

# CHAMBERS

Finding Homes Since 1992.



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*High Trees*

DRUIDSTONE ROAD



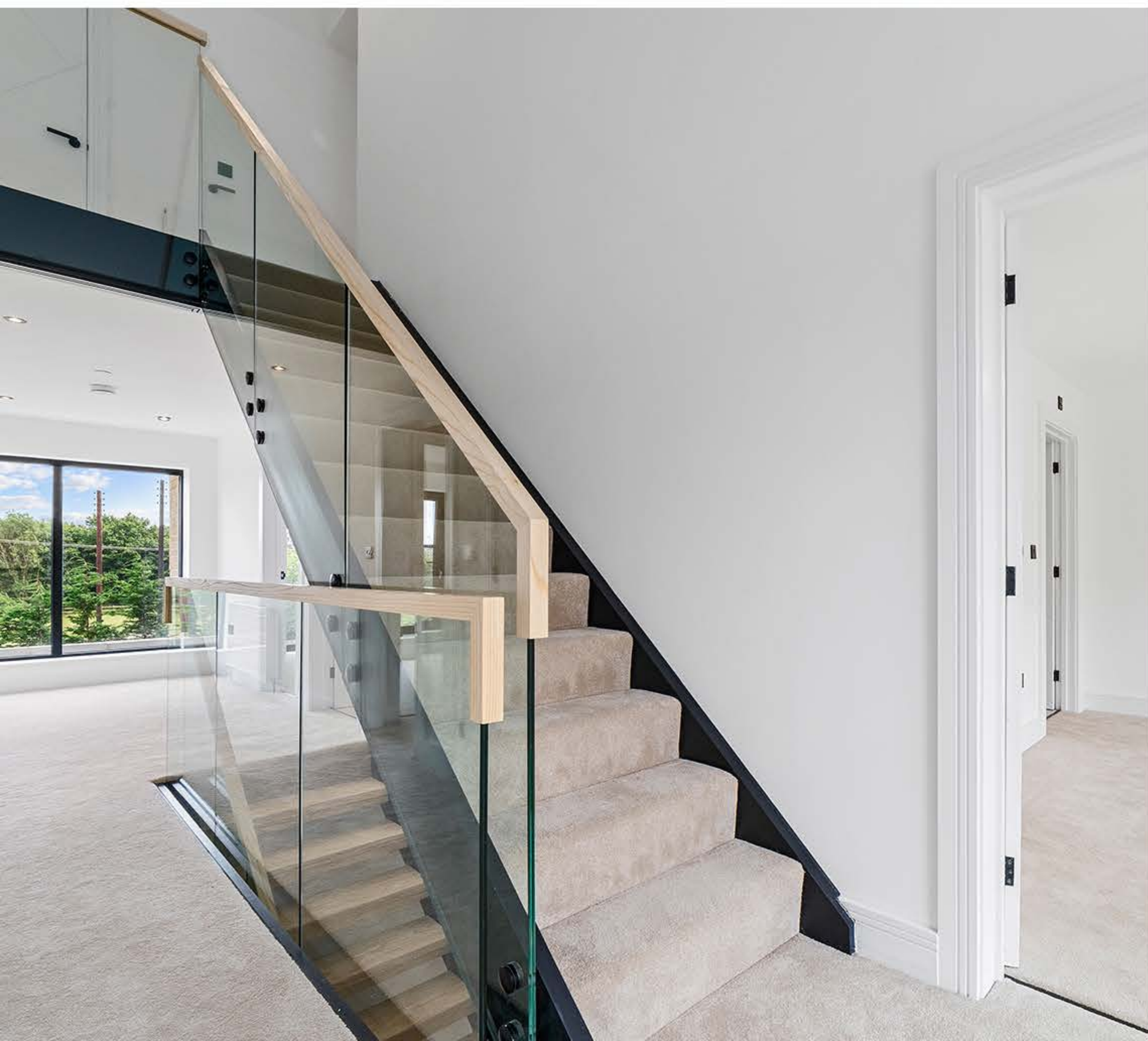
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## Welcome To **High Trees,** Druidstone Road

High Trees is a prestigious gated development of just 4 beautifully designed homes set along a private road off the much desired Druidstone Road in Old St Mellons.

The High Trees development offers a perfect mix of rural charm yet just a short drive to the heart of the Capital allowing owners to get the best of both worlds.

### **Key features** include:

- Be one of the four – High Trees is a gated estate of just four executive homes.
- Very large plots (compared to other developments in the area).
- 4/5/6 bedroom (depending on individual configuration).
- Built and finished to an high standard without any compromise.



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## **Designed and built with love**

- **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.

- **Developers**

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

- **Viewings**

The High Trees site is currently under construction and is scheduled for completion in Spring 2023. Viewings are strictly by appointment only with Chambers Estate Agents.

