

# Druidstone Road

OLD ST. MELLONS, CARDIFF, CF3 6XD

**GUIDE PRICE £750,000**

**Hern &  
Crabtree**





# Druidstone Road

Set along one of Old St Mellons most established residential addresses, Cefn Eurwg is a distinguished detached period home of impressive scale (over 3,600 sqft), approached through mature grounds and accompanied by a self contained two bedroom annex. The property enjoys a strong presence within its setting, surrounded by sizeable homes and generous plots that define this sought after edge of Cardiff location. Rich in character and architectural detail, the house now requires comprehensive renovation and restorative works throughout, presenting a rare opportunity for a buyer with vision to reimagine a significant residence and shape it to their own design and lifestyle requirements.

Internally the accommodation extends across several floors and offers a breadth of reception rooms, bedrooms and flexible loft space, while externally the gardens provide a sense of privacy and potential that is increasingly difficult to find so close to the city. The annex adds further versatility, lending itself to multi generational living, guest accommodation or workspace potential, subject to individual needs.

Old St Mellons remains highly regarded for its balance of countryside atmosphere and accessibility. The surrounding area offers local pubs, golf courses, equestrian routes and open green spaces, while everyday amenities can be found nearby at St Mellons, Pontprennau and along Newport Road. Cardiff city centre lies within comfortable reach, with convenient road links to the A48 and M4 providing easy access for commuters travelling towards Bristol, Newport or further west. Well respected schools and a strong community feel continue to make this location a firm favourite for buyers seeking space, character and long term potential within a semi rural Cardiff setting.

- Detached period residence
- Substantial grounds and driveway
- Five first floor bedrooms
- Prestigious Old St Mellons location
- No onward chain
- Attached two bedroom annex
- Multiple reception rooms
- Extensive renovation required
- Development and lifestyle potential



3667.00 sq ft

### Entrance Porch

A storm porch is set beneath a brick archway, opening into a tiled porch area. A central glazed timber door with matching sidelights and an overlight leads through to the main entrance hall.

### Entrance Hall

A welcoming central hallway with parquet flooring, plate rail detailing and radiator. Stairs rise to the first floor and doors lead to the principal ground floor rooms.

### Lounge

Positioned to the front of the house, the lounge features a timber bay window with secondary glazing and two distinctive circular porthole windows to the side. Period details include a coved ceiling, picture rail and parquet flooring. A brick open fireplace forms a focal point, with two radiators and a serving hatch through to the dining room.

### Sitting Room

A second generous reception room with timber bay window to the side and additional windows to the front, all with secondary glazing. Finished with parquet flooring, coved ceiling, picture rail, two radiators and a brick open fireplace.

### Study

Overlooking the side and rear, the study offers timber windows with secondary glazing, built in glazed display cabinets to the alcoves, parquet flooring and radiator.

### Rear Veranda

Accessed from the hallway, this former conservatory space is now open and offers potential as a veranda or transitional space, subject to refurbishment.

### Cloakroom

A practical split cloakroom comprising a coats and boots area with wash hand basin and timber window to the rear. A connecting door leads through to a separate WC with obscure glazed timber window to the side. The flooring continues in an Italian style composite finish.

### Kitchen

Set just off the hallway, the kitchen includes wall and base units with worktops over, tiled splashbacks and a one and a half bowl sink with drainer. There is space for a gas cooker and a timber window to the rear. An archway leads through to the dining room and a timber door opens to the side entrance.

### Walk In Pantry

Located off the kitchen, the pantry provides shelving and a timber window to the rear, with Italian stone composite flooring.

### Side Entrance / Utility

A versatile area with timber door to the front and windows, offering potential as a utility space or bin store.

### Dining Room

With timber window to the side with secondary glazing, radiator and traditional Welsh dresser. A serving hatch connects back to the lounge and a floor mounted Worcester gas boiler is located within the room.

### First Floor Landing

Stairs rise from the entrance hall to a spacious landing with traditional balustrade. Further stairs continue to the second floor.

### Bedroom One

A generous principal bedroom with timber bay window to the front and additional window to the side. Fitted wardrobes and two radiators.

### Bedroom Two

Windows to the side and rear with secondary glazing, fitted wardrobe and radiator.

### Bedroom Three

Positioned to the front with three windows with secondary glazing, a wash hand basin, feature porthole window to the side and radiator.

### Bedroom Four

Timber windows to the rear and side with secondary glazing, picture rail and radiator.

### Bedroom Five

Timber window to the side with secondary glazing, built in wardrobes, picture rail and radiator.

### Shower Room

Fitted with a quadrant shower enclosure, wash hand basin, laminate flooring and timber window to the rear.

### Separate WC

Adjacent to the shower room, with timber window to the rear. This room offers potential to combine with the shower room to create a larger bathroom.

### Bathroom

Located to the front, with obscure glazed timber window, bath, wash hand basin and shower over.

### Airing Cupboard

Former airing cupboard with shelving and timber window to the side.

### Second Floor Loft Space

Stairs rise to a second floor landing with skylight window, balustrade and access to eaves storage.

(Please note: the second floor was converted by the family many years ago and is unlikely to conform to current building regulations. The space is therefore classed as loft space only, although it may be suitable for a variety of uses.)

