

www.jeffreyross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL





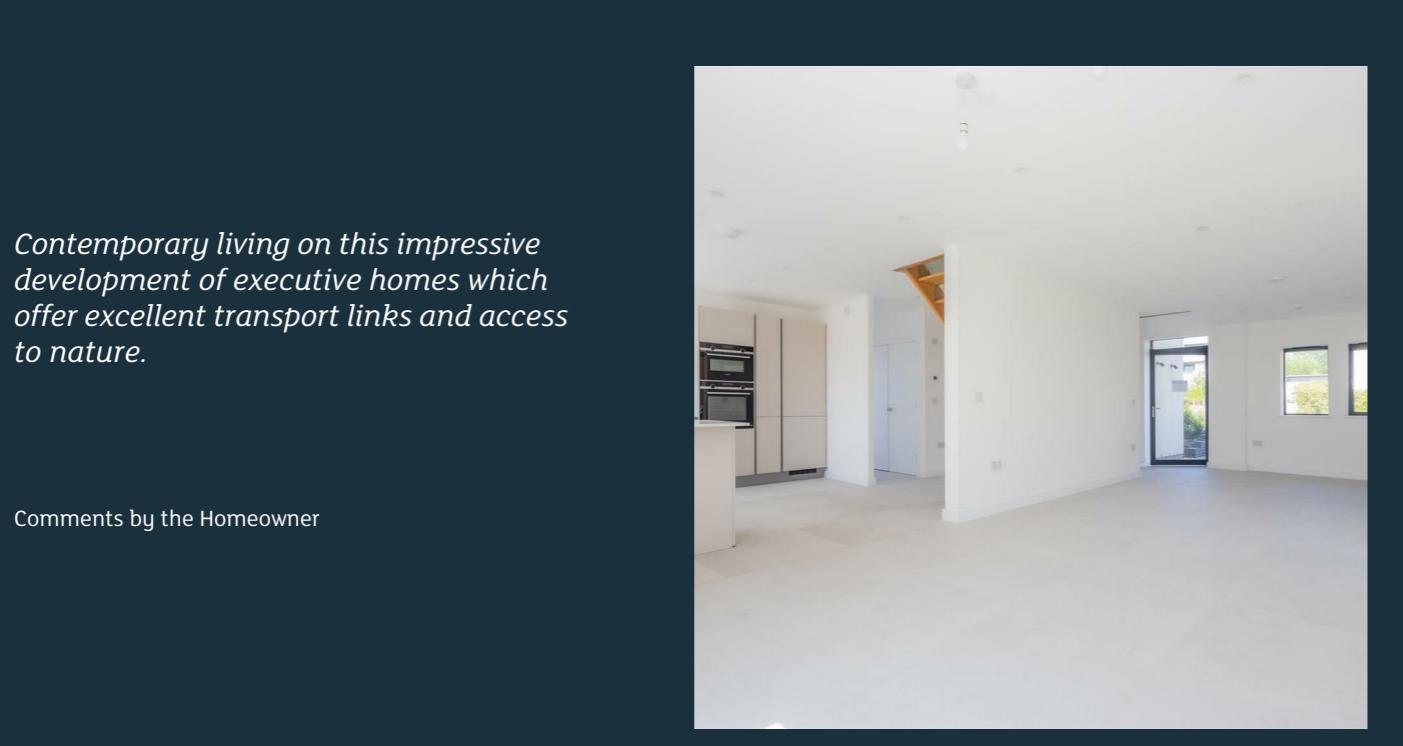
Stunning architecturally designed home in a semi rural landscape. Traditional surroundings with a ultra modern internal finish.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreyross.co.uk



Contemporary living on this impressive development of executive homes which offer excellent transport links and access to nature.

