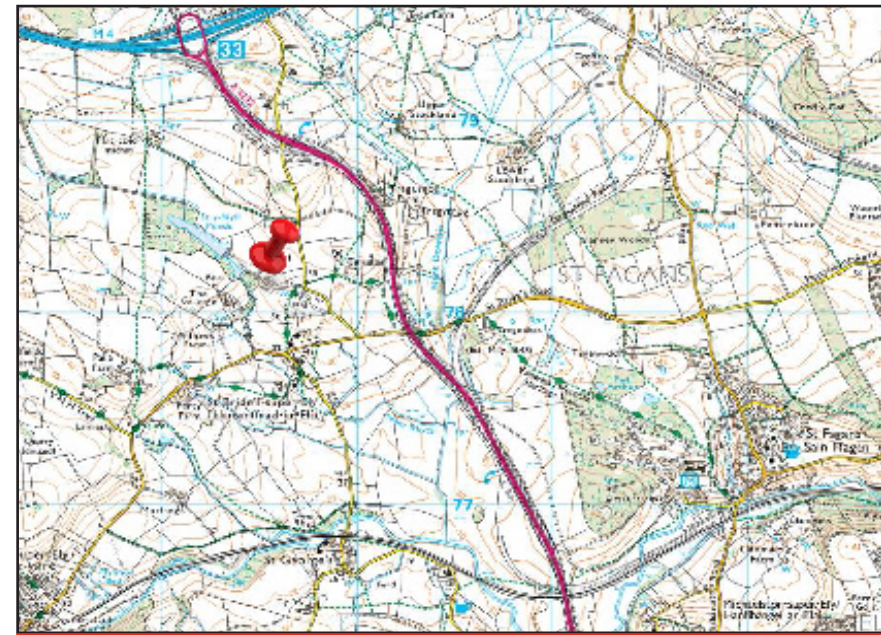
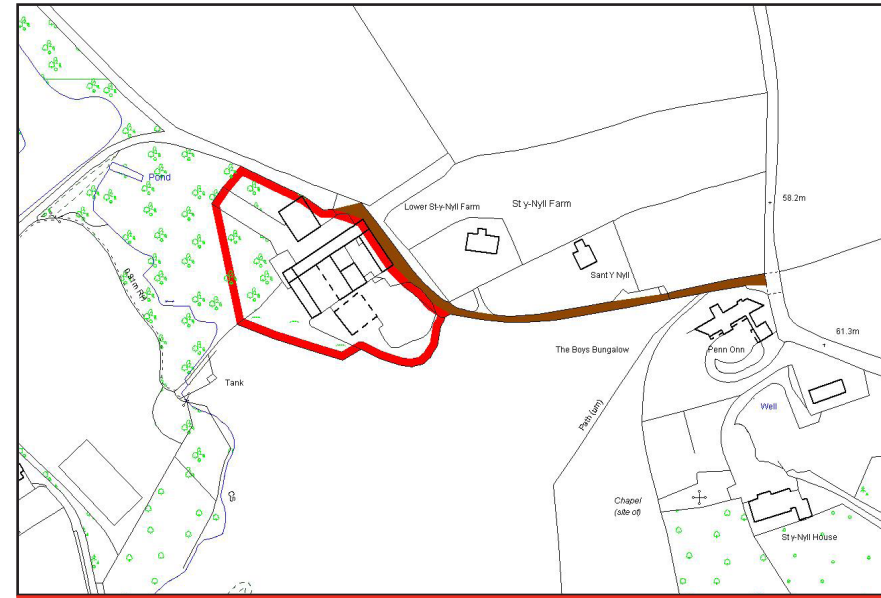


ST Y NYLL BARN

Heol St y Nyll, St Brides-super-Ely, Vale of Glamorgan CF5 6EZ



Residential Development Opportunity



LOCATION:

St y Nyll Barns are located immediately to the north of the attractive rural settlement of St Brides-super-Ely in the Vale of Glamorgan, close to the larger villages of Peterston-Super-Ely and St Fagans. Peterston-super-Ely has a Post Office, local public houses including The Sportsmans Rest and The Three Horseshoes, and a local primary school.

The property enjoys a convenient location about 3½ miles north-west of Cardiff, with communication links to the M4. St Brides-super-Ely benefits from hourly bus links to Cardiff city centre and other locations such as Pontyclun and Talbot Green. It is also located about 3½ miles away from the out of town shopping centre at Culverhouse Cross.

DESCRIPTION:

Extending to 0.62 hectares (1.54 acres) shown edged red on the site plan, the property comprises a mixture of traditional stone and brick buildings, with some modern agricultural buildings.

The impressive and attractive traditional buildings are arranged in an L-shape, offering a prime residential courtyard development opportunity. The site also boasts a driveway and large car parking plot to the south, and a small area of woodland to the north.

The property is accessed on its south-eastern side, via a short lane leading off Heol Sant y Nyll, which is shared by two other properties. The property will be sold with access rights over the section of the track coloured in brown on the site plan.

SERVICES:

Mains electricity and water are available on the site.

TENURE:

Freehold with vacant possession.

LOCAL AUTHORITY:

Vale of Glamorgan Council, Civic Offices, Holton Road, Barry CF63 4RU.

DIRECTIONS:

From St Fagans, travel north on Crofft-y-Genau Road out of the village.

At the crossroads, turn left onto St Bride's Road. After just over a mile turn right onto Heol St y Nyll. Take the first left hand turn down a lane toward the property.

PLANNING:

Following appeal (ref: APP/Z6950/A/16/3143490), the property has the benefit of full planning permission (subject to conditions and approval of reserved matters) for the conversion of the existing barns to provide a large south-facing residential courtyard dwelling, with five en-suite bedrooms and substantial living space.

Copies of the planning permission and appeal documents are appended.



VIEWING:

Strictly by appointment with the sole agents:
Rhian Howells rhian.howells@coark.com 01656 644631