### Loft Room One

With skylight window to the side, wash hand basin, radiator, built in storage and access to further loft storage.

### Utility Room

Featuring a double glazed skylight, radiator, wash hand basin and storage cupboards.

### Loft Room Two

With timber window to the rear overlooking the garden, radiator and access to eaves storage.

### Annex Accommodation

Attached to the main house is a self contained two bedroom annex arranged over two floors.

### Annex Lounge

Entered via a double glazed timber door, the lounge features a fireplace, timber window to the front and radiator. Stairs rise to the first floor and a balcony style landing allows light from an additional skylight above.

### Kitchen Breakfast Room

Open plan from the lounge, fitted with wall and base units, worktops, gas cooker, stainless steel sink and drainer, tiled flooring, timber window to the rear and a door opening to the garden.

### Utility Area

A walk through utility space with obscure glazed window and access to the shower room.

### Bathroom

Arranged in two sections, comprising a shower quadrant with WC, and a continuation through to a bath, wash hand basin and double glazed window to the side.

### First Floor Landing

With timber window to the side, skylight, airing cupboard housing hot water tank and balustrade overlooking the lounge.

### Bedroom One

A small double bedroom with timber window to the rear, radiator and recessed wardrobe.

### Bedroom Two

Similar in size and layout, with timber window to the rear, recessed wardrobe and radiator.

(Please note: the annex is currently occupied by a tenant who has been served notice.)

### Gardens and Grounds

To the front, the property enjoys a large driveway providing off street parking for several vehicles, bordered by mature shrubs, trees, hedging and flower beds. A lawned garden sweeps around the side of the house and continues through to the rear.

The side garden includes lawned areas and a former putting green, leading through to the main rear garden.



The rear garden is predominantly laid to lawn with a raised patio area close to the house, established borders, mature hedging and fencing, some of which requires repair. There are several outbuildings and a purpose built storage structure, all in need of refurbishment.

Within the grounds there is a sunken cesspit serving the main house. It is understood that main drainage is available within the road but has never been connected to the property.

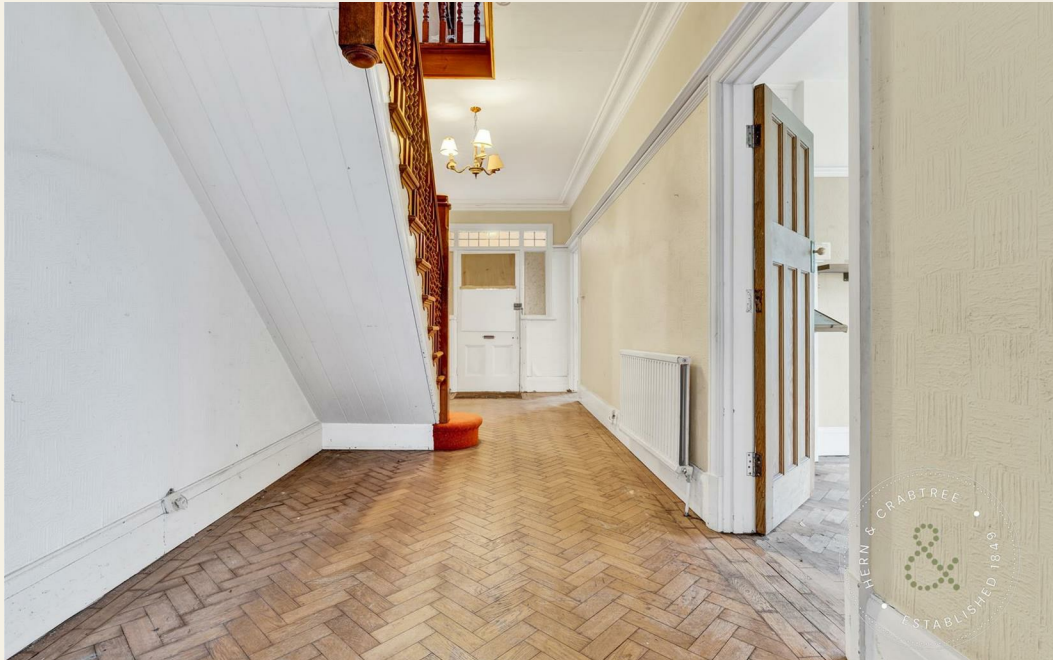
A gated side access connects the rear garden back to the front.

### Disclaimer

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conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non refundable AML administration fee of £24 inc VAT per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.













Approx Gross Internal Area  
341 sq m / 3667 sq ft

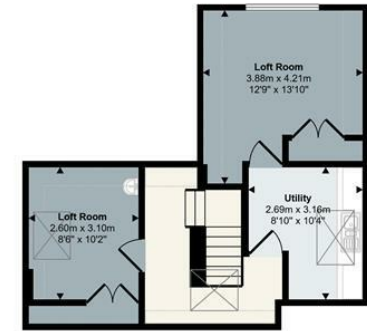


Ground Floor  
Approx 159 sq m / 1708 sq ft

Denotes head height below 1.5m



First Floor  
Approx 139 sq m / 1500 sq ft



Second Floor  
Approx 43 sq m / 458 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		