

Jeffrey Ross

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS



DRUIDSTONE ROAD  
OLD ST. MELLONS



## High Trees Ct, Old St Mellons, CRF

Main Building: Total Interior Area 3303.81 sq ft



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.



An exceptional example of a modern home that has been greatly improved by the current owners, arguable one of south wales best modern homes.

Comments by - Mr Elliott Hooper-Nash



## DRUIDSTONE ROAD

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



7 Bedroom(s)



5 Bathroom(s)



3687.45 sq ft

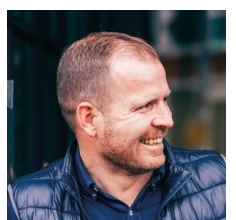
Nestled in the charming area of Old St. Mellons, Cardiff, this exceptional detached house on Druidstone Road offers a remarkable living experience for families seeking both space and modern comforts. Built in 2022, this impressive property spans an expansive 3,687 square feet, providing ample room for relaxation and entertainment.

The home boasts three well-appointed reception rooms, perfect for hosting gatherings or enjoying quiet evenings with loved ones. With seven generously sized bedrooms, there is no shortage of personal space, making it ideal for larger families or those who desire extra room for guests. The five bathrooms ensure convenience and privacy for all residents.

One of the standout features of this property is its unique layout, which was thoughtfully designed by the current owners who purchased it off-plan. This has allowed them to make bespoke changes, enhancing the original specification to create a truly personalised home.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**  
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Director





**Entrance Hallway**

**Dining Room / Study**  
3.10m x 3.98m (10'2" x 13'0")

**Downstairs WC**  
1.30m x 1.38m (4'3" x 4'6")

**Living Area**  
10.52m x 3.98m (34'6" x 13'0")  
Opening onto the kitchen and entertaining area.

**Kitchen / Dining Area**  
4.43m x 6.52m (14'6" x 21'4")

**Pantry / Bar**  
1.23m x 1.31m (4'0" x 4'3")  
Custome fitted pantry and mini bar

**Utility**  
2.70m x 2.20m (8'10" x 7'2")

**Double Garage**  
6.22m x 5.93m (20'4" x 19'5" )

**To the first floor**

**Bedroom One**  
3.03m x 3.98m (9'11" x 13'0")

**Ensuite**  
1.70m x 2.20m (5'6" x 7'2")

**Walk in wardrobe**  
1.70m x 1.70m (5'6" x 5'6")

**Bedroom Two**  
3.03m x 3.98m (9'11" x 13'0")  
Benefits fitted wardobes

**Ensuite**  
1.70m x 2.21 (5'6" x 7'3")

**Family Bathroom**  
1.85m x 3.98m (6'0" x 13'0")

**Bedroom Three / Dressing Room**  
3.16m x 3.99 (10'4" x 13'1")  
Custom made fitted dressing room.

**Bedroom Four**  
3.41m x 3.98m (11'2" x 13'0")

**Cinema Room / Bedroom Five**  
4.02m x 5.91m (13'2" x 19'4")

**To the Second Floor**

**Master Suite**

**Bedroom Six**  
8.63m x 4m (28'3" x 13'1")  
Fitted furniture and window seating with built in storage

**Dressing Room / Bedroom 7**  
6.13m x 3.99m (20'1" x 13'1")

**Mater Suite Bathroom**  
5.72m x 3.48m widest points (18'9" x 11'5" widest points)

**Garden**

Beatifully presented West Facing agrden that benefiots a 12 man jacuzzi, outbuilding with multi use, raise composite decked area and large patio. Lawned agrdena nd fenced boundary

**Driveway**

Parking for multiple vehicles

**Outbuilding and storage**

Fantastic additon that could be used as a home office, entertaining space as well as having a fully equipped storage area with doors leading onto a raised composite decked area

**Tenure**

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

**Council Tax**

Band -

**Additional Information**

10 year warranty from new  
Specification upgrade to all windows and doors externally to included fitted blinds  
Composite decking  
Extension of Patio  
Upgraded bathrooms  
Custom fitted furniture in dressing rooms with 10 year warranty  
Bespoke pantry and mini bar  
Projector and neatly hidden TV  
Speakers built into the wall behind the plaster and ultra modern.

**School catchment**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 84                      | 90        |
| (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 |           |