- **Contact**

Phone : 0292 052 2106

Email : [chambersestateagents.co.uk](mailto:chambersestateagents.co.uk) to secure your viewing slot.



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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

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GROUND FLOOR

GROSS INTERNAL AREA  
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Ground Floor Rooms	Metres / Feet
Kitchen / Living Area	34'7" x 17'8"
Living Room	13'0" x 16'0"
Sitting Room	13'3" x 9'10"
Hallway	7'0" x 19'2"
Utility Room	7'2" x 8'9"
WC	4'10" x 4'3"
Pantry	5'6" x 4'1"
Garage	20'6" x 20'7"

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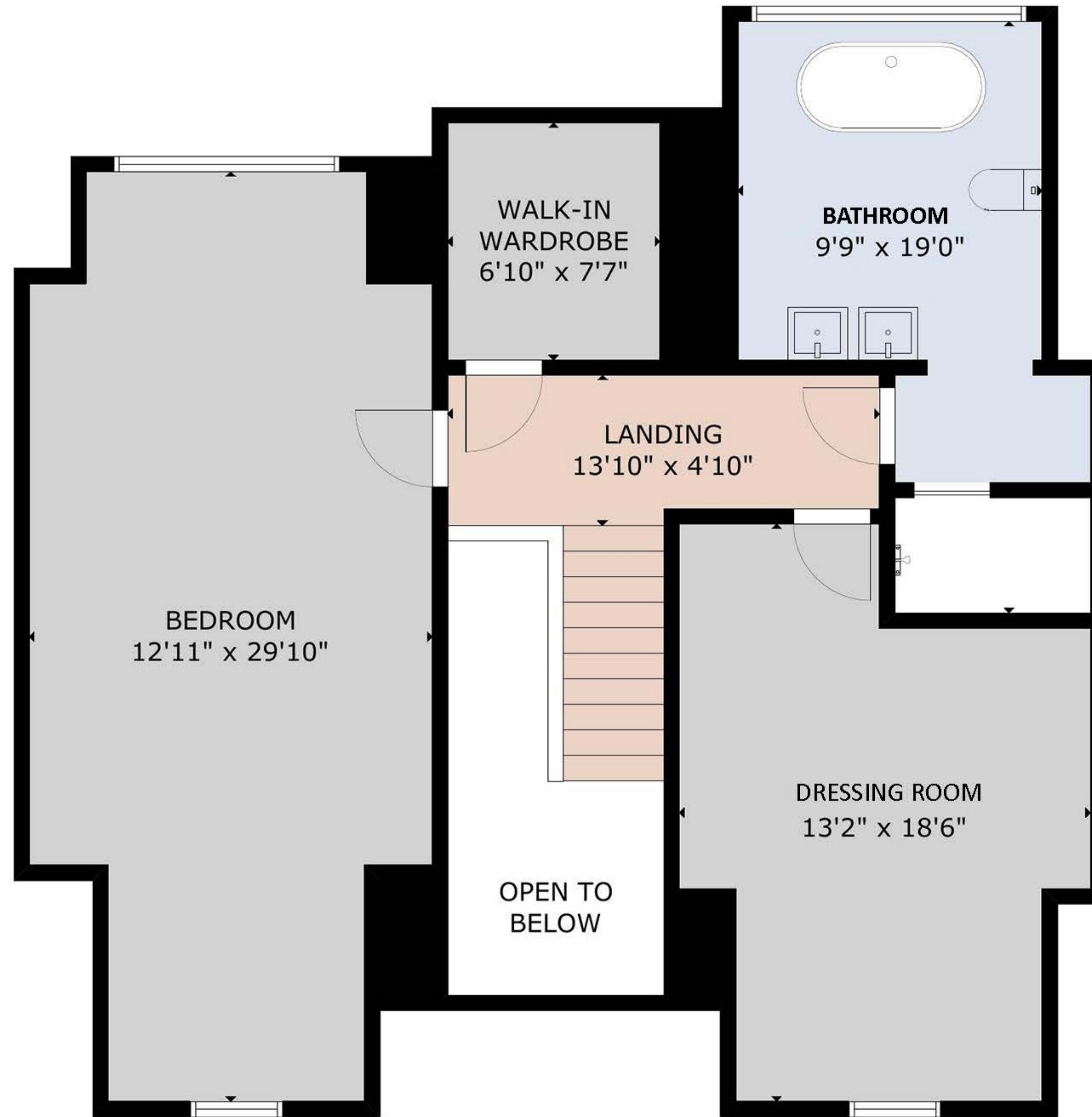
FIRST FLOOR

GROSS INTERNAL AREA  
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First Floor Rooms	Metres / Feet
Bedroom	19'3" x 12'9"
Bedroom 2	12'11" x 10'2"
Bedroom 3	19'3" x 12'9"
Hallway	13'8" x 4'3"
Hallway / Landing	7'6" x 27'0"
Utility	5'6" x 3'0"
Bathroom	12'10" x 6'0"
Bedroom 4	12'11" x 12'5"
Bathroom	6'11" x 5'5"
Bedroom 5	12'10" x 9'9"
Bathroom	6'10" x 5'8"
Storage	5'7" x 5'8"