Comments by the Homeowner



Naturally
WOODLANDS
BRYNNA • SOUTH WALES

10 The Green, Brynna, CF72 9ZR
1151.3m² / 1,628.60 sqft



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

www.jeffreyross.co.uk



The Green

Brynna, Brynna, CF72 9ZR

Offers In Excess Of

£450,000



4 Bedroom(s)



2 Bathroom(s)



1628.60 sq ft



Contact our
Pontcanna Branch

02920 499680

LAST ONE REMAINING - NEW BUILD - NO CHAIN - OFFERS IN EXCESS OF £450k
CONSIDERED

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

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 wet room shower create a luxurious space. The master bedroom also benefits from a distinctive en-suite with exclusive Duravit Starck design ceramic sanitary ware 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.



**Living / Dining Area 30'1" x 11'8" widest points
(9.19m x 3.58m widest points)**

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

Snug / Study 13'1" x 9'3" (3.99m x 2.84m)

To the first Floor

Master Bedroom 13'8" x 10'0" (4.19m x 3.05m)

Ensuite 9'3" x 6'11" (2.84m x 2.13m)

Bedroom Two 13'5" x 11'8" (4.09m x 3.58m)

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

Bedroom Four 11'8" x 9'4" (3.58m x 2.87m)

Bathroom 8'7" x 9'1" (2.64m x 2.79m)

Outside

Landscaped garden, driveway parking and garage

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.

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.

Council Tax

Band F

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

School Catchments

Welsh Primary School
Dolau (Welsh)

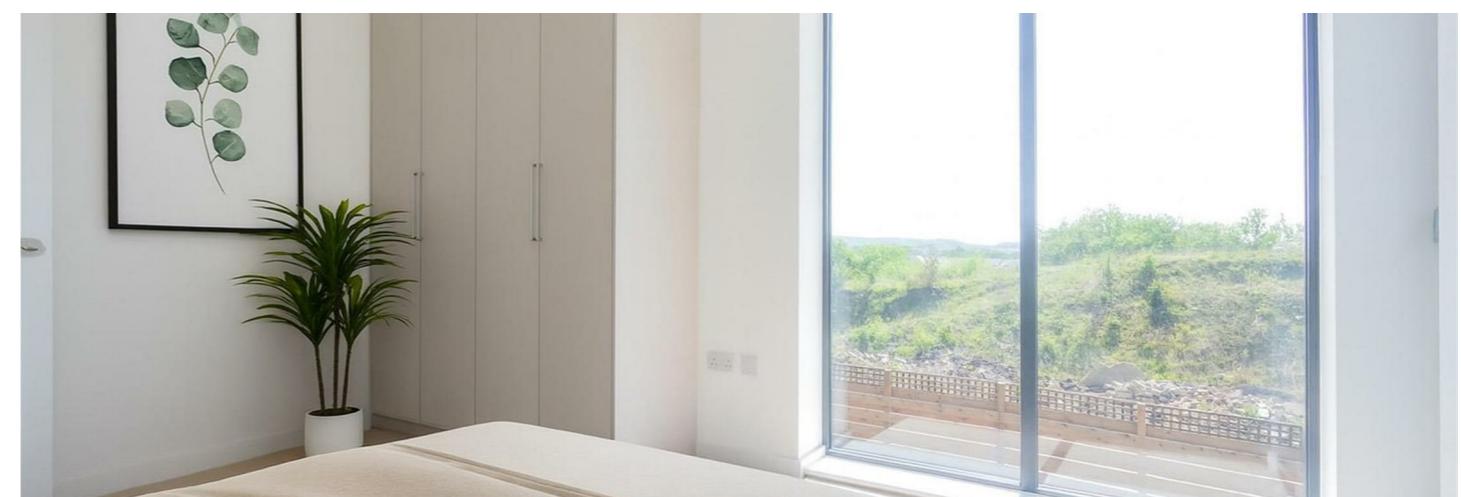
English Primary School
Brynnau Primary

Welsh Secondary School
Ysgol Llanhari (Secondary)

English Secondary School
Y Pant

Reservation

Speak to our team regarding reservation fees and securing the last in the development.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

