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CARDIFF

VALE

CAERPHILLY

BRISTOL



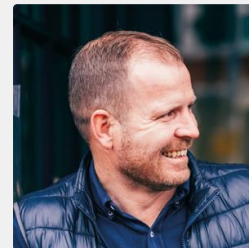
*The Green*

BRYNNA



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

Comments by Mr Elliott Hooper-Nash



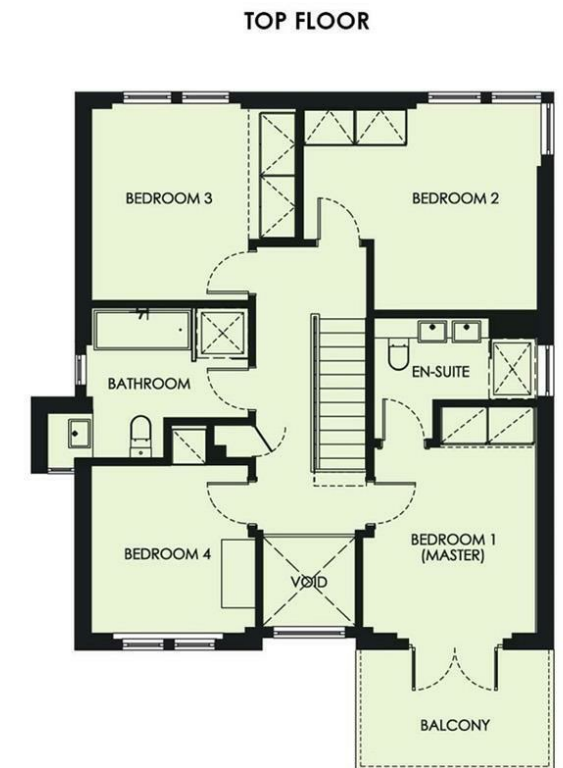
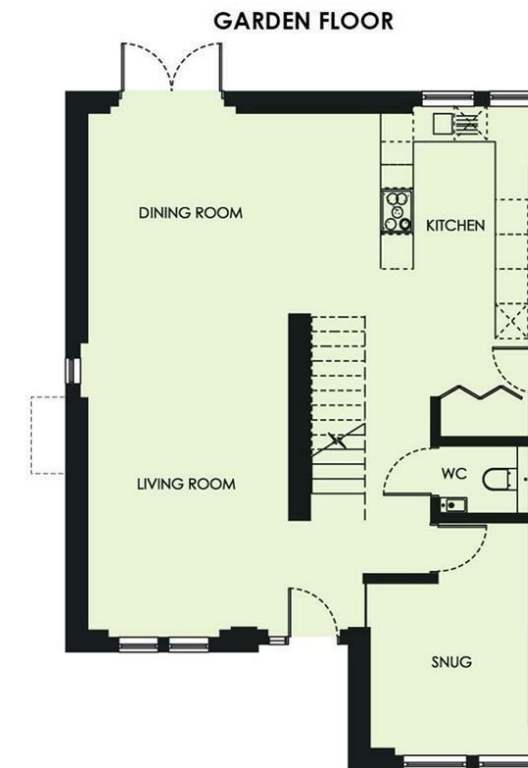
**Property Specialist**  
**Mr Elliott Hooper-Nash**  
 Director

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

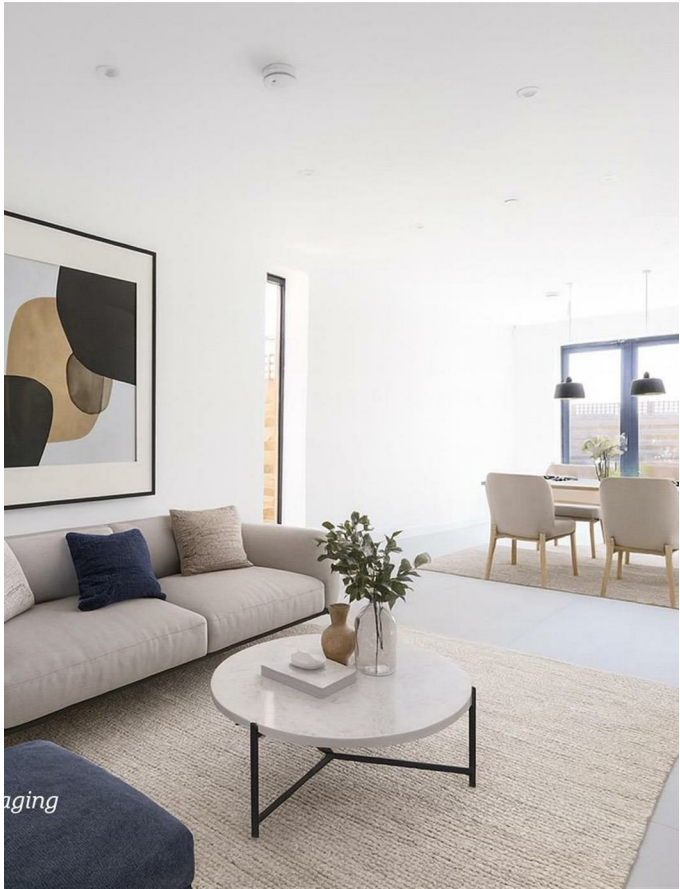
Comments by the Homeowner



*Naturally*  
**WOODLANDS**  
 BRYNNA • SOUTH WALES

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





# 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.

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.

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.

**Transport Links**  
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.

**Council Tax**  
TBC

**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) <b>A</b>		<b>85</b> 
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		