

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



DRUIDSTONE ROAD  
OLD ST. MELLONS

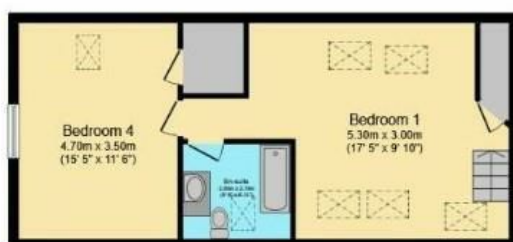




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 320.2 sq.m. (3,447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission





This stunning £1.5 million property offers the perfect blend of modern luxury and breath taking views. With it's sleek, contemporary design and high-end finishes throughout, every detail has been thoughtfully crafted to provide both comfort and style. Whether you're relaxing in the spacious living area or entertaining guests on the terrace, this home truly offers the ultimate sophisticated living. Don't miss the opportunity to make tis exceptional property your own.

Comments by - Mr Max Tustin



## DRUIDSTONE ROAD

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

 6 Bedroom(s)  5 Bathroom(s)  3751.00 sq ft

Nestled on the prestigious Druidstone Road in Old St. Mellons, Cardiff, this remarkable house offers an exceptional living experience. Spanning an impressive 3,751 square feet, the property boasts six spacious bedrooms, including a versatile garage that can easily serve as an additional bedroom, making it perfect for families or those who require extra space.

The residence features four elegant reception rooms, providing ample room for both relaxation and entertaining. Each area is designed to maximise comfort and style, ensuring that every gathering is a memorable one. With five well-appointed bathrooms, convenience and privacy are guaranteed for all occupants.

One of the standout features of this luxurious home is its breathtaking views, allowing residents to enjoy the beauty of the surrounding landscape. Additionally, the property is equipped with a rainwater harvesting system and a 4.9kW solar photovoltaic system with battery storage, promoting sustainability and energy efficiency.

Druidstone Road is renowned as one of Cardiff's most luxurious addresses, offering a serene environment while remaining conveniently close to local amenities. This exquisite house is not just a home; it is a lifestyle choice that combines elegance, comfort, and modern living. Whether you are seeking a family residence or a sophisticated retreat, this property is sure to impress.

### PROPERTY SPECIALIST

**Mr Max Tustin**  
max@jeffreygross.co.uk  
Sales Negotiator





**Hallway**  
3.99 x 5.89 (13'1" x 19'3")

**Dining area**  
4.09 x 3.25 (13'5" x 10'7")

**W.C**

**Kitchen/Lounge/Diner**  
9.53 x 7.15 (31'3" x 23'5")

**Utility room**  
2.9x 2.67 (9'6"x 8'9")

**Reception room**  
6.70 x 4.90 (21'11" x 16'0")

**Landing**  
4.26 x 8.44 (13'11" x 27'8")

**Bedroom 1**  
5.3 x 3.00 (17'4" x 9'10")

**Bathroom**  
2.30 x 3.25 (7'6" x 10'7")

**Bedroom 2**  
4.90 x 4.70 (16'0" x 15'5")

**Bedroom 3**  
4.10 x 3.90 (13'5" x 12'9")

**En suite**  
3.16 x 1.35 (10'4" x 4'5")

**Bedroom 4**  
4.70 x 3.50 (15'5" x 11'5")

**Dressing room**  
2.90 x 2.50 (9'6" x 8'2")

**En suite**  
2.80 x 2.10 (9'2" x 6'10")

**Bedroom 5**  
4.20 x 3.40 (13'9" x 11'1")

**Bedroom 6**  
4.10 x 3.90 (13'5" x 12'9")

**En suite**  
2.2 x 2.93 (7'2" x 9'7")

**Garage**  
3.90 x 7.25 (12'9" x 23'9")  
Can be used as a bedroom.

**En suite**  
1.71 x 1.86 (5'7" x 6'1")

**School catchment**  
My English medium primary catchment area is  
St Mellons C.W. Primary School (year 2024-25)

St Johns college private school

My Welsh medium primary catchment area is  
Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

**Tax band**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	95	95
(81-91) <b>B</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 