



## Reservoir House

St. Lythan's, CF5 6BQ

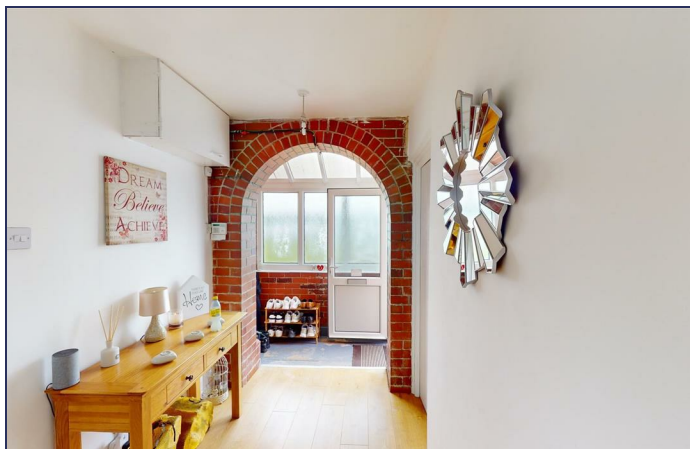
Price £470,000

HARRIS & BIRT



An impressive opportunity to purchase this three bedroom, detached, property situated in the ever popular village of St Lythans, situated off a private drive and in an attractive semi rural location. The property has been substantially modernised by the current vendors to create the modern home that you see today, situated in a semi rural vicinity within the hamlet of Twyn Yr Odyn and within close proximity of Wenvoe, the property offers easy access into Cardiff, Barry and the M4 corridor alike. The accommodation briefly comprises; entrance lobby, office, living room, kitchen, steps up to upper ground floor comprising kitchen and bathroom, with stairs leading up to first floor and three good sized double bedrooms.

Twyn Yr Odyn in itself is a small hamlet that houses the Horse & Jockey pub and circa 30 properties, as well as a children's play area, local allotments and within easily accessible network of footpaths. Situated just a short way away from the larger village of Wenvoe. Wenvoe offers an abundance of amenity including a church, primary school, post office, range of public houses with dining facilities and Wenvoe Castle Golf Club. The property is located within easy access of the M4 corridor towards both Cardiff, Swansea and Bridgend.



## Accommodation

### Ground Floor

#### Entrance Hall 14'8" x 6'7" (4.47m x 2.01m)

Lead to porch. Radiator.

#### Office 11'1" 9'1" (3.38m 2.77m)

Laminate flooring. Old fireplace. Radiator. UPVC window to front and side. Skimmed walls and ceiling.

#### Living Room 14'7" x 13'8" (4.45m x 4.17m)

Laminate flooring. Wood burner. Storage into alcove. UPVC window to front and side. Radiator.

#### Kitchen 8' x 13'8" (2.44m x 4.17m)

Continuation of laminate flooring. Radiator. Electric oven. Electric hob with cooker hood above. Space for dishwasher. Space for fridge/freezer. 1.5 sink and drainer. UPVC window to rear.

#### Hallway 9'10" x 5'11" (3.00m x 1.80m)

Washing machine and tumble dryer. Storage underneath stairwell. Laminate flooring. UPVC door opening to rear garden. Small UPVC window to rear. Door to bathroom.

#### Bathroom 7' x 9'7" (2.13m x 2.92m)

Ceramic flooring. Partially ceramic walls. Partially skimmed walls. Skimmed ceiling. Window to rear. Sink with pedestal wash hand basin. WC.

### First Floor

#### Landing

Storage cupboard above stairwell. Access to loft. Windows to rear and side.

#### Primary Bedroom 14'9" x 12'1" (4.50m x 3.68m)

UPVC window to front and side. Skimmed walls and ceiling. Storage cupboard. Radiator.

#### Bedroom Two 9'4" x 12'10" (2.84m x 3.91m)

UPVC double glazing window to side. Skimmed walls and ceiling. Radiator.

#### Bedroom Three 8' x 13'9" (2.44m x 4.19m)

UPVC window to front. Skimmed walls and ceiling. Radiator. Storage cupboard.

### Outside

Plenty of off road parking to front. Lawn wraps around the whole property. Large garden to rear. Water tap. Electric point around the house.

## Services

LPG central heating. Mains electric and water. Drainage by private cesspit.

## Directions

From Culverhouse Cross take the right towards St Lythans, keep to the right and drive through Twyn - Yr - Odyn. On your right you will drive pass Seaview Terrace, take the next right, drive up the lane and you will see an entrance on your right, drive up, through the gates and follow the road around to the property

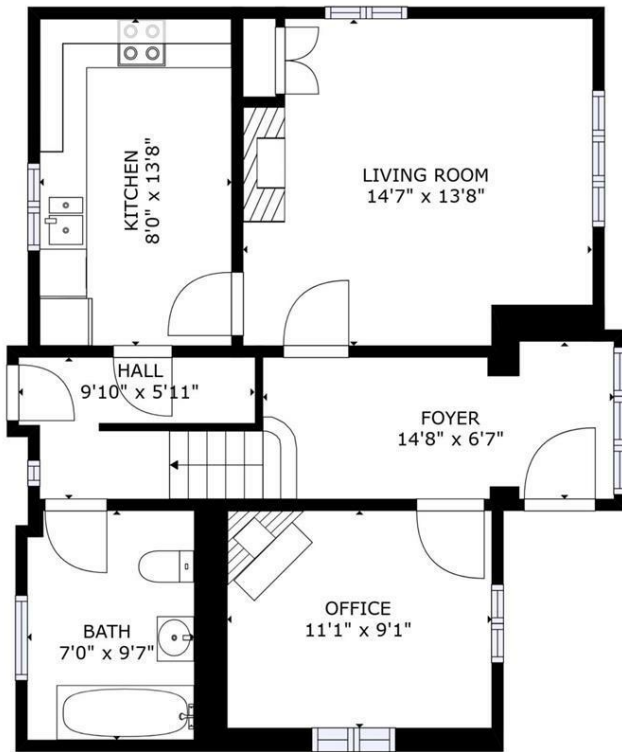
## Pre Application Planning

Town and Country Planning Act, 1990 (as amended) Application No: 2019/00164/PRE Proposal: Proposed redevelopment of the Reservoir House site to demolish the existing dwelling sited centrally on the plot. The proposal is to replace the former caretaker's property with 2 no detached dwellings with shared driveway to the front and separate rear gardens. Location: Reservoir House, St. Lythans

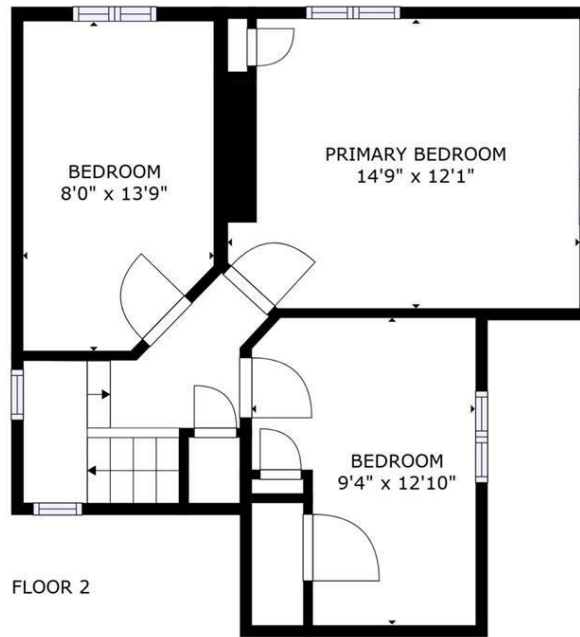








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 663 sq. ft, FLOOR 2: 484 sq. ft  
 TOTAL: 1146 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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