

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



DRUIDSTONE ROAD
OLD ST. MELLONS



High Trees Ct, Old St Mellons, CRF

Main Building: Total Interior Area 3303.81 sq ft



Ground Floor

1st Floor

2nd Floor

0 6 12 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

An exceptional example of a modern home that has been greatly improved by the current owners, arguable one of south wales best modern homes.

Comments by - Mr Elliott Hooper-Nash



DRUIDSTONE ROAD

OLD ST. MELLONS, CF3 6XD - ASKING PRICE - £1,500,000



7 Bedroom(s)



5 Bathroom(s)



3687.45 sq ft

Nestled in the charming area of Old St. Mellons, Cardiff, this exceptional detached house on Druidstone Road offers a remarkable living experience for families seeking both space and modern comforts. Built in 2022, this impressive property spans an expansive 3,687 square feet, providing ample room for relaxation and entertainment.

The home boasts three well-appointed reception rooms, perfect for hosting gatherings or enjoying quiet evenings with loved ones. With seven generously sized bedrooms, there is no shortage of personal space, making it ideal for larger families or those who desire extra room for guests. The five bathrooms ensure convenience and privacy for all residents.

One of the standout features of this property is its unique layout, which was thoughtfully designed by the current owners who purchased it off-plan. This has allowed them to make bespoke changes, enhancing the original specification to create a truly personalised home. The upgraded glazing and balcony add a touch of elegance, while also providing an abundance of natural light throughout the living spaces.

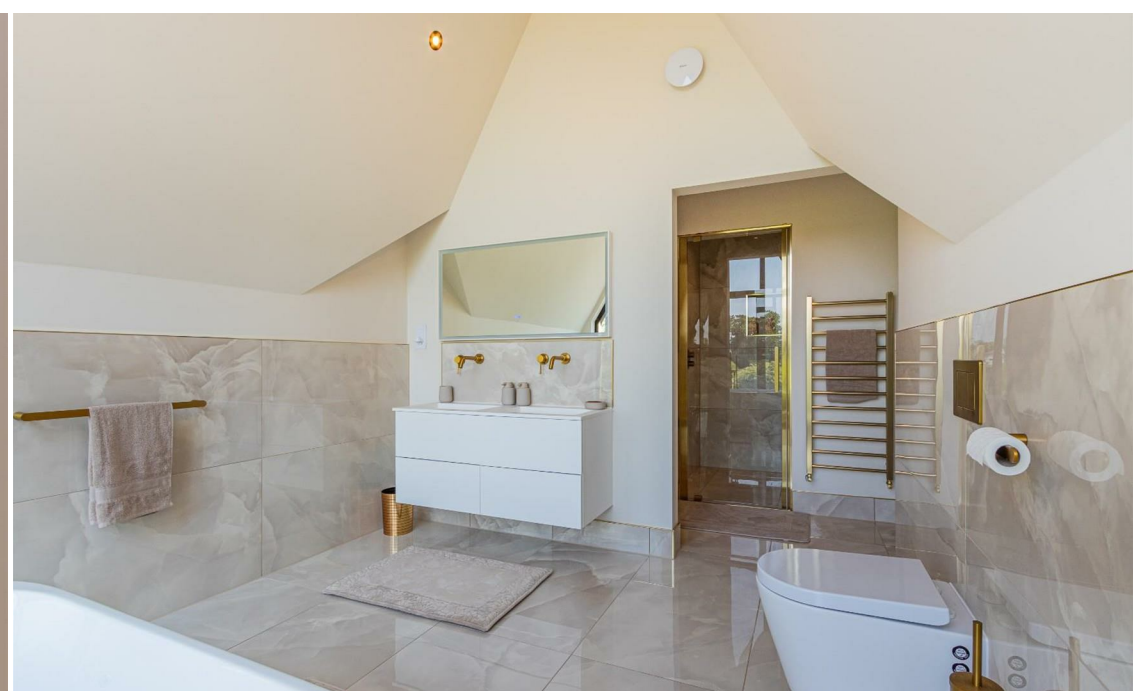
The fantastic garden is a true highlight, offering a serene outdoor retreat for relaxation and play. Additionally, the property includes outbuilding additions, which can serve various purposes, from a home office to a workshop or even a play area for children.

This remarkable family home is not just a place to live; it is a lifestyle choice that combines modern living with the charm of a well-established community. With its thoughtful upgrades and spacious design, this property is sure to impress those seeking a new home in Cardiff.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Dining Room / Study
3.10m x 3.98m (10'2" x 13'0")

Downstairs WC
1.30m x 1.38m (4'3" x 4'6")

Living Area
10.52m x 3.98m (34'6" x 13'0")
Opening onto the kitchen and entertaining area.

Kitchen / Dining Area
4.43m x 6.52m (14'6" x 21'4")

Pantry / Bar
1.23m x 1.31m (4'0" x 4'3")
Custom fitted pantry and mini bar

Utility
2.70m x 2.20m (8'10" x 7'2")

Double Garage
6.22m x 5.93m (20'4" x 19'5")

To the first floor

Bedroom One
3.03m x 3.98m (9'11" x 13'0")

Ensuite
1.70m x 2.20m (5'6" x 7'2")

Walk in wardrobe
1.70m x 1.70m (5'6" x 5'6")

Bedroom Two
3.03m x 3.98m (9'11" x 13'0")
Benefits fitted wardrobes

Ensuite
1.70m x 2.21 (5'6" x 7'3")

Family Bathroom
1.85m x 3.98m (6'0" x 13'0")

Bedroom Three / Dressing Room
3.16m x 3.99 (10'4" x 13'1")
Custom made fitted dressing room.

Bedroom Four
3.41m x 3.98m (11'2" x 13'0")

Cinema Room / Bedroom Five
4.02m x 5.91m (13'2" x 19'4")

To the Second Floor

Master Suite

Bedroom Six
8.63m x 4m (28'3" x 13'1")
Fitted furniture and window seating with built in storage

Dressing Room / Bedroom 7
6.13m x 3.99m (20'1" x 13'1")

Master Suite Bathroom
5.72m x 3.48m widest points (18'9" x 11'5" widest points)

Garden
Beautifully presented West Facing garden that benefits a 12 man jacuzzi, outbuilding with multi use, raise composite decked area and large patio. Lawned garden and fenced boundary

Driveway
Parking for multiple vehicles

Outbuilding and storage
Fantastic addition that could be used as a home office, entertaining space as well as having a fully equipped storage area with doors leading onto a raised composite decked area

Tenure
We are advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
Band -

Additional Information
10 year warranty from new
Specification upgrade to all windows and doors externally to included fitted blinds

Composite decking
Extension of Patio
Upgraded bathrooms
Custom fitted furniture in dressing rooms with 10 year warranty
Bespoke pantry and mini bar
Projector and neatly hidden TV
Speakers built into the wall behind the plaster and ultra modern.

School catchment

Specification
The development will be built to a very high standard without any compromise on materials, appliances or features throughout all four properties in the development.

- Gated community of 4 luxury homes
- Large plots
- Mandarin Stone tiling throughout
- Sigma 3, H-Line, Master Class range kitchen
- Neff integrated appliances to include: oven, micro-wave oven, full height fridge, full height freezer, full height wine cooler, coffee machine, induction hob and feature extractor
- LED spot lighting and pendants
- Cat-5 cabling to every room for high speed wired internet connection
- Underfloor heating throughout ground floor and in all bathrooms
- Air source heat pumps
- Aluminium windows and sliding doors
- Lusso stone, luxury sanitary ware
- Sprinkler system
- CCTV and security alarm system



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 