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CARDIFF

VALE

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BRISTOL

*Druidstone Road*

OLD ST. MELLONS



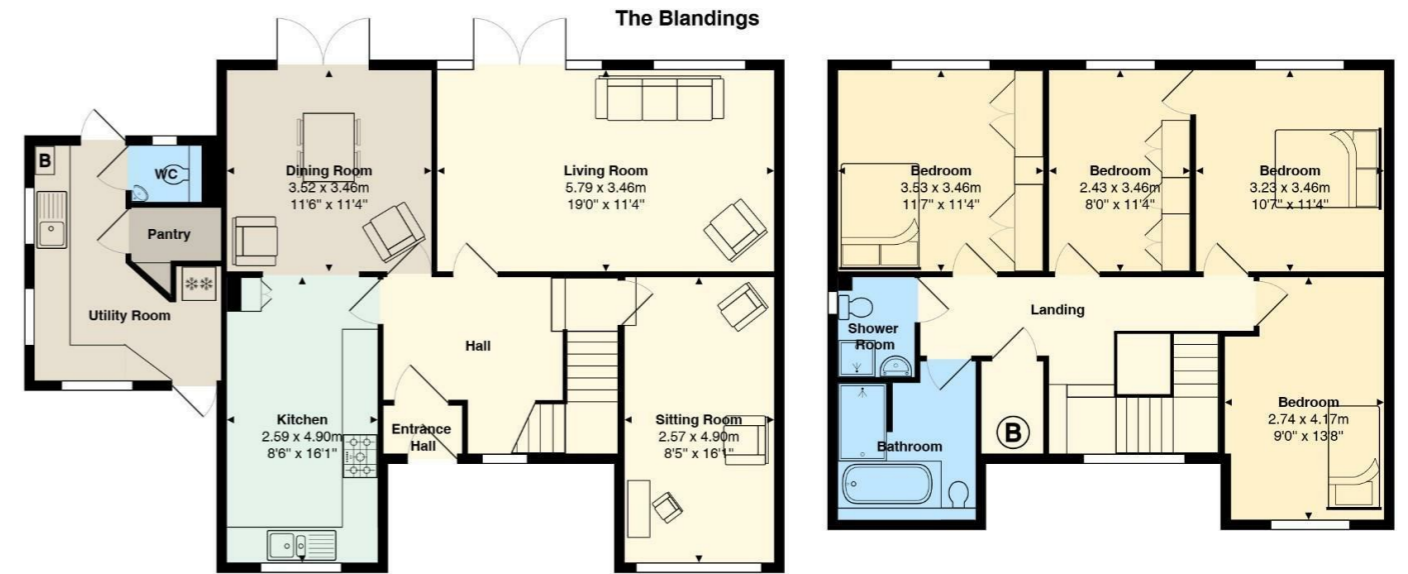
Set in the sought after Druidstone Road, a well loved four bedroom family home with views over the Bristol Channel.

Comments by Ms Nadia Refae



**Property Specialist**  
**Ms Nadia Refae**  
Valuer

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Total Area: 152.5 m<sup>2</sup> ... 1641 ft<sup>2</sup>

All measurements are approximate and for display purposes only

We've enjoyed the home for more than 50 years.

Comments by the Homeowner





# Druidstone Road

*Old St. Mellons, Cardiff, CF3 6XD*

Offers Over

**£800,000**



4 Bedroom(s)



2 Bathroom(s)



1641.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Nestled in the highly desirable Druidstone Road in Old St. Mellons, Cardiff, this splendid four-bedroom detached house offers a perfect blend of comfort and elegance. Spanning an impressive 1,641 square feet, this property is ideal for families seeking ample space and a welcoming atmosphere.

Upon entering, you will be greeted by three generous reception rooms, providing versatile areas for relaxation, entertainment, or family gatherings. The layout is thoughtfully designed to maximise both light and space, creating an inviting environment throughout the home. The well-appointed kitchen and dining areas are perfect for culinary enthusiasts and social occasions alike.

The four bedrooms offer a peaceful retreat, ensuring everyone has their own personal space. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The property boasts a spacious driveway, providing convenient off-road parking for multiple vehicles, a rare find in such a sought-after location. The absence of an onward chain allows for a smooth and efficient purchase process, making this home even more appealing.

Druidstone Road is known for its friendly community and proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This delightful detached house is a rare opportunity to secure a beautiful home in a prime location. Do not miss the chance to make this property your own.





Entrance Hall	Master Bedroom 11'6" x 11'4" (3.53 x 3.46)
Hall	Bedroom Two 10'7" x 11'4" (3.23 x 3.46)
Living Room 18'11" x 11'4" (5.79 x 3.46)	Bedroom Three 8'11" x 13'8" (2.74 x 4.17)
Sitting Room 8'5" x 16'0" (2.57 x 4.90)	Bedroom Four 7'11" x 11'4" (2.43 x 3.46)
Dining Room 11'6" x 11'4" (3.52 x 3.46)	<b>Tenure</b>
Kitchen 8'5" x 16'0" (2.59 x 4.90)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Utility Room	<b>Council tax</b>
Pantry	G
W/C	<b>School catchment</b>
Landing	English medium primary catchment area is Old St Mellons COMMUNITY
Bathroom	My English medium secondary catchment area is Eastern High School
Shower Room	My Welsh medium primary catchment area is Ysgol Gynradd Gymraeg Pen Y Groes
	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Bro Edern





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

