



Naturally
WOODLANDS

BRYNNA • SOUTH WALES

MEADOWBANK HOUSE - TYPE D

4 BEDROOM FAMILY HOME

GARDEN FLOOR

Bespoke Designer Kitchen

Designed as the 'heart' of the home, the bespoke kitchen area has been designed to engage with the corresponding ground floor spaces. The generous size and open plan arrangement create a welcoming space promoting flexible use. A designer kitchen has been fitted to maximise storage space with style.

Utility

Separate space provided to discretely house laundry facilities while maintaining connectivity to kitchen area and rear access.

Snug

Family room with private access, benefits from close proximity to side entrance, WC and kitchen spaces. The 'snug' has the most private character which would also serve well as a home office / study / alternative dining.

Feature Stair

An impressive open tread timber stair with glass balustrade throughout complements the open atrium allowing a sense of space and light to flow uninterrupted throughout the house.



Dining

Open plan arrangement for maximum flexibility and connectivity.

Living

Spacious and flexible open plan area free to individual interpretation. The extensive floor to ceiling glazing allows an abundance of light with a superb outlook. The wood burning stove has been designed to create a sense of warmth and focus within the space.

Architectural Feature Entrance

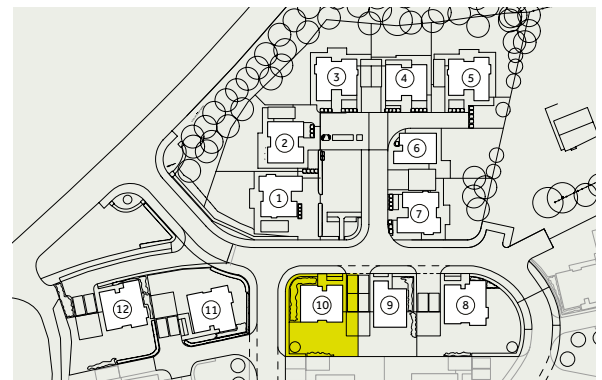
A unique full height space with dramatic and intriguing architectural features. Oversized door and extensive floor to ceiling glazing allows the maximum flow of light into the entrance hall, enhanced by the additional light obtained from the glazed roof light.

FLOORPLAN NOT TO SCALE

MEADOWBANK HOUSE

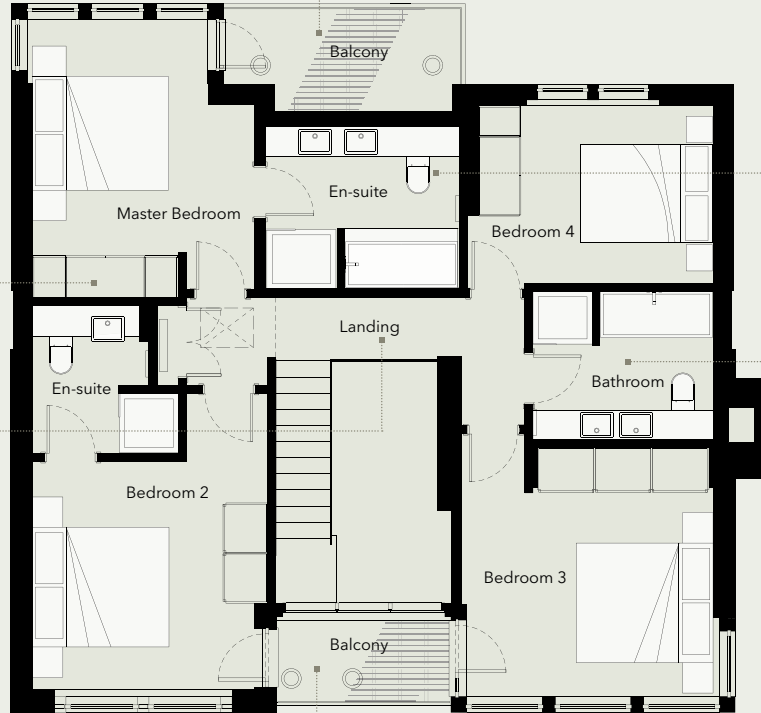
Dimensions - Garden Floor

Garden Floor Area	99.0m ²	1065.6ft ²
Living	5.18m x 3.82m	16'11" x 12'6"
Dining	4.02m x 3.76m	13'2" x 12'4"
Kitchen	3.93m x 6.60m	12'10" x 21'7"
Snug	3.16m x 3.58m	10'4" x 11'8"



