



Bay Tree House
Swansea Road | Merthyr Tydfil | CF48 1PB

STEP INSIDE

Bay Tree House

A contemporary masterpiece of luxury and comfort, Bay Tree House offers five bedrooms, cutting-edge design, and breathtaking views, all nestled in a serene location within easy reach of vibrant amenities and transport links.

Key Features

- **Architectural Elegance:** Modern five-bedroom detached property featuring expansive spaces, sleek finishes, and exceptional attention to detail.
- **Bespoke Interiors:** Thoughtfully curated spaces include a designer kitchen, luxurious bathrooms, and a bioethanol fireplace.
- **Lifestyle Amenities:** Indulge in the sauna, cinema room, and a private jacuzzi for unparalleled relaxation.
- **Captivating Views:** Revel in panoramic vistas of the surrounding countryside, seamlessly blending indoor and outdoor living.
- **Prime Location:** Situated on a private road, offering tranquility with convenient access to Merthyr Tydfil's amenities and transport hubs.

Step Inside

Bay Tree House welcomes you with an impressive entrance hallway featuring full-height glazing, a galleried landing, and a striking chandelier. The lounge sets the tone for comfort and style, with its feature media wall, bioethanol fire, and seamless flow to the open-plan family and dining areas.

The bespoke kitchen is a chef's dream, with granite worktops, an island with induction hobs, integrated appliances, and a ceiling sound system. Practicality meets luxury in the utility room, while the downstairs WC ensures convenience.

Upstairs, the master suite offers a dressing room and a spa-like ensuite. Bedrooms two and three feature walk-in wardrobes and a Jack-and-Jill ensuite. The second floor houses bedroom four with its private ensuite and sauna, a versatile fifth bedroom or cinema room, and a study.





SELLER INSIGHT

“ The perfect blending of a spacious family home in an enviable location makes Bay Tree House a special property. The house sits in a leafy lane, within walking distance of the town centre and enjoys views across the glorious Welsh countryside, towards the Brecon Beacons. There is a comprehensive shopping park outside the town, and it is only twenty four miles from Cardiff with easy access to the Gower Coast and North Wales. Marianne, the present owner, explains that working to the highest specification, this state of the art home was built by her son in law, five years ago, and she says you can enjoy the best of town and country living from Bay Tree House.

The house has an impressive kerbside appeal, as the full height window from the ground floor through the galleried landing of the first floor creates an elegant and inviting vibe which suggests the warm ambience that you find within the house. It is a home where the generous windows flood the house with natural light, and it is a pleasure to spend time in each room.

The spacious ground floor flows easily from the kitchen to the lounge area, and there is a choice of areas to relax and appreciate the view to the garden. The well equipped kitchen has a generous sociable island, whilst the sliding doors to the garden give a charming inside, outside feel to the room. The large lounge also has ample space for a quiet zone where you can settle by the wood burning stove and plenty of room for larger gatherings with friends and family. Marianne says it is an real party home and recalls occasions where guests have enjoyed the house and its hospitality.

Bay Tree house is like a Tardis and just grows, as the second floor contains a cinema room with comfy seating, a media wall and blackout. It is ideal for watching a movie together. Whilst the sauna, on the same floor, is where you can ease away any aches and pains.

The compact private garden is astro turfed, and an embankment to one side is full of summer colour whilst the patio provides an al fresco dining room. Marianne says she has loved her two and a half years in the house and has treasured the tranquillity and privacy it has provided. Sadly, the time has come to downsize but she takes away many happy memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

Bay Tree House

The low-maintenance rear garden is designed for entertaining and relaxation, boasting a patio, artificial lawn, and a covered jacuzzi. The front gravelled driveway provides ample parking, while external lighting and storage areas enhance practicality and appeal.

Location

Merthyr Tydfil is a thriving community offering a blend of historical charm and modern convenience. Located near the scenic Brecon Beacons, outdoor enthusiasts will appreciate the proximity to hiking trails and natural beauty. Families will enjoy the vibrant offerings of BikePark Wales and Trago Mills, alongside retail parks catering to everyday needs.

Transport links are exceptional, with easy access to the A470 and Cardiff, making this an ideal base for commuters. Merthyr also places you within reach of stunning beaches and the best of South Wales' leisure opportunities.

Bay Tree House isn't just a property; it's a lifestyle—a gateway to luxury, comfort, and adventure.





GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



2ND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 3620 sq.ft. (336.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: G

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