



Naturally Woodlands Brynna Road, Brynna Pontyclun

£500,000 Freehold



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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. Wood burning fires, 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. Naturally Woodlands offers sanctuary, a place to relax, watch the seasons unfold and enrich your lifestyle.

Sessile House Type - Principally designed to allow one space to extend fluidly into another, Sessile House offers a spacious and flexible interior. Dramatic, architectural features, including an over-sized entrance door and beautifully crafted timber, open tread stairwell welcome you into a full height entrance hall.

Inside, natural light from floor to ceiling glazing abounds, whilst the use of tactile, traditional materials and stand-out pieces such as the wood-burning fire and glass balustrade create focus in different areas. On the first floor, 4 double bedrooms surround a galleried landing. **DISCLAIMER:** Photos represent the show home and are for illustration purposes only. Call our Talbot Green office on 01443 222851!



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

Open Plan Living & Dining

36' 2" x 11' 2" (11.02m x 3.40m)

Kitchen

21' 8" x 10' 2" (6.60m x 3.10m)

Snug / Sitting Room

Bedroom 1

.17' 4" x 11' 6" (5.28m x 3.51m)

En-Suite



Dressing Room

Balcony

Bedroom 2

12' 4" x 11' 6" (3.76m x 3.51m)

En-Suite

Bedroom 3

12' 1" x 11' 11" (3.68m x 3.63m)

Balcony

Bedroom 4

12' 2" x 11' 2" (3.71m x 3.40m)

Family Bathroom

8' 10" x 6' 3" (2.69m x 1.91m)

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.

Education

Brynna and its neighbourhood benefit from three exceptional primary schools, Brynnau Primary, Dolau County Primary and Llanharan Primary.

A handful of excellent secondary schools are also located within an easy drive. Brynna Primary is particularly well



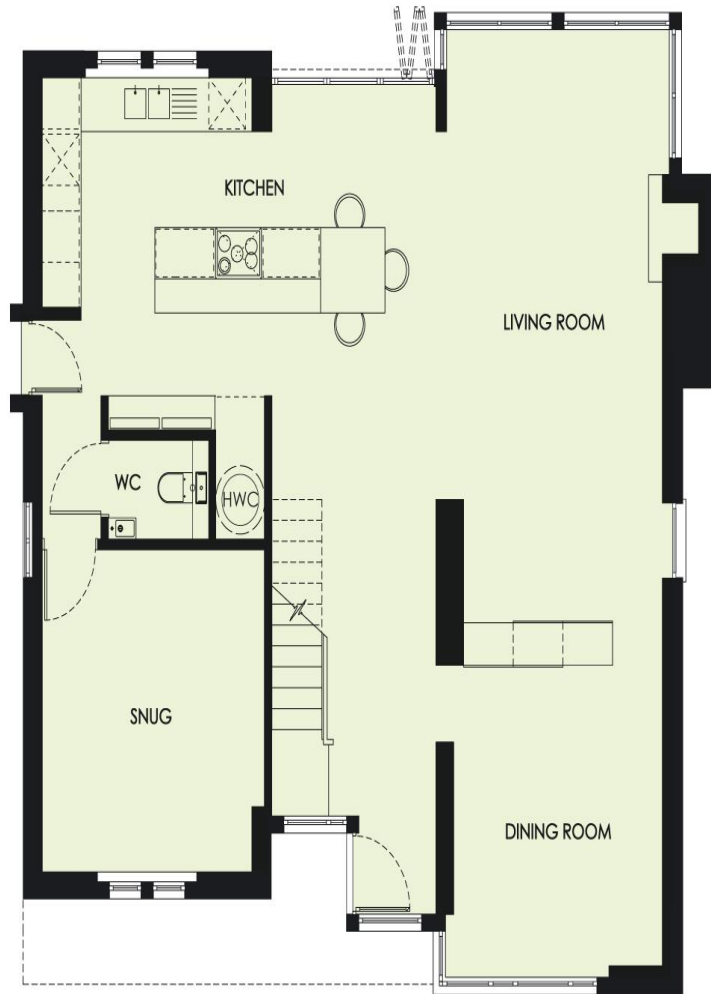
respected and literally on your doorstep; the school makes full use of Brynna Woods with an outdoor classroom created in conjunction with the WLT that aims to encourage pupils in the conservation of and respect for the local wildlife.

Brynna Woods

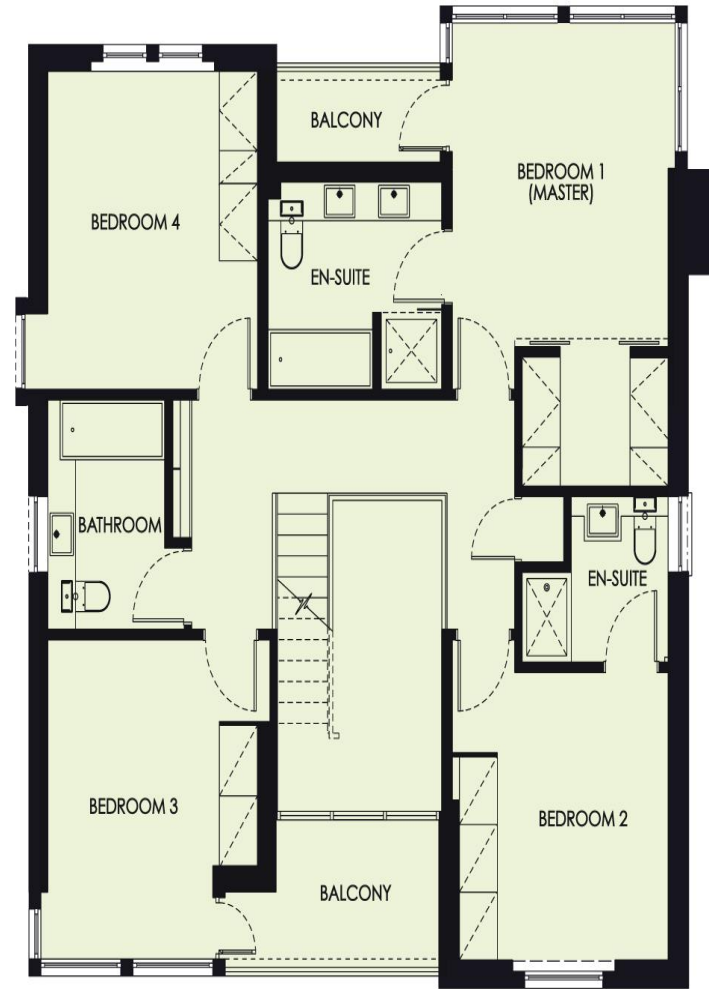
Brynna Woods will provide an enchanting backdrop to your daily life; the wooded valleys, open glades and green pastures support a huge variety of wildlife including the otter, badger and dormouse.



GARDEN FLOOR



TOP FLOOR



13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: Exempt

Property Ref:TAL304203 - 0003



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.

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