Wynndel Property Management reserves the right to alter any part of the development, specification or floor layouts at any time. Floor plans, site plans and CGI images have been measured from architectural plans and are intended to give a general indication of the proposed development and floor layouts. The contents herein shall not form any part of any contract or be a representation inducing any such contract. The dimensions are intended for guidance only and may vary by +/- 5%. Purchasers are advised to contact the marketing suite for further information and seek professional guidance relating to the purchase where necessary.

TOP FLOOR



Superb Storage

Bedrooms benefit from designer Italian wardrobe systems, bespoke fitted to complement the unique and distinct spaces created by feature glazing, timber framing and inclined ceilings

Gallery to Bedrooms

Gallery style circulation to the first floor. A sense of space enhanced by a double height atrium where light filters through the space creating intrigue and mood.

Floor to Ceiling Glazing

The internal living spaces benefit from the inclusion of floor to ceiling glazing, maximising the amount of natural light. (A feature internally as well as externally.)

Private Master Balcony

The master bedroom benefits from a generous private balcony, timber decked with fully glazed doors that optimise the light flow into the space.

Master En-suite

Bespoke features and contemporary fittings and fixtures. A luxury walk in 'wetroom' shower and separate modern bath with contemporary styling. Fully glazed roof for a dramatic and unique experience.

Bathroom

A bathroom to match the quality of the master en-suite. Bespoke vanity unit with touch latch storage, double designer ceramic sinks and chrome fittings gives a luxury feel.

The 'wetroom' shower is separated from the modern bath by a distinctive 'natural stone tile' wall completing the unique contemporary arrangement.

Balcony Area

Bedrooms 2 and 3 benefit from a private balcony, timber decked with fully glazed doors that optimise the light flow into the space

FLOORPLAN NOT TO SCALE

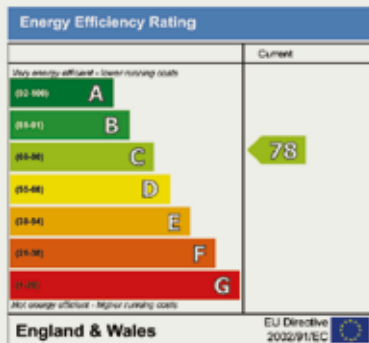
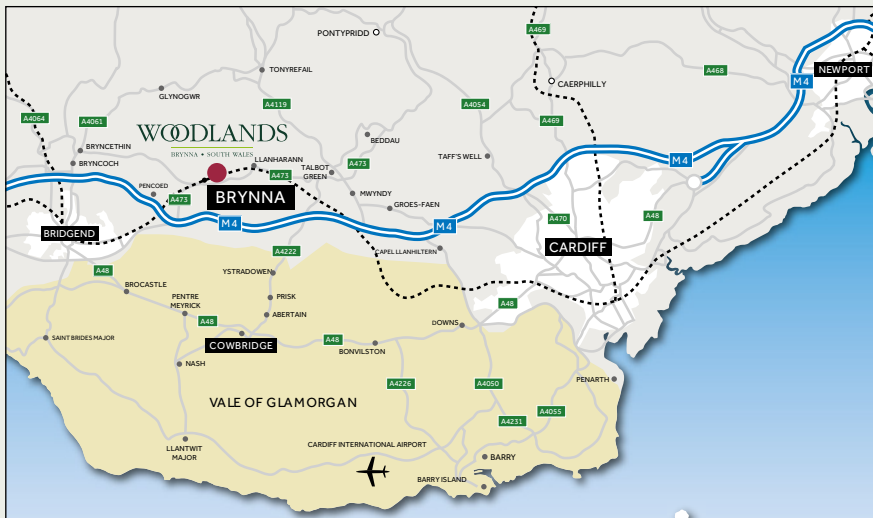
