

FOR SALE

Druidstone Road

Old St. Mellons, Cardiff, CF3 6AZ

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ASKING PRICE

£1,500,000

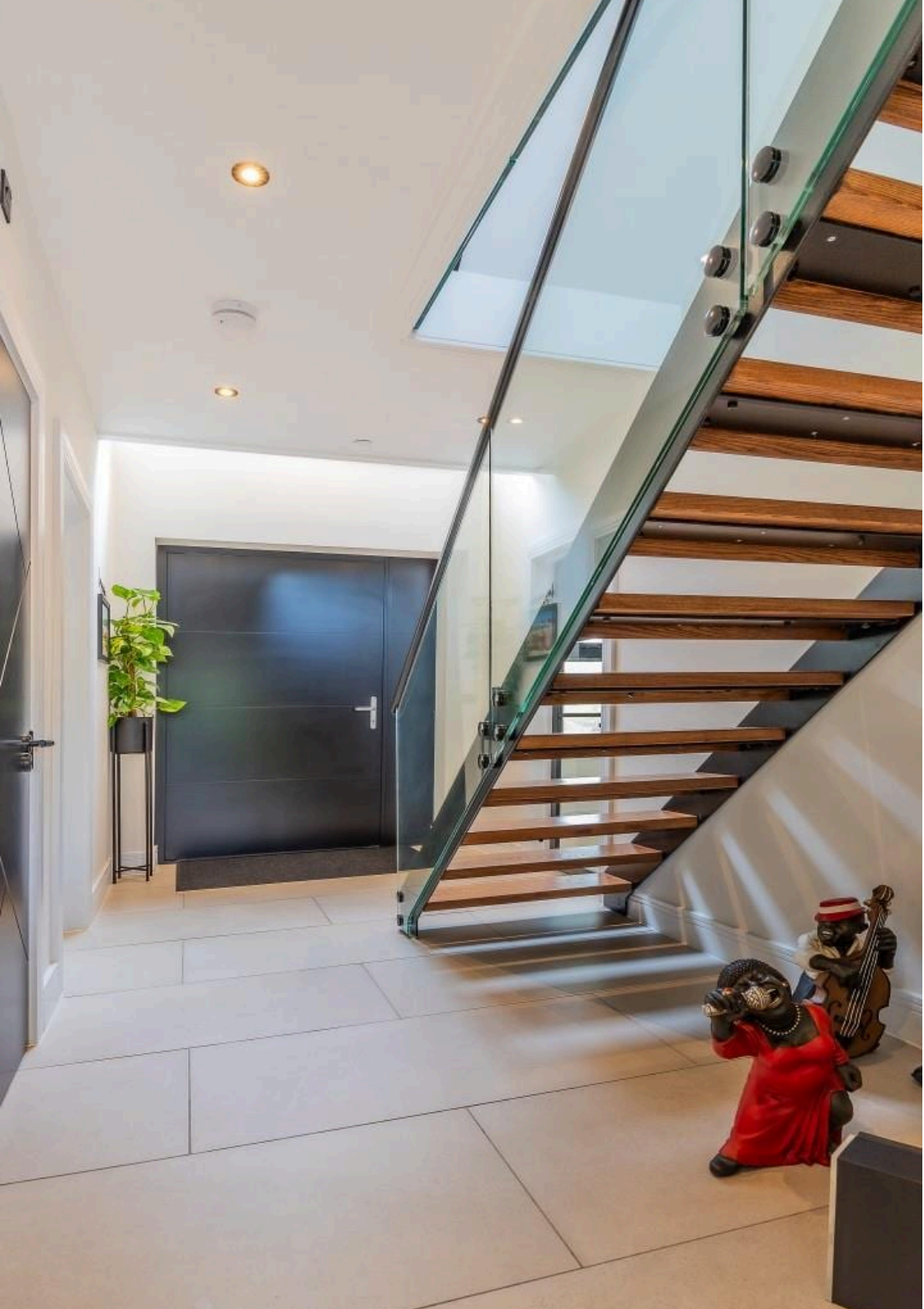
7 BEDROOMS

5 BATHROOMS

3 RECEPTIONS

3,688 SQ FT





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



ELLIOTT HOOPER-NASH
DIRECTOR · LLANISHEN



THE PROPERTY

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.

KEY FEATURES

3,687 SQFT

NO CHAIN

0.30 OF AN ACRE PLOT

OUTBUILDINGS

2 FITTED DRESSING ROOMS

5 DOUBLE BEDROOMS

FIRST FLOOR CINEMA ROOM



INSIDE



INSIDE



OWNERS' COMMENTS

*A outstanding development we have loved
living in, all neighbours are very friendly
and everyone gets along well with
each other.*

THE OWNERS

OLD ST. MELLONS, CARDIFF



ACCOMMODATION

DINING ROOM / STUDY

3.10m x 3.98m

DOWNSTAIRS WC

1.30m x 1.38m

LIVING AREA

10.52m x 3.98m

KITCHEN / DINING AREA

4.43m x 6.52m

PANTRY / BAR

1.23m x 1.31m

UTILITY

2.70m x 2.20m

DOUBLE GARAGE

6.22m x 5.93m

BEDROOM ONE

3.03m x 3.98m

ENSUITE

1.70m x 2.20m

WALK IN WARDROBE

1.70m x 1.70m

BEDROOM TWO

3.03m x 3.98m

ENSUITE

1.70m x 2.21

FAMILY BATHROOM

1.85m x 3.98m

BEDROOM THREE / DRESSING ROOM

3.16m x 3.99

BEDROOM FOUR

3.41m x 3.98m

CINEMA ROOM / BEDROOM FIVE

4.02m x 5.91m

BEDROOM SIX

8.63m x 4m

DRESSING ROOM / BEDROOM 7

6.13m x 3.99m

MATER SUITE BATHROOM

5.72m x 3.48m widest points

GARDEN

DRIVEWAY

OUTBUILDING AND STORAGE

ADDITIONAL INFORMATION

SCHOOL CATCHMENT

FLOORPLAN

High Trees Ct, Old St Mellons, CRF

Main Building: Total Interior Area 3303.81 sq ft



Ground Floor



1st Floor



2nd Floor

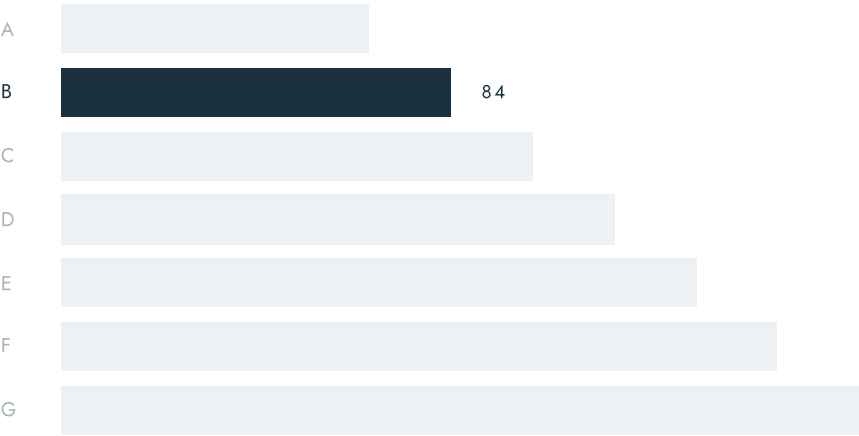


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy efficiency

Currently band B, with the potential to reach band B.



Rating 84 · potential 90. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	3,688 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND I · ABOUT £4,697 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	84 · POTENTIAL 90

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU