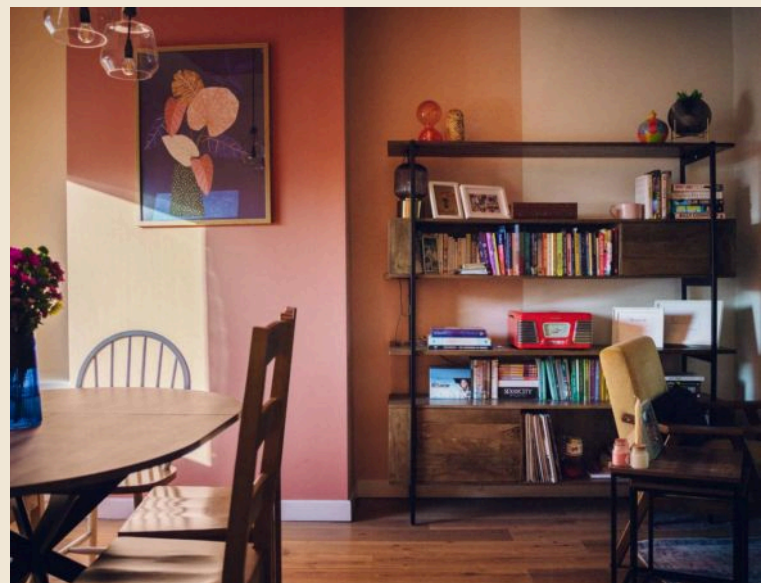
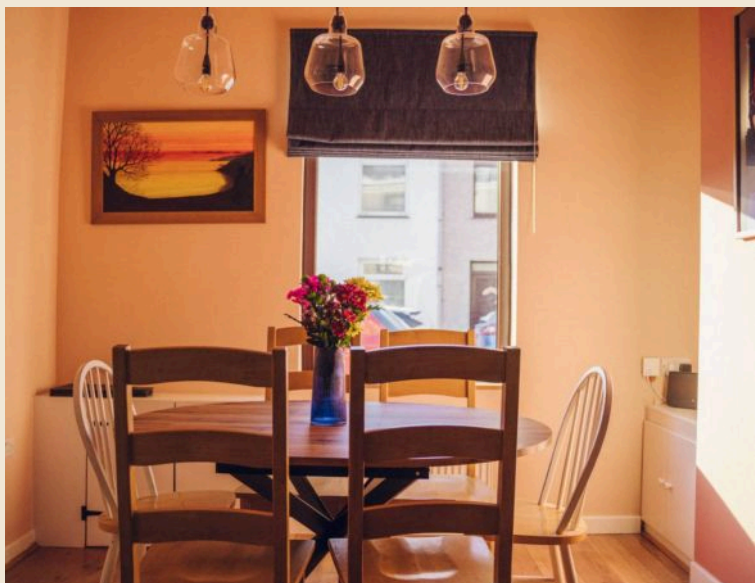
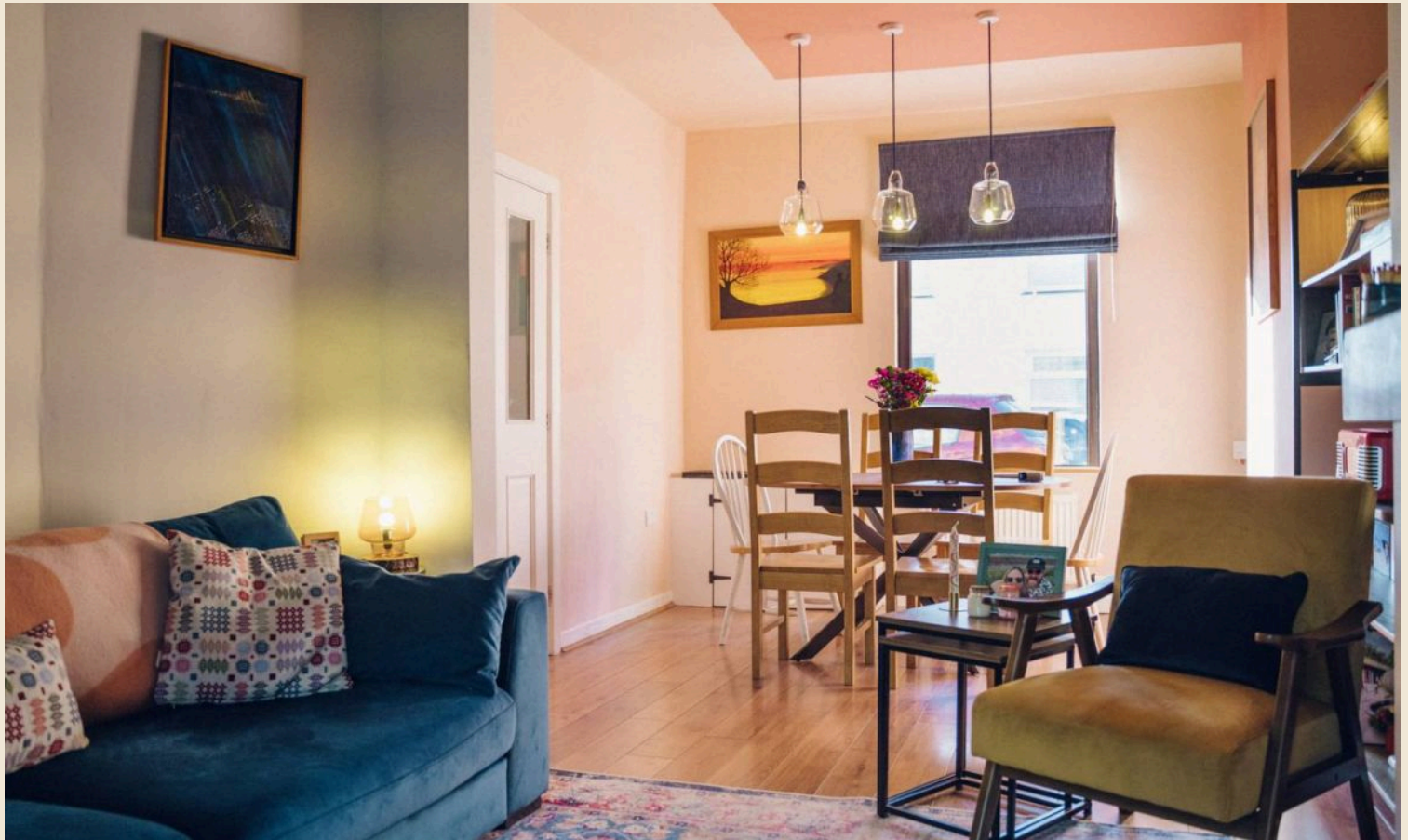


