

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



DRUIDSTONE ROAD  
OLD ST MELLONS





## Ridges- Druidstone Road, Old St Melons, CRF

Main Building: Total Exterior Area Above Grade 330.97 m<sup>2</sup>



PREPARED: 2022/04/13





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

Comments by - Mr Elliott Hooper-Nash



## DRUIDSTONE ROAD

OLD ST MELLONS, CF3 6XD - ASKING PRICE - £1,240,000



6 Bedroom(s)



3 Bathroom(s)



3194.21 sq ft

Welcome to this stunning detached house located on Druidstone Road in the charming area of Old St. Mellons, Cardiff. This property boasts an impressive 6 bedrooms and 3 bathrooms, providing ample space for a large family or those who love to entertain guests.

As you step inside, you'll be greeted by 4 spacious reception rooms, perfect for hosting gatherings or simply relaxing with your loved ones. The property spans over 3,194 sq ft, offering plenty of room for all your needs.

One of the highlights of this home is the south-facing family garden, ideal for enjoying the sunny British weather and creating beautiful outdoor memories. The large driveway with composite fencing and an electric gate provides parking for up to 5 vehicles, ensuring convenience and security for you and your guests.

Situated on Druidstone Road, this property benefits from a prime location with easy access to local amenities, schools, and transport links. Whether you're looking for a peaceful retreat or a vibrant community, this house offers the best of both worlds.

Don't miss the opportunity to make this house your home and enjoy the comfort and luxury it has to offer. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Druidstone Road.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
elliott@brinsons.co.uk  
Negotiator





**Entrance Hallway**

**Utility Room**  
2.59 x 4.73 (8'6" x 15'6")

**Downstairs WC**  
2.29 x 2.21 (7'6" x 7'3")

**Kitchen**  
4.71 x 3.65 (15'5" x 12'0")

**Breakfast Area**  
1.74 x 3.65 (5'9" x 12'0")

**Living Area**  
4.68 x 4.66 (15'4" x 15'3")

**Formal Dining Room**  
4.69 x 3.67 (15'5" x 12'0")

**Principal Living / Family Room**  
3.81 x 7.33 (12'6" x 24'1")

**TV Room**  
3.81 x 3.29 (12'6" x 10'10")

**To the first floor**

**Bedroom One**  
4.73 x 3.56 (15'6" x 11'8")

**Ensuite**  
1.97 x 3.51 (6'6" x 11'6")

**Bedroom Two**  
4.72 x 3.23 (15'6" x 10'7")

**Ensuite**  
1.98 x 2.17 (6'6" x 7'1")

**Bedroom Three**  
4.85 x 4.68 (15'11" x 15'4")

**Bathroom**  
2 x 2.53 (6'7" x 8'4")

**Bedroom Four**  
4.75 x 3.66 (15'7" x 12'0")

**Bedroom Five**  
3.80 x 3.70 (12'6" x 12'2")

**Bedroom Six**  
3.80 x 3 (12'6" x 9'10")

**Garden**

Large and private South facing family garden with mature borders

**To the front**

Driveway Parking for multiple vehicles - composite fencing and electric gate

**Tenure**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**Additional Information**

Driveway Extended.  
New kitchen recently fitted  
Fully decorated throughout this year.





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>	71	80
(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 	











