



DRUIDSTONE ROAD

OLD ST. MELLONS










## DRUIDSTONE ROAD

OLD ST. MELLONS, CF3 6XD - £1,450,000

 6 bedroom(s)  4 bathroom(s)  3436.00 sq ft

**\*\*SHOW HOME READY - PLOT ONE - LARGEST PLOT IN HIGH TREES COURT\*\* -**  
JeffreyRoss are proud to bring to the market this exclusive gated development of just 4 executive homes located on arguably one of Cardiff's finest roads. These fantastic family homes have been designed and built with sustainability and efficiency in mind, whilst still achieving the luxury you would expect from a property of this size and value. Each home is set over three floors and approximately 3,400 SQFT. The properties briefly comprises entrance hallway, family lounge, separate study, downstairs WC and open plan kitchen/ diner and living area, separate pantry and utility room. To the first floor are 4 double bedrooms, with two of the bedrooms benefiting en-suites and built in wardrobes, family bathroom and access to the games room above the double garage. To the second floor in an incredible master suite that occupies the entire area and benefits large double bedroom with vaulted ceilings, separate study / dressing room and master ensuite.

The properties are due for completion in spring 2023. We only have 3 of the 4 plots remaining and site visits can now be booked in to visualise the space. Please get in touch with our Llanishen office for further information.

### PROPERTY SPECIALIST

#### Mrs Sarah Bunting

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Head of Sales



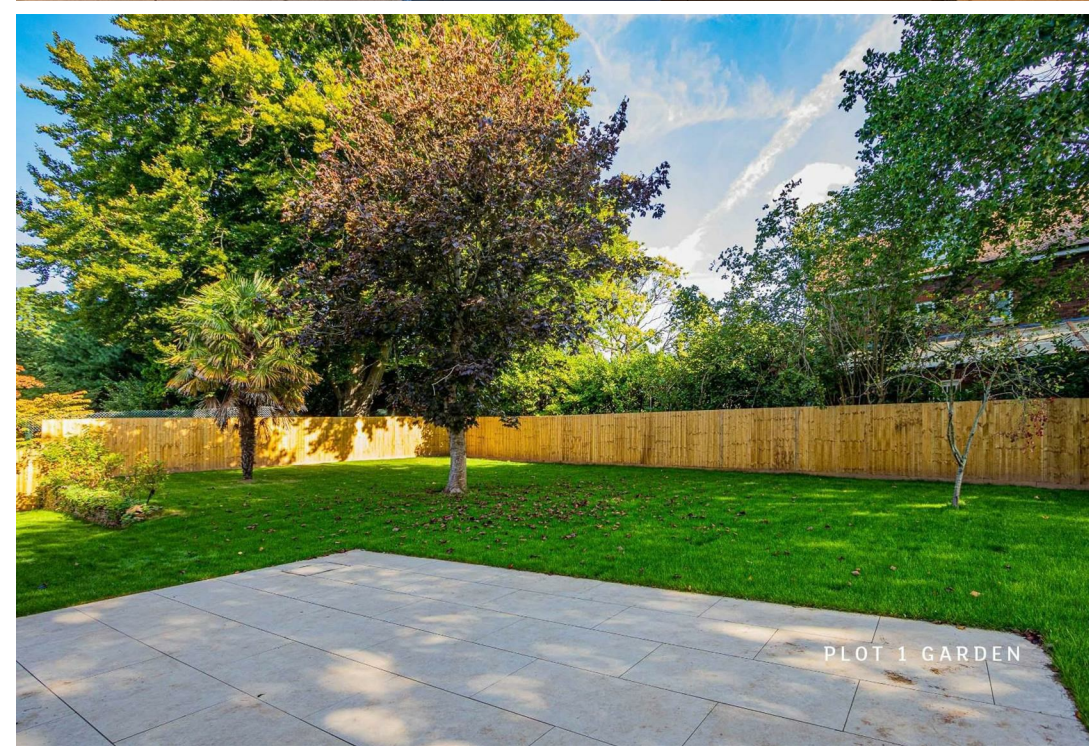









PLOT 1 GARDEN



PLOT 1 GARDEN



### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>84</b>   | <b>84</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 |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

