Ystafell Fyw Agored / Open Plan Living room

21' 7" x 11' 3" (6.57m x 3.44m)

Mae'r ystafell fyw a bwyta yn ofod cynllun agored gyda'r 'wow ffactor'. Wrth gamu i mewn i'r stafell, y peth cyntaf sy'n sefyll allan yw'r nenfydau uchel a naws dawel yr ystafell. Gyda llogswr coed newydd, ffenestr fawr a storfa ddefnyddiol gyda drws sy'n llithro, mae'r ystafell wedi'i hadnewyddu a'i hail-weirio'n llwyr yn ddiweddar, a steil yr ystafell yn braf.

This open-plan living and dining room has a real wow factor. As you enter the room, the high ceilings and calm atmosphere immediately stand out. With a newly fitted log burner, large window and a handy storage area with a barn-style sliding door, the room has been recently renovated and fully re-wired, making it completely move-in ready and very stylish.





Cegin / Kitchen 7' 4" x 14' 0" (2.23m x 4.27m)

Mae'r gegin o faint da gyda unedau ar y naill ochr a'r llall, gan gynnig lle ymarferol i goginio a diddanu. Ceir popty, hob a ffan 'extractor' integredig, gyda lle ar gyfer oergell a pheiriant golchi llestri. Mae tŷ 'persbecs' tryloyw dros hanner y gegin yn llenwi'r gofod â golau naturiol. *The kitchen is a good-sized, well-laid-out space with units on either side, offering a practical layout for cooking and entertaining. There is an integrated oven, hob and extractor fan, along with space for a fridge and dishwasher. A transparent perspex roof over part of the kitchen allows natural light to flood in.*

Utility 8' 9" x 5' 7" (2.66m x 1.71m)

Mae'r ardal ddefnyddiol wedi'i rhannu'n dair rhan - dwy rhan llai sy'n berffaith ar gyfer cownter, storfa neu lle i gadw 'sgidiau cerdded', ac ystafell bellach i'r cefn gyda phlymwaith. Mae hwn yn ofod prosiect cyffrous, gyda thoiled eisoes yma, gan gynnig cyfle i greu ardal ddefnyddiol neu ail doiled lawr grisiau wedi'i deilwra i'ch anghenion.

The utility space is split into three sections, with two smaller areas ideal for counter space or a boot room, and a further room to the rear with plumbing in place. This offers an exciting project for the next owner, with a WC already here, allowing the creation of a bespoke utility area or additional downstairs toilet.

