



DRUIDSTONE ROAD







## DRUIDSTONE ROAD

, CF3 6XD - £3,000 PCM



4 bedroom(s)



3 bathroom(s)



3648.00 sq ft

JeffreyRoss are delighted to offer this handsome, double fronted and spacious detached family residence, set in well maintained grounds of just over an acre, set well back from prestigious Druidstone Road, Old St. Mellons. The property is a wonderful property with electronic entry gates with stone walls and decorative railings, within a short drive to St John's College independent school, with ease of access to A48 and M4 motorway. 20ft reception hall, cloakroom, 19ft lounge, sitting room, dining room, 21ft x 20ft L-shaped fitted kitchen/breakfast room, granite and hardwood worktops, laundry room, 4 bedrooms, principal with en suite, guest en suite, dressing room, quality family bathroom, 2 attic rooms. Gas central heating, uPVC double glazing. Large rear patio with lawns and heated swimming pool, summerhouse chalet and stores. Front forecourt area with electronic gates, double garage with electronic door.

EPC RATING of C

COUNCIL TAX BAND of I

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Jon Hooper-Nash**

[jon@jeffreycross.co.uk](mailto:jon@jeffreycross.co.uk)

Director












# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>74</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 	



































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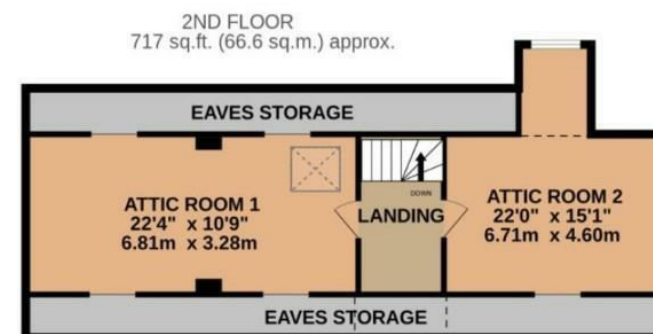
A beautiful family residence with wonderful gardens.

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Comments by Jon Hooper-Nash







**TOTAL FLOOR AREA : 3648 sq.ft. (338.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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