

The Overview

Property Name:
St Lythans

Price:
£1,200,000

Qualifier:
Asking Price

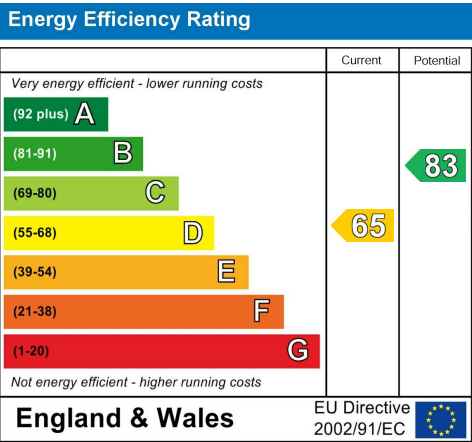
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**3**

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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

The Main Text

No Onward Chain

Marsyd, St Lythans, Cardiff, CF5 6BQ, is an exceptional four-bedroom detached residence set within approximately one acre of private landscaped gardens, offered together with “New Marsyd” and a further 5 acres of adjoining land. The additional land, located directly opposite, includes extensive paddocks, a menage, timber stables, and a detached property comprising two self-contained holiday-let bungalows.

Located in the picturesque countryside just outside Cardiff, this unique property offers abundant space, privacy, and lifestyle versatility. Whether for equestrian pursuits, leisure, or generating supplementary income, this property provides all within easy reach of the city, ensuring a convenient and practical lifestyle.

A sweeping driveway leads to the primary 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 refined interiors. At the heart of the home is a stunning open-plan kitchen, dining, and living area, perfect for both day-to-day living and entertaining. The contemporary kitchen features sleek white worktops, neutral-toned cabinetry, integrated appliances, and excellent storage. At the same time, the dining area opens via floor-to-ceiling doors onto the rear garden, creating a seamless flow for indoor-outdoor living. A separate utility room offers additional practicality with direct garden access. The sophisticated main living room is warmed by a charming fireplace and framed by large windows showcasing picturesque views of the surrounding grounds.

The ground floor also hosts three well-proportioned bedrooms, including a luxurious principal suite with fitted wardrobes and a private en-suite shower room. A stylish family bathroom with a freestanding bath and a separate W/C completes this level, offering a high standard of living and exclusivity.

Upstairs, the fourth bedroom enjoys fitted storage, an en-suite, and its own W/C, an ideal private retreat for guests or multi-generational living.

The outdoor offering is equally impressive. The expansive rear garden includes a sun-soaked patio and large lawn. Across the lane, the 5-acre parcel boasts equestrian facilities, generous paddocks, and “New Marsyd”, two fully self-contained holiday-let units. This setup is perfect for generating income or hosting extended family, providing significant financial benefits.

This is a rare opportunity to acquire a substantial residence with extensive land and income potential in a highly sought-after rural setting, yet only minutes from Cardiff’s amenities and transport links.

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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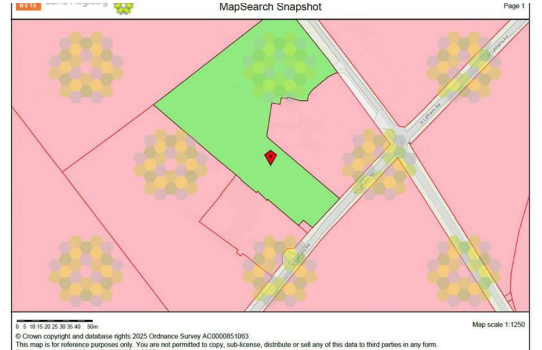
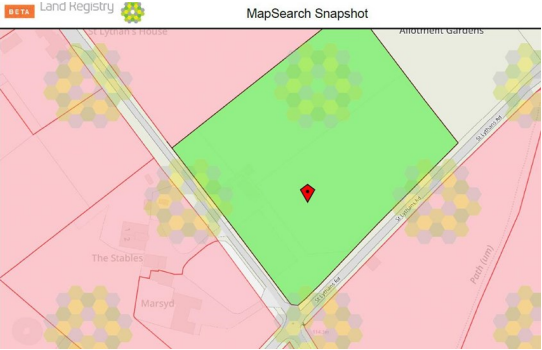
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The Floorplan



Ground Floor
Floor area 193.6 m² (2,084 sq.ft.)



First Floor
Floor area 27.4 m² (295 sq.ft.)

TOTAL: 221.0 m² (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

The Map