**LOUNGE**  
4.05 x 5.00 (13'3" x 16'4")

**STUDY**  
4.05 x 3.15 (13'3" x 10'4")

**KITCHEN / DINER**  
6.53 x 4.49 (21'5" x 14'8")

**FAMILY**  
4.05 x 5.48 (13'3" x 17'11")

**UTILITY**  
2.76 x 2.25 (9'0" x 7'4")

**WC**  
1.70 x 0.91 (5'6" x 2'11")

**DOUBLE GARAGE**  
6.30 x 6.08 (20'8" x 19'11")

**TO THE FIRST FLOOR**

**BEDROOM TWO**  
4.05 x 3.19 (13'3" x 10'5")

**EN-SUITE**  
2.24 x 1.74 (7'4" x 5'8")

**WARDROBE**  
1.74 x 1.74 (5'8" x 5'8")

**BEDROOM THREE**  
4.05 x 3.19 (13'3" x 10'5")

**EN-SUITE**  
2.24 x 1.74 / (7'4" x 5'8" /)

**BEDROOM FOUR**  
4.05 x 3.45 (13'3" x 11'3")

**BEDROOM FIVE**  
4.05 x 3.16 (13'3" x 10'4")

**FAMILY BATHROOM**  
4.05 x 1.90 (13'3" x 6'2")

**GAMES ROOM**  
5.90 x 3.80 (19'4" x 12'5")

**TO THE SECOND FLOOR**

**MASTER BEDROOM**  
4.05\* x 5.45' (13'3"\* x 17'10")

Bathroom 2.98 x 3.43  
WC 1.85 x 1.04  
Shower 1.91 x 1.24  
Study 4.05\* x 5.89\*  
Store 2.28 x 2.23

**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
- EV car charging point
- Insulated, sectional garage doors
- Bespoke, custom-made feature stair cases
- Cathedral ceilings to master floor
- Feature, pivot system front door from Spit Fire Doors
- External taps and power points
- 10 year structural warranty

**DEVELOPERS**  
The development will be designed and built to an high specification by respected builders Case Morgan Homes who deliver lifestyle defining developments, tailored perfectly to their purchaser's needs.

**VIEWINGS**  
The High Trees site is currently under construction and is scheduled for completion in Summer 2023. Viewings are strictly by appointment only with Jeffrey Ross. Contact 02920 499680 or email info@jeffreycross.co.uk to secure your viewing slot.

**TENURE**  
We are informed that the properties will be Freehold, this is to be confirmed by your legal advisor

**COUNCIL TAX**  
Band - TBC

**RESERVATION**  
The reservation fee is £5,000 to secure your plot and is based on an exchange within 8 week and is deducted from your purchase price.



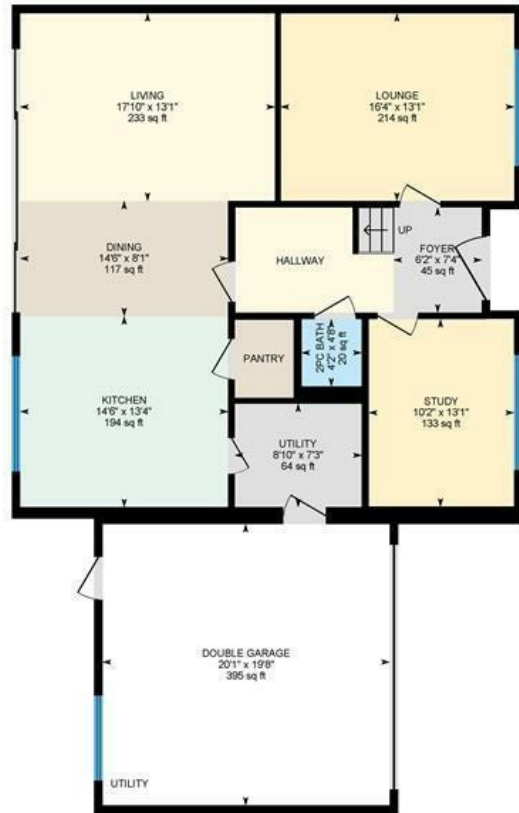


Comments by Mrs Sarah Bunting



# High Trees - Druidstone Road, Old St Mellons, CRF

Main Building: Total Interior Area 3437.82 sq ft



Ground Floor



1st Floor



2nd Floor



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.



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross