

# The Overview

Property Name:

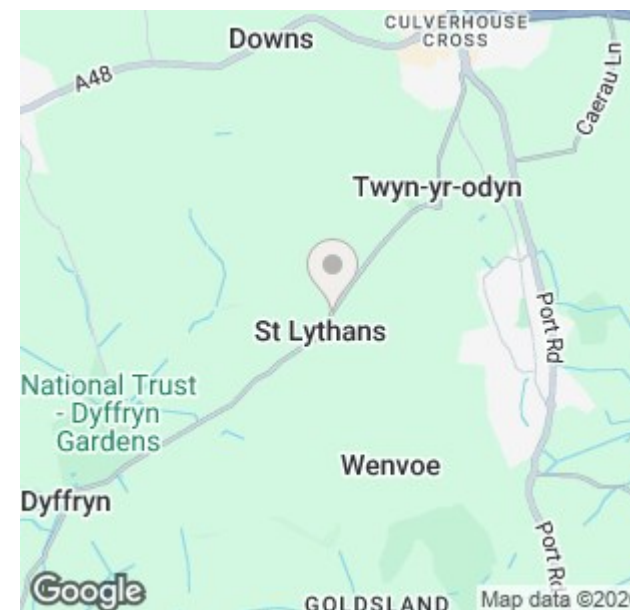
**St Lythans, Cardiff, Wenvoe, Vale  
Of Glamorgan**

Price:

**£800,000**

Qualifier:

**Asking Price**



## The Bullet Points

- No Onward Chain
- Set within approximately one acre of private landscaped gardens
- Stunning open-plan kitchen, dining & living space
- Principal bedroom with fitted wardrobes & en-suite
- Detached double garage & extensive driveway parking
- Exceptional four-bedroom detached residence
- Sought-after rural location near Wenvoe & St Lythans
- Spacious separate living room with feature fireplace
- Versatile layout with four bedrooms across two floors
- Option to purchase additional land (circa 5 acres + further parcel with outbuilding)



# The Main Text

Marsyd, Wenvoe, St Lythans, Cardiff, Vale of Glamorgan, is an exceptional four-bedroom detached residence set within approximately one acre of private landscaped gardens, with the unique opportunity to acquire additional adjoining land by separate negotiation.

Located in the picturesque countryside just outside Cardiff, this impressive home offers outstanding space, privacy, and a refined lifestyle, all within easy reach of the city's amenities and transport links.

A sweeping driveway leads to the residence, providing ample off-street parking and access to a detached double garage. Beautifully landscaped front gardens and expansive lawns enhance the home's striking kerb appeal.

Inside, a grand entrance hall sets the tone for the generous proportions and elegant interiors. At the heart of the home is a stunning open-plan kitchen, dining, and living space, ideal for both everyday living and entertaining. The contemporary kitchen features sleek white worktops, neutral-toned cabinetry, integrated appliances, and excellent storage. Floor-to-ceiling doors from the dining area open seamlessly onto the rear garden, creating a superb indoor-outdoor flow.

A separate utility room adds practicality, with direct garden access. The main living room is a sophisticated yet inviting space, complete with a feature fireplace and large windows framing picturesque views of the surrounding grounds.

The ground floor also hosts three well-proportioned bedrooms, including a generous principal suite with fitted wardrobes and a private en-suite shower room. A stylish family bathroom with a freestanding bath, along with a separate W/C, completes the accommodation on this level.

Upstairs, the fourth bedroom benefits from fitted storage, its own en-suite, and a separate W/C, making it an ideal private retreat for guests or multi-generational living.

Externally, the rear garden features a sun-soaked patio, extensive lawn, and beautifully landscaped areas designed for relaxation and entertaining.

This property benefits from solar panels with an existing Feed-in Tariff, generating approximately £1,200 per year. Providing the new owner with ongoing energy savings and a valuable annual income.

With its blend of character, space, and flexibility, including the rare option to acquire additional land, this is a unique opportunity to secure a substantial home in a highly desirable rural setting, just minutes from Cardiff.

## Additional Land Opportunity

There is an option to acquire two adjoining parcels of land, available by separate negotiation:

Northern & Western Land (Guide Price £300,000):

Extending to the north and wrapping around to the west of the property, this substantial parcel includes an outbuilding known as The Stables, offering excellent potential for a variety of uses (subject to any necessary consents).

Eastern Land (Approx. 5 Acres Guide Price £125,000):

A well-positioned parcel located to the east of the property, ideal for equestrian, recreational, or long-term investment purposes.

## Important Note:

The seller will offer first refusal on both parcels to the purchaser of the main residence. The land will not be sold separately until the house is sold. The current buyer has confirmed they do not wish to acquire the additional land; this opportunity remains available to future purchasers.

## Local Area

St Lythans is a sought-after rural hamlet on the outskirts of Cardiff, offering a peaceful countryside setting while still being within easy reach of city amenities. Surrounded by rolling farmland and scenic walking trails, the area is perfect for those who enjoy the outdoors, with beautiful landscapes and historic landmarks such as the St Lythans Burial Chamber adding to its charm. Nearby, there are a variety of local pubs, restaurants, and independent shops, providing a friendly village atmosphere. The bustling market town of Cowbridge is also a short drive away, offering a wider selection of boutique shops, cafés, and leisure facilities. With its blend of tranquil surroundings and convenient access to essential amenities, St Lythans is an ideal location for those seeking a relaxed yet well-connected lifestyle.

## Schools

The St Lythans area benefits from access to a range of well-regarded schools, making it an excellent choice for families. Nearby, reputable primary schools are offering a strong foundation for younger children. At the same time, secondary education is well catered for with highly rated comprehensive and independent schools within a short drive. Cardiff is home to some of the best schools in Wales, including top-performing grammar and private institutions, providing excellent academic and extracurricular opportunities. With a mix of local village schools and prestigious options in the broader area, families in St Lythans can find quality education to suit various needs.

## Local Transport

St Lythans enjoys a convenient yet peaceful location, with excellent transport links connecting it to Cardiff and the surrounding areas. The nearby A48 and M4 motorway provide easy access to the city centre and routes towards Bridgend, Newport, and beyond. With its array of shopping, dining, and entertainment options, Cardiff city centre is just a short drive away. For those who prefer public transport, bus services operate in the area, linking to nearby towns and villages. Cardiff Central railway station also offers fast and frequent train services to London, Bristol, and other major destinations, making commuting and travel highly accessible.

# *The Photographs*

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.





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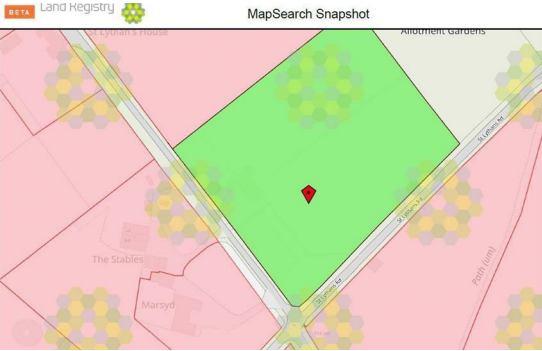
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# The Floorplan



**Ground Floor**  
Floor area 193.6 m<sup>2</sup> (2,084 sq.ft.)



**First Floor**  
Floor area 27.4 m<sup>2</sup> (295 sq.ft.)

TOTAL: 221.0 m<sup>2</sup> (2,379 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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