



 4  2  3

Naturally Woodlands Brynna Road, Brynna Pontyclun

£575,000



01443 222851
talbotareen@peteralan.co.uk

About the property

Naturally Woodlands is a small collection of award winning, limited edition, detached four-bedroom homes which have been sensitively designed to harmonise with their stunning woodland surroundings. Each property's striking architectural design features extensive glazing, skylights, balconies, double height entrance halls, open-plan living spaces, and traditional materials, inviting the outside in and maximising natural light. Custom designed kitchens with integrated appliances, sleek bathrooms and en-suites, and an array of special features combine to create homes which exude warmth, comfort and luxury. Designed and built to uncompromising standards,

ROWAN HOUSE

The spacious, double aspect living room of Rowan House is centred round an integral wall-mounted fire whilst the dining area beyond connects with a bespoke designer kitchen where style meets functionality. Floor to ceiling glazing allows natural light to flood in and a wealth of natural materials including stone and timber connect the interior space with its outdoor surroundings.

On the first floor, a beautiful family bathroom with bespoke vanity unit and a walk-in wetroom shower create a luxurious space. The master bedroom also benefits from a distinctive en-suite with exclusive Duravit Starck design ceramic sanitaryware and contemporary polished fittings.



Location

Naturally Woodlands is ideally located in Brynna Woods, a protected woodland within the township of Brynna in South Wales. Brynna sits close to the southern border of Rhondda Cynon Taff and lies on the border of the Vale of Glamorgan.

The M4 is ten minutes away and provides a speedy motorway route to either Cardiff or Swansea. The Severn Bridge is less than an hour away by car allowing easy links to the M5 and the rest of the motorway network. The mainline station at Llanharan is just a five minute walk through the woods. Llanharan and Pencoed stations also allow good access to Cardiff, Swansea and many of the surrounding towns.

Cardiff Airport is less than 20 miles south-east of The Woodlands, and is a convenient launch pad to many major UK and European cities, including scheduled flights to destinations including Dublin, Edinburgh, Paris, Munich and Amsterdam.



Accommodation

Living/dining Area: 30' 2" x 11' 9" (9.19m x 3.58m)

Kitchen: 16' 4" x 13' 5" (4.98m x 4.09m)

Snug / Study: 13' 1" x 9' 4" (3.99m x 2.84m)

Master Bedroom: 13' 9" x 10' (4.19m x 3.05m)

En-suite

Bedroom Two: 13' 5" x 11' 9" (4.09m x 3.58m)

Bedroom Three: 11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom Four: 11' 9" x 9' 5" (3.58m x 2.87m)

Family Bathroom

Life In Brynna

The village of Brynna provides enough facilities and local shops for your everyday needs while the modern shopping centre at Talbot Green offers a more comprehensive choice of fashion, food and homeware.

The cosmopolitan city of Cardiff is just 12 minutes away by train and will satisfy any thirst with outstanding shopping, top sporting events at the Millennium Stadium, world-class performing arts at the distinctive Wales Millennium Centre and countless exhibitions, concerts and festivals.

If the outdoors is more your style, there are many excellent golf courses in the vicinity including the Celtic Manor Golf Course, host of the 2010 Ryder Cup. The glorious Vale of Glamorgan has rolling hills and quiet country lanes - perfect for exploring on cycle or foot. Visit cultural Cowbridge, hike the dramatic cliffs of Glamorgan's Heritage Coast, discover castles and country parks or sip local, award winning wines.

Brynna Woods

Brynna Woods will provide an enchanting backdrop to your daily life; the wooded valleys, open glades and green pastures support a huge variety of wildlife including the otter, badger and dormouse.

The Wildlife Trust of South and West Wales are encouraging community participation in a long term programme to protect, preserve and enhance the natural habitat. The largely deciduous wood supports many rare and protected species and the ongoing management, whilst evolutionary and adaptable in nature, will improve the habitat for the existing wildlife and will encourage migration from the surrounding areas.





 black
Land & New Homes

01443 222851

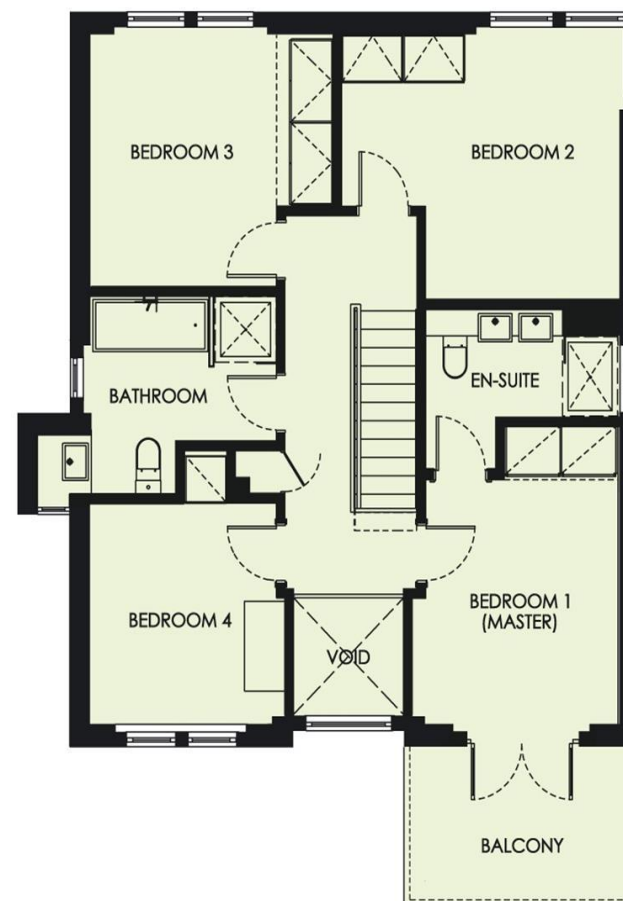
talbotgreen@peteralan.co.uk



GARDEN FLOOR



TOP FLOOR



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

