

# The Overview

Property Name:  
**Marsyd St Lythans**  
**Cardiff**  
**CF5 6BQ**

Price:  
**£1,100,000**

Qualifier:  
**Asking price**

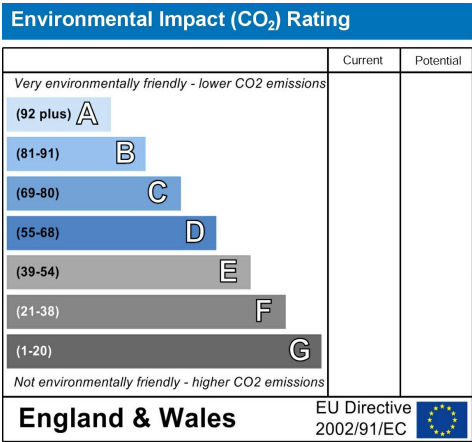
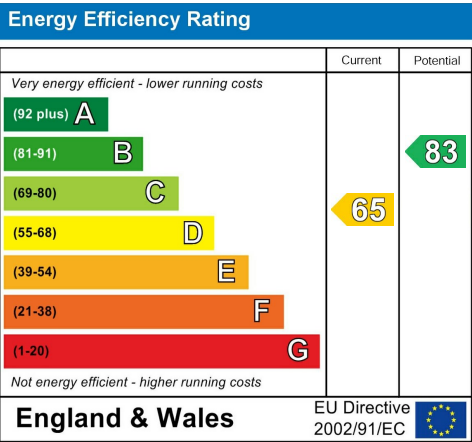
**4**

**3**

**2**

**D**

# The EPC



# The Bullet Points

- No Onward Chain
  - Set on Approx. 1 Acre
  - Open-Plan Kitchen & Living Area
  - Spacious Living Room with Fireplace
  - Large Rear Garden with Patio
- Expansive Driveway & Garage
  - Additional 5 Acres Opposite
  - Separate Utility Room
  - Multiple Bathrooms & Ensuites
  - Picturesque Location



Marsyd St Lythans, Cardiff, CF5 6BQ

# The Main Text

## No Onward Chain

Marsyd, St Lythans, Cardiff, CF5 6BQ, is an exquisite four-bedroom detached residence on approximately 1 acre of private grounds, with an additional 5 acres of land directly opposite. This secluded property in an idyllic countryside just outside Cardiff offers abundant space, privacy, and luxury, ensuring a secure and tranquil living experience.

A sweeping driveway welcomes you to the property, offering ample off-street parking and a garage. Theme time, the beautifully landscaped front garden and expansive lawns enhance the home's striking curb appeal. The property is also equipped with state-of-the-art security systems, providing you and your family peace of mind.

Stepping inside, you are greeted by a grand entrance hall, setting the tone for the generous proportions and refined interiors. At the heart of the home is a stunning open-plan kitchen, dining, and living area designed for both style and functionality. The contemporary kitchen is beautifully appointed with sleek white worktops, neutral-toned cabinetry, and extensive storage, while the spacious dining area is perfect for hosting guests. Floor-to-ceiling patio doors invite a natural, seamless connection indoors to the rear garden, ideal for a perfect flow for alfresco living.

A separate utility room, conveniently located off the kitchen, provides additional practicality and direct garden access. The property also features energy-efficient appliances and sustainable materials, ensuring comfort and environmental responsibility.

The property also boasts a sophisticated living room with a charming fireplace as a focal point and large windows framing picturesque views of the surrounding land. The ground floor accommodates three well-proportioned bedrooms, including a luxurious primary suite with fitted wardrobes and a private ensuite shower room. A beautifully designed family bathroom features a freestanding bath for ultimate relaxation, and a separate W/C adds further convenience.

Ascending to the first floor, a tranquil fourth bedroom awaits. It has an ensuite, fitted wardrobes, and an additional W/C and is perfect as a private retreat.

The outdoor space is just as impressive. The expansive rear garden offers a sun-soaked patio ideal for entertaining or unwinding, and a large lawn provides endless possibilities for outdoor enjoyment. With an additional 5 acres of land included, this extraordinary property presents a rare opportunity for those seeking space, seclusion, and countryside charm, all within easy reach of Cardiff.

## Additional Information

Type of home- Detached House

Tenure- Freehold

EPC Rating- D

Council tax band- I

Borough- Vale of Glamorgan

## 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.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved



# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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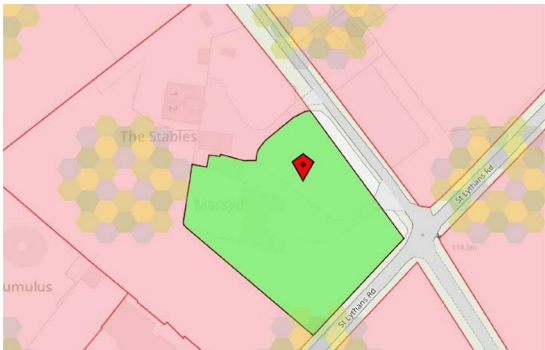
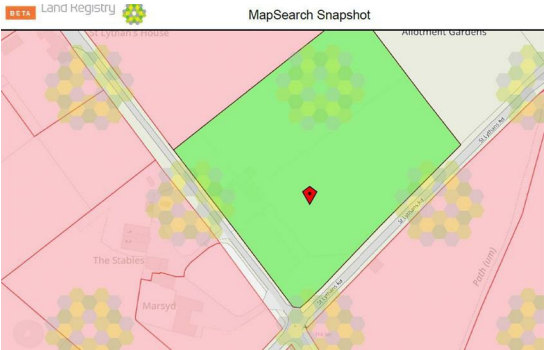


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# The Floorplan



**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)

# The Map



**RE/MAX**  
Estate Agents

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