

# The Overview

Property Name:

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

Price:

**£875,000**

Qualifier:

**Asking Price**



## The Bullet Points

- No Onward Chain
- Spacious open-plan kitchen/dining/living area
- Grand entrance hall with elegant proportions
- Spacious Living Room with Fireplace
- Floor-to-ceiling doors opening to rear garden
- Approx. one acre of landscaped gardens
- Contemporary fitted kitchen with integrated appliances
- Separate utility room with garden access
- Bright main lounge with feature fireplace
- Detached double garage & ample parking



# The Main Text

No Onward Chain

Marsyd, Wenvoe, St Lythans, Cardiff, Vale of Glamorgan, is an exceptional four-bedroom detached residence set within approximately one acre of private landscaped gardens.

Located in the picturesque countryside just outside Cardiff, this unique property offers abundant space, privacy, and a refined lifestyle, all within easy reach of the city's amenities and transport links, ensuring you're never far from what you need.

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 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. The dining area opens onto the rear garden via floor-to-ceiling doors, creating a seamless flow for indoor-outdoor living.

A separate utility room offers additional practicality, providing direct access to the garden. 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 comfort and practicality for modern living, ensuring every aspect of your daily life is catered for.

Upstairs, the fourth bedroom enjoys fitted storage, its own en-suite, and a separate W/C, making it an ideal private retreat for guests, older children, or multi-generational living, ensuring everyone in your family has their own space.

Externally, the expansive rear garden includes a sun-soaked patio, large lawn, and beautifully landscaped areas designed for both relaxation and entertaining. With its blend of character, space, and elegance, this is a rare opportunity to acquire a substantial home in a highly sought-after rural setting, just 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

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.

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

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

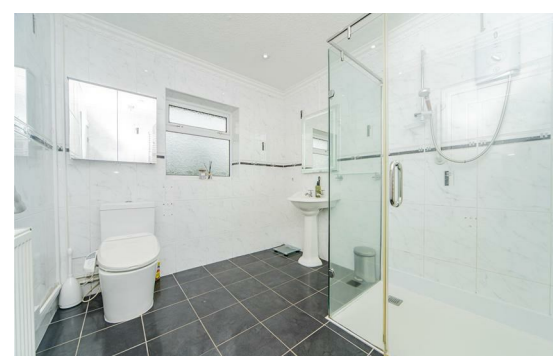
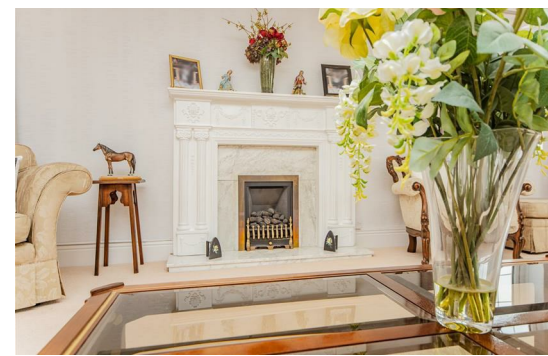
# The Photographs

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.



# 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.



# 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.



# 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.



# 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

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 2002/91/EC	

**CONRAD ESTATE AGENTS**