

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



DRUIDSTONE ROAD
OLD ST. MELLONS



High Trees - Druidstone Road, Old St Mellons, CRF

Main Building: Total Interior Area 3437.82 sq ft



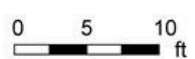
Ground Floor



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.



Executive family home in a gated community off Druidstone Road. Style meet efficiency in these fantastic family homes.

Comments by - Mr Elliott Hooper-Nash



DRUIDSTONE ROAD

OLD ST. MELLONS, CF3 6XE - OFFERS IN EXCESS OF -
£1,325,000



6 Bedroom(s)



4 Bathroom(s)



3436.00 sq ft

LAST ONE REMAINING - 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. Number 3 is a fantastic family home that has 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.

The property is set over three floors and approximately 3,436 SQFT. This executive family home 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 bedroom two with a walk in wardrobes. The first floor further benefits a family bathroom and access to the games room / Bedroom Six above the double garage. To the second floor in an incredible master suite that occupies the whole floor and benefits large double bedroom with vaulted ceilings, separate study / dressing room and master ensuite.

Please ask for the specification and additional benefits of Air sourced heating when enquiring. The planned development of St Mellons Parkway and St Johns College at the end of the road, make this an attractive, gated, family area in a executive part of Cardiff.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
02920 499680
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Director





Entrance Hallway

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 / Bedroom Six
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 (9'9" x 11'3")

WC
1.85 x 1.04 (6'0" x 3'4")

Shower
1.91 x 1.24 (6'3" x 4'0")

Study
4.05* x 5.89* (13'3"* x 19'3"*)

Store
2.28 x 2.23 (7'5" x 7'3")

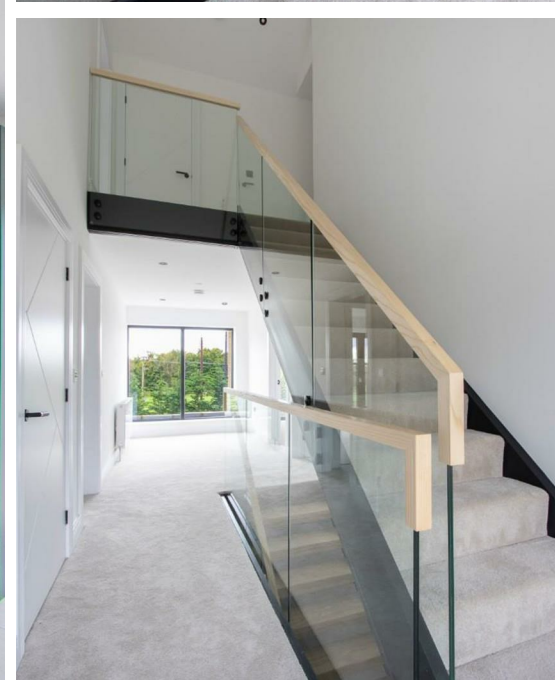
Specification
The development will be built to a very high standard without any compromise on materials, appliances or features throughout all four properties in the development.
• Gated community of 4 luxury homes
• Large plots
• Mandarin Stone tiling throughout

- 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.

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

Council Tax
Band - TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



