

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



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



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 6XD - ASKING PRICE £1,400,000



6 Bedroom(s)



4 Bathroom(s)



3436.00 sq ft

**\*\*PLOT 3 - HIGH TREES COURT - LAST REMAINING PLOT\*\*** - 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 3,436 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 / Bedroom Six 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. 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.

**\*\*Images are of Plot one for reference only with regards to internal specification\*\***  
Plot 3 is available, 0.24 of an acre plot and South Facing garden.\*\*

We only have 1 plot remaining and is ready to view. Please get in touch with our Llanishen office for further information.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
02920 499680  
Elliott@jeffreyross.co.uk  
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**

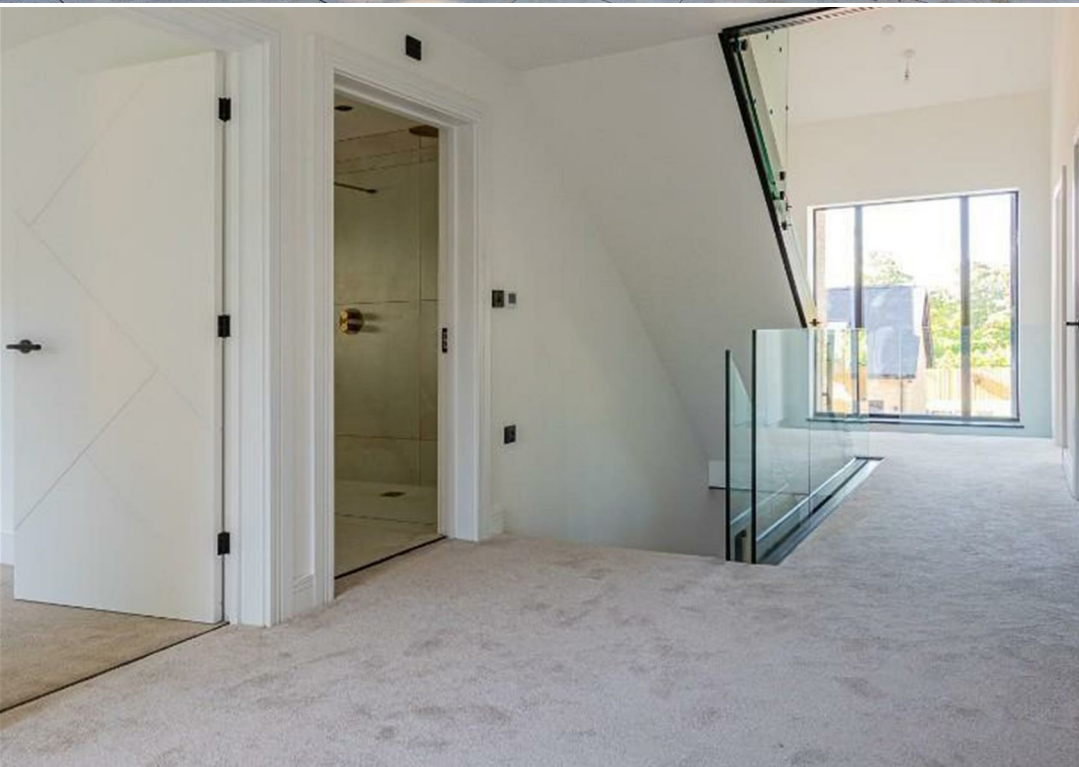
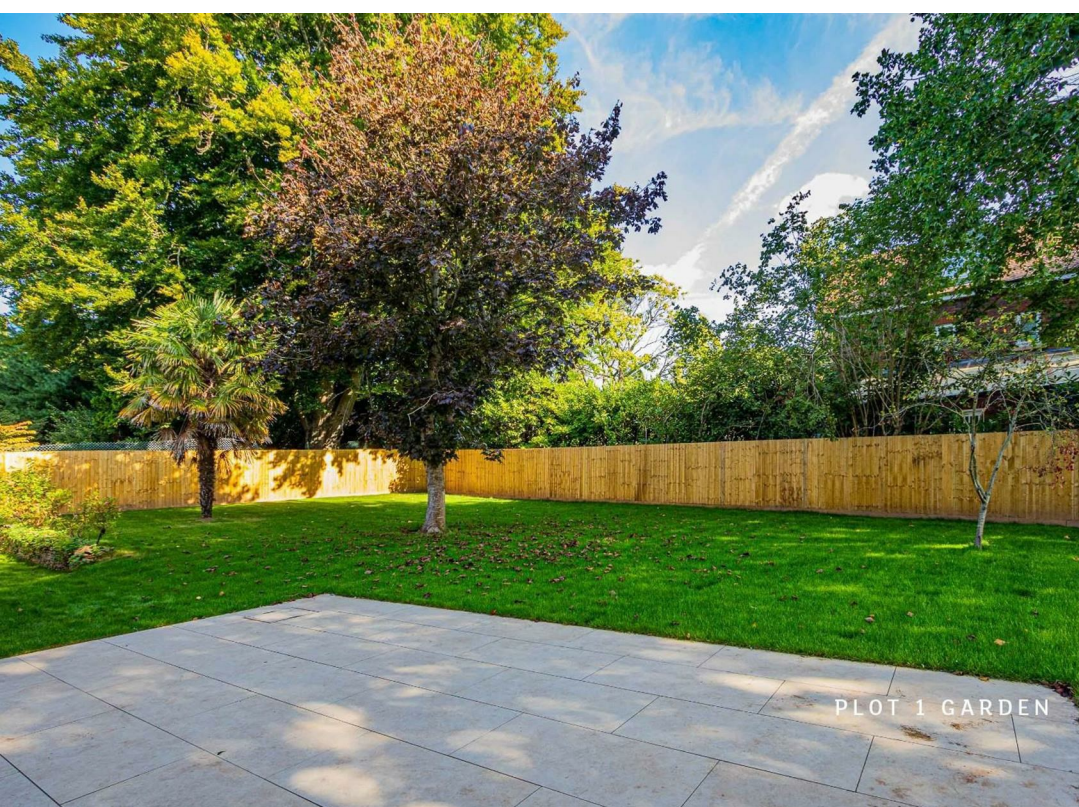
The development will be designed and built to a high specification by respected builders Case Morgan Homes who deliver lifestyle defining developments, tailored perfectly to their purchaser's needs.

**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		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



