



DRUIDSTONE ROAD

OLD ST. MELLONS





DRUIDSTONE ROAD

OLD ST. MELLONS, CF3 6XD - £1,270,000



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

Elliott@jeffreycross.co.uk


02920 499680

Director







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 	





GLOSSY













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")

ENUSITE

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.

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

Comments by Mr Elliott Hooper-Nash



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

www.jeffreyross.co.uk

Jeffrey Ross