Ystafell Wely 1 / Bedroom 1 8' 0" x 10' 3" (2.43m x 3.13m)

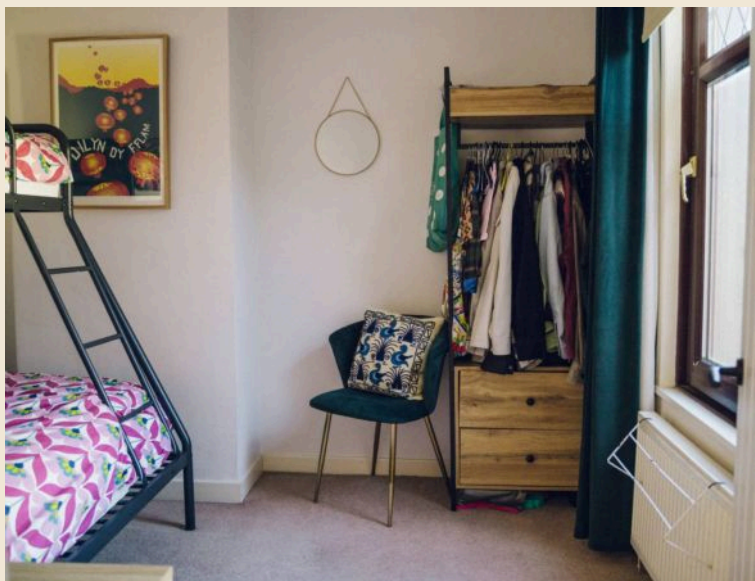
Dyma'r lleiaf o'r ddwy ystafell wely, ond mae'n ystafell ddwbl gyfforddus. Gyda ffenestr fawr sy'n gwynebu cefn yr eiddo, mae'n teimlo'n dawel ac yn breifat. Ar hyn o bryd mae gwely bync dwbl yma, gan ei gwneud yn ystafell westeion neu ystafell blant ardderchog.

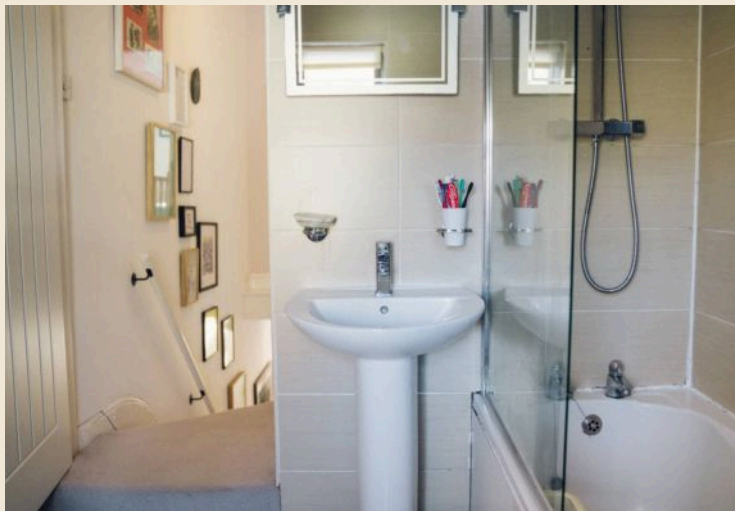
The smaller of the two bedrooms is still a comfortable double room. A large window overlooking the rear of the property gives it a quiet, peaceful feel. Currently set up with a double bed it would make an excellent guest room.

Ystafell Wely 2 / Bedroom 2 14' 6" x 10' 10" (4.43m x 3.30m)

Dyma'r brif ystafell wely ac mae'n ofod o faint gwych. Gyda dwy ffenestr yn llenwi'r ystafell â golau naturiol, mae'n teimlo'n llachar ac yn groesawgar. Mae alcof ar y naill ochr i'r frest simnai yn cynnig lle ardderchog ar gyfer dillad, tra bod digon o le ar gyfer gwely dwbl a mwy.

This is the main bedroom and a really generous space. Two windows allow plenty of natural light to flood in, creating a bright and airy feel. Alcoves on either side of the chimney breast provide excellent space for clothes, while there's ample space for a double bed and more.





Ystafell Molchi / Bathroom 6' 9" x 7' 5" (2.07m x 2.25m)

Mae'r ystafell ymolchi yn ofod modern a syml o faint gwyh. Ar hyn o bryd ceir bath gyda chawod uwchben, ond mae'r ystafell yn ddigon helaeth i ymdopi â bath a chawod ar wahân tasa rhywun yn dymuno, gan gynnig hyblygrwydd i'w haddasu dros amser.

