

FOR SALE | Guide Price £1,375,000 | Druidstone Road, Old St Mellons, Cardiff CF3 6XD

HIGH TREES COURT OFFERS THE FINAL OPPORTUNITY TO OWN A LUXURIOUS EXECUTIVE HOME IN CARDIFF'S MOST PRESTIGIOUS NEIGHBOURHOOD. THESE METICULOUSLY DESIGNED RESIDENCES BOAST SPACIOUS LIVING AREAS, WELL-APPOINTED KITCHENS, AND STUNNING MASTER SUITES. SUSTAINABLE FEATURES AND A PRIME LOCATION NEAR ST JOHN'S COLLEGE MAKE HIGH TREES COURT THE EPITOME OF SOPHISTICATED FAMILY LIVING.



CHAMBERS

EST. 1992

029 2052 2106

chambersestateagents.co.uk

Description

Chambers Estate Agents are Delighted to Present: High Trees Court, Druidstone Road.

The Last Remaining Plot in an Exclusive Gated Development:

Nestled on arguably Cardiff's most prestigious avenue, Chambers Estate Agents is honoured to present High Trees Court, a remarkable development of just four executive residences. Each meticulously crafted home embodies a harmonious blend of sustainability and unparalleled luxury, befitting its exceptional size and value.

Unveiling Spacious Grandeur:

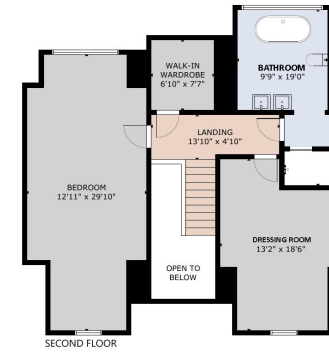
Encompassing approximately 3,421 square feet over three floors, these havens of comfort offer a haven for families who appreciate the finer things. Upon entry, a welcoming hallway unfolds, leading to an expansive family lounge, a dedicated study for focused productivity, and a downstairs cloakroom for added convenience. The heart of the home lies in the open-plan kitchen, dining, and living area. Imagine culinary creations in the well-equipped kitchen, shared laughter over meals in the dining space, and seamless relaxation in the adjoining living area. A separate pantry and utility room ensure a clutter-free haven.

A Retreat for Every Member of the Family:

Ascend the stairs to a double bedroom fitted with a walk-in wardrobe and a bathroom.

proximity.

The Pinnacle of Luxury



GROSS INTERNAL AREA
TOTAL: 3,421 sq ft
GROUND FLOOR: 1,192 sq ft, FIRST FLOOR: 1,340 sq ft, SECOND FLOOR: 889 sq ft
EXCLUDED AREAS: GARAGE: 422 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.