

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



DRUIDSTONE ROAD
OLD ST. MELLONS



Ridges- Druidstone Road, Old St Melons, CRF

Main Building: Total Exterior Area Above Grade 330.97 m²



Ground Floor
Exterior Area 172.68 m²



1st Floor
Exterior Area 158.29 m²



PREPARED: 2022/04/13



Fantastic family home on one of Cardiff's finest roads.

Comments by - Mr Elliott Hooper-Nash



DRUIDSTONE ROAD

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

 6 Bedroom(s)  3 Bathroom(s)  3194.21 sq ft

JeffreyRoss are proud to bring to the market this impressive family home set over two floors and approx 3,194 SQFT. located on one of Cardiff's most prestigious road is this 6 double bedroom detached property that briefly comprises impressive entrance hallway, open plan living Kitchen and dining room, large living room, formal dining room, TV room, Utility and downstairs WC. To the first floor are 6 double bedrooms with two benefiting en-suites and separate family bathroom. To the rear is an impressive and private, south facing family garden. To the front is driveway parking for multiple vehicles and electric gate.

Take a walk around our interactive Virtual tour. Make an enquiry online to access our viewings times.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
02920 499680
Elliott@jeffreycross.co.uk
Director





Entrance Hallway

Utility Room
2.59m x 4.73m (8'5" x 15'6")

Downstairs WC
2.29m x 2.21m (7'6" x 7'3")

Kitchen
4.71m x 3.65m (15'5" x 11'11")

Breakfast Area
1.74m x 3.65m (5'8" x 11'11")

Living Area
4.68m x 4.66m (15'4" x 15'3")

Formal Dining Room
4.69m x 3.67m (15'4" x 12'0")

Principal Living / Family Room
3.81m x 7.33m (12'5" x 24'0")

TV / Den Room
3.81m x 3.29m (12'5" x 10'9")

To the first floor

Bedroom One
4.73m x 3.56m (15'6" x 11'8")

Ensuite
1.97m x 3.51m (6'5" x 11'6")

Bedroom Two
4.72m x 3.23m (15'5" x 10'7")

Ensuite
1.98m x 2.17m (6'5" x 7'1")

Bedroom Three
4.85m x 4.68m (15'10" x 15'4")

Bathroom
2m x 2.53m (6'6" x 8'3")

Bedroom Four
4.75m x 3.66m (15'7" x 12'0")

Bedroom Five
3.80m x 3.70m (12'5" x 12'1")

Bedroom Six
3.80m x 3m (12'5" x 9'10")

Garden

To the front
Driveway Parking for multiple vehicles.

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

Council Tax
Band H

Additional information
New fitted electric gates and composite fence.
Driveway Extended.
New kitchen recently fitted
Fully decorated throughout this year.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	





