



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. Designed and built to uncompromising standards.

MEADOWBANK HOUSE

Over 50% reserved in the 2nd phase

A bespoke designer kitchen provides the heart of the Meadowbank home; its generous size and open plan layout connecting seamlessly with the dining and living areas. The snug, a cosy family room, home office, play room or further dining room, can transform according to your need. Meanwhile, space, light and natural materials unify the garden floor.

On the top floor, a gallery connecting the 4 bedrooms wraps around a double height atrium, enhancing the sense of space. Alongside timber-decked balconies, contemporary fittings and fixtures, further design details include a natural stone tile wall & bespoke storage. **DISCLAIMER:** Photos represent the show home and are for illustration purposes only. Please note this property is still under construction.



Living Room

16' 11" x 12' 6" (5.16m x 3.81m)

Dining Area

12' 4" x 13' 2" (3.76m x 4.01m)

Kitchen

21' 7" x 12' 10" (6.58m x 3.91m)

Snug / Sitting Room

11' 8" x 10' 4" (3.56m x 3.15m)

Bedroom 1

13' 10" x 11' 1" (4.22m x 3.38m)

En-Suite

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m)

En-Suite

Bedroom 3

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom 4

12' 3" x 8' 10" (3.73m x 2.69m)

Bathroom

Garage

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. KLM, Flybe and Aer Lingus operate scheduled flights to destinations including Dublin, Edinburgh, Paris, Munich and Amsterdam.

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.



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.

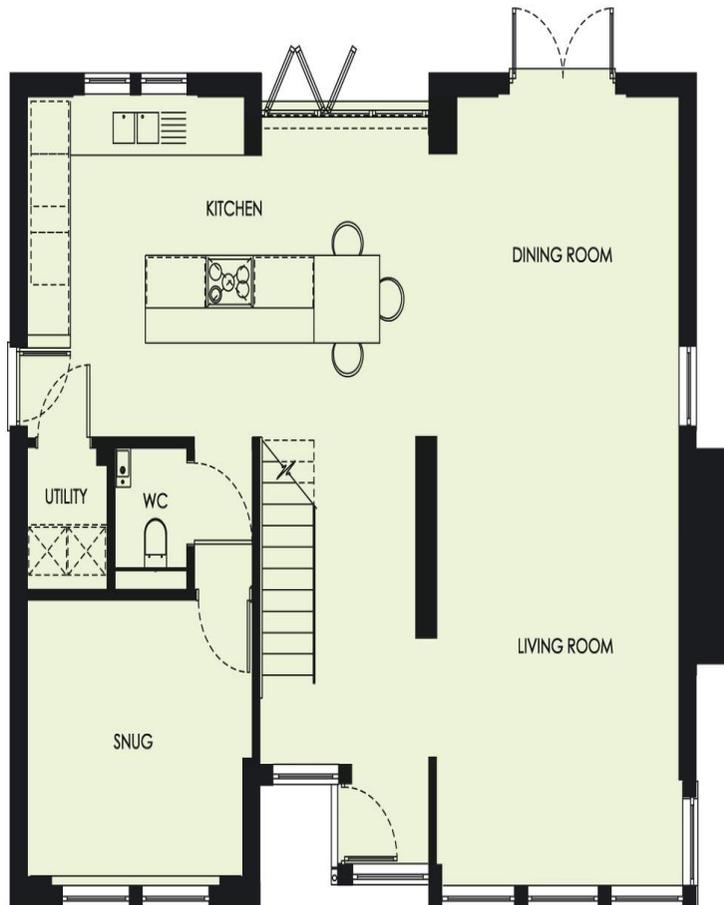
The developer of these incredible properties at Naturally Woodlands has donated £250,000 to the Wildlife Trust to further support these natural surroundings and wildlife.

Disclaimer

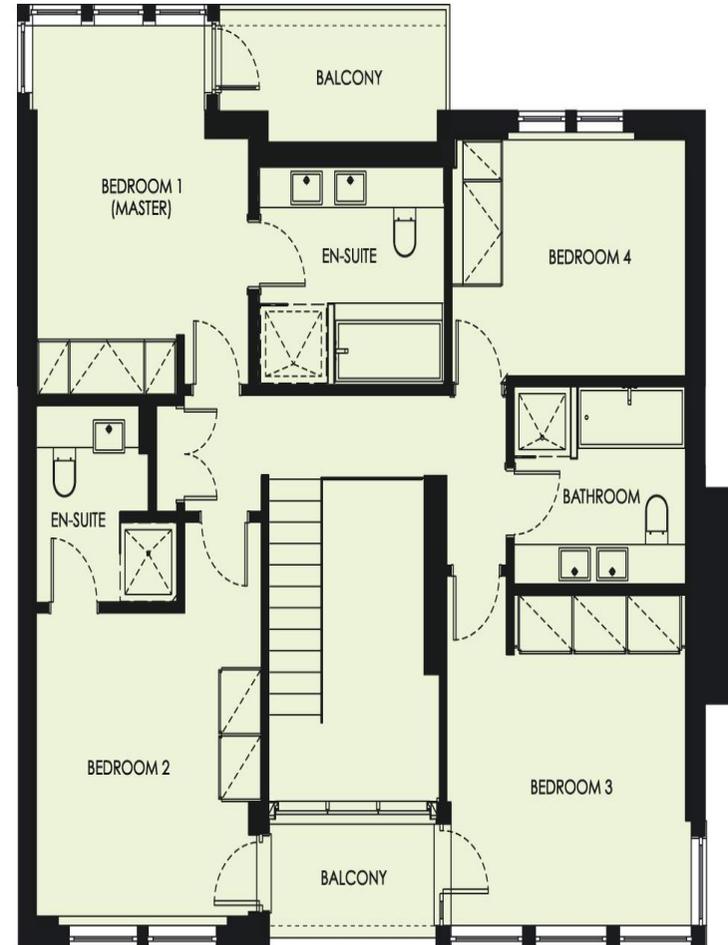
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GARDEN FLOOR



TOP FLOOR



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

EPC Rating: Exempt

Property Ref:TAL304200 - 0002



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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