The bathroom is a modern, simple space of a great size. It currently features a bath with a shower over, but the room is clearly large enough to accommodate a separate bath and shower if desired, offering flexibility for future changes.

Atig / Attic 12' 9" x 13' 0" (3.89m x 3.96m)

Mae'r atig yn fonws go iawn i'r cartref, gyda digon o uchder pen a ffenestr Velux yn dod â golau naturiol i mewn. Ar hyn o bryd mae mynediad drwy ysgol ac mae'r gofod wedi'i fwrddio'n ddiweddar, gan ei wneud yn hawdd ei ddefnyddio. Yn amodol ar Reoliadau Adeiladu, mae potensial i osod grisiau a chreu swyddfa gartref neu ystafell wely ychwanegol.

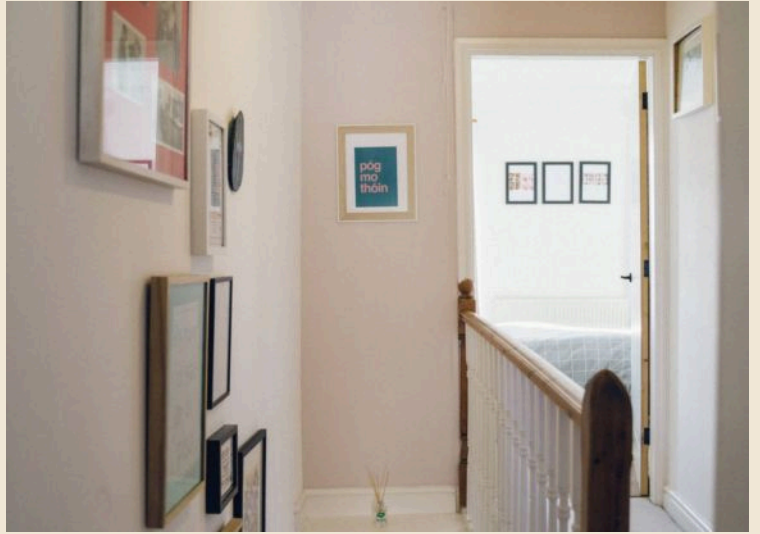
The attic space is a real bonus to the home, offering good head height and a Velux window that brings in natural light. Currently accessed via a ladder and recently boarded, the space is very usable. Subject to Building Regulations, there is clear potential to add stairs and create a home office or an additional bedroom.