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SECOND FLOOR

GROSS INTERNAL AREA  
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 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

second Floor Rooms	Metres / Feet
Bedroom 6	12'11" x 29'10"
Walk In Wardrobe	6'10" x 7'7"
Landing	13'10" x 4'10"
Dressing Room	13'2" x 18'6"
Bathroom	9'9" x 19'0"

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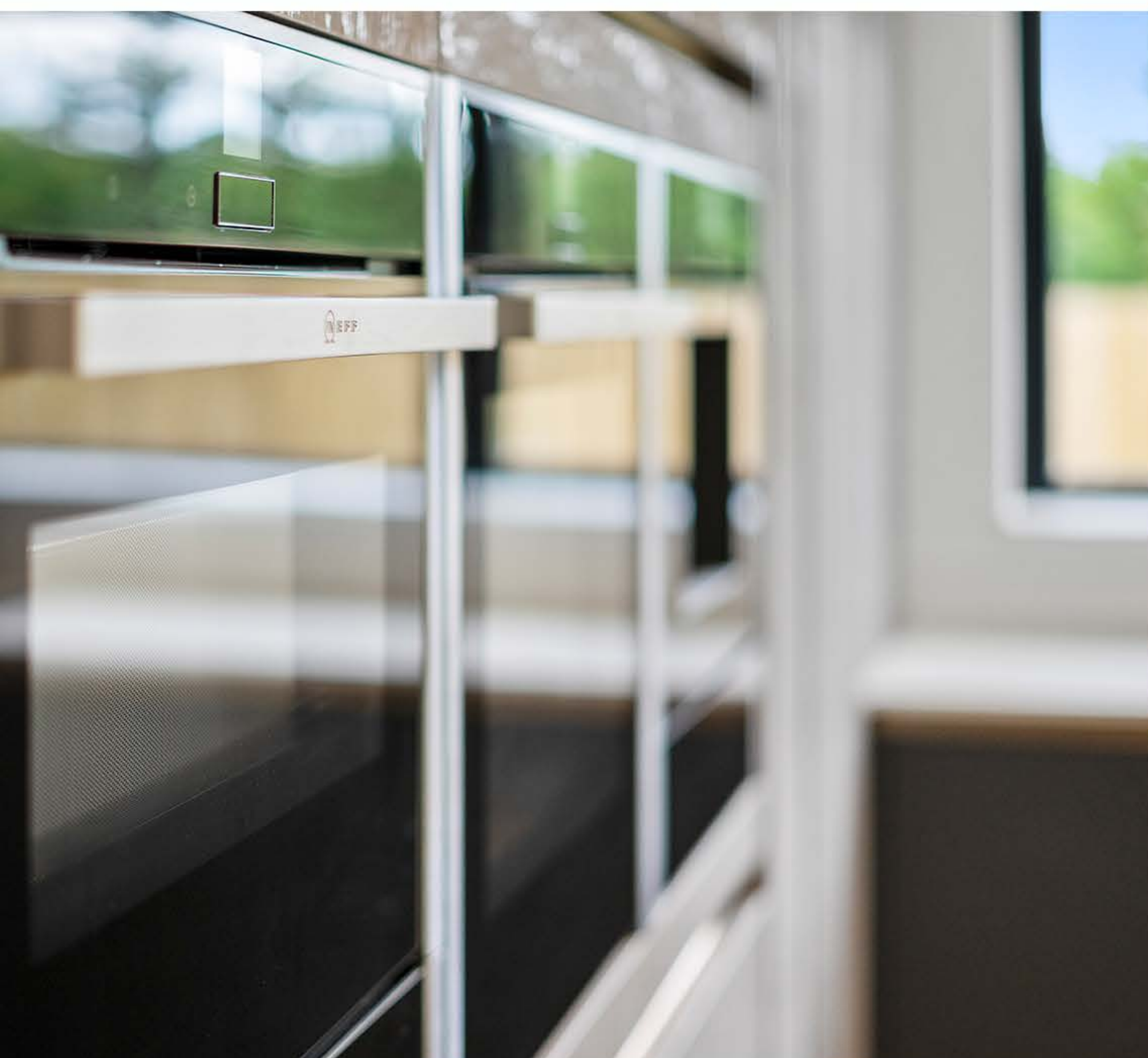


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## Specification

- 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



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## About Our Tour

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### FPV Fly Through

Follow our socials to see the full fly through filmed on our DJI Avata drone.

### YouTube

**Chambers** 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.

### Instagram

Follow Our Instagram for a Glimpse of  
The High Trees Druidstone Road

<https://www.instagram.com/chambersestateagents/>



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