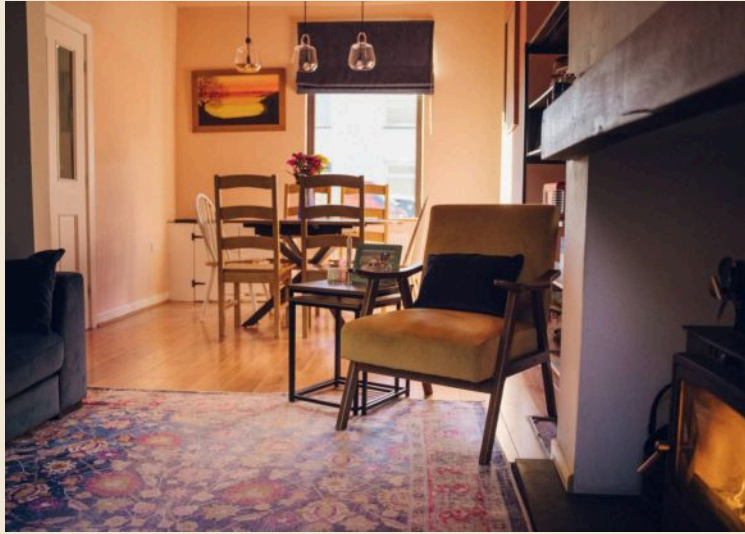
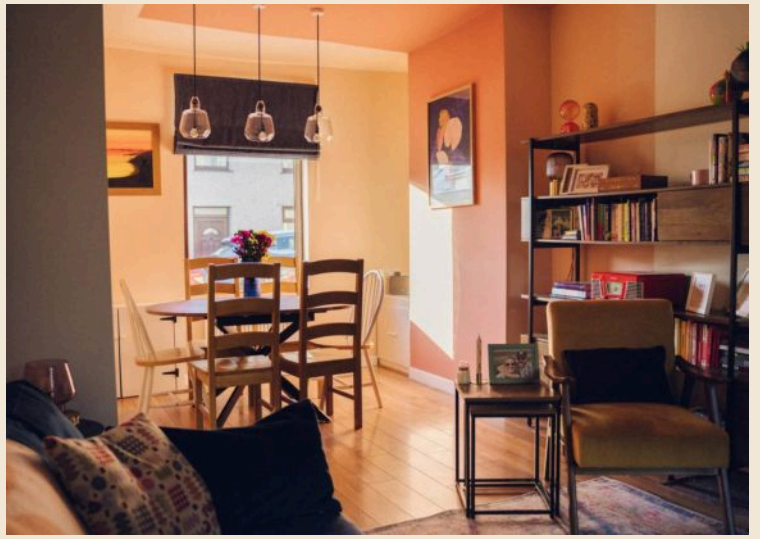
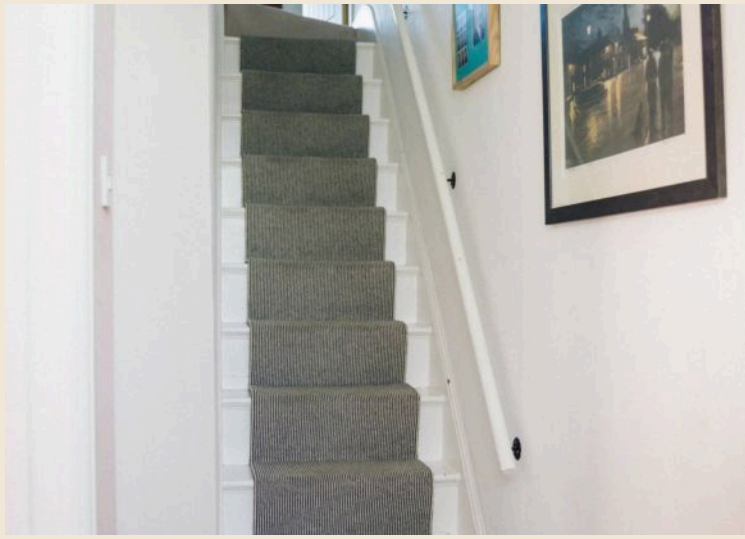


Yard


Mae'r ardd gefn fel iard fach cyfleus, ond gyda digon o le i osod bwrdd a chadeiriau ac i fwynhau amser y tu allan. Ceir mynediad â giât i'r lôn gefn, gan ei gwneud hi'n hynod gyfleus ar gyfer mynd â'r biniau allan ac ar gyfer defnydd bob dydd.

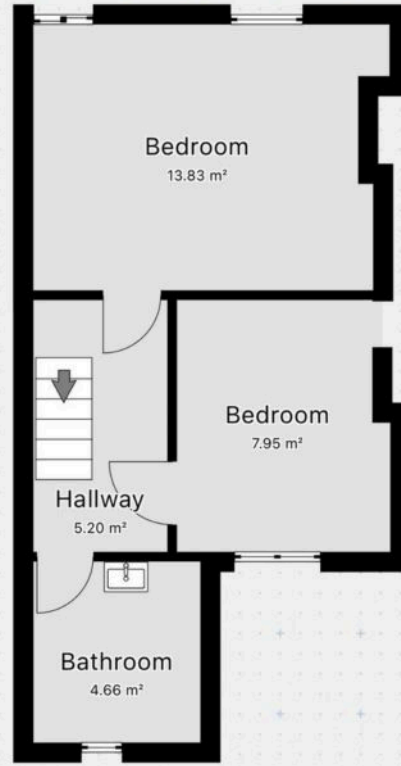
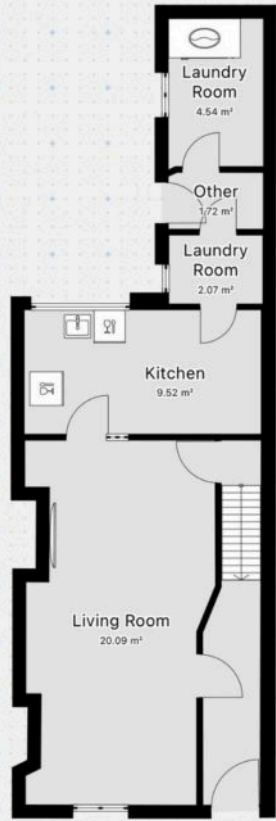
The rear garden is a small courtyard-style space with plenty of room for an outdoor dining set and relaxed seating. Gated access to the rear alleyway makes everyday tasks, such as taking the bins out, particularly easy and practical.







| Energy Efficiency Rating | | |
|--|-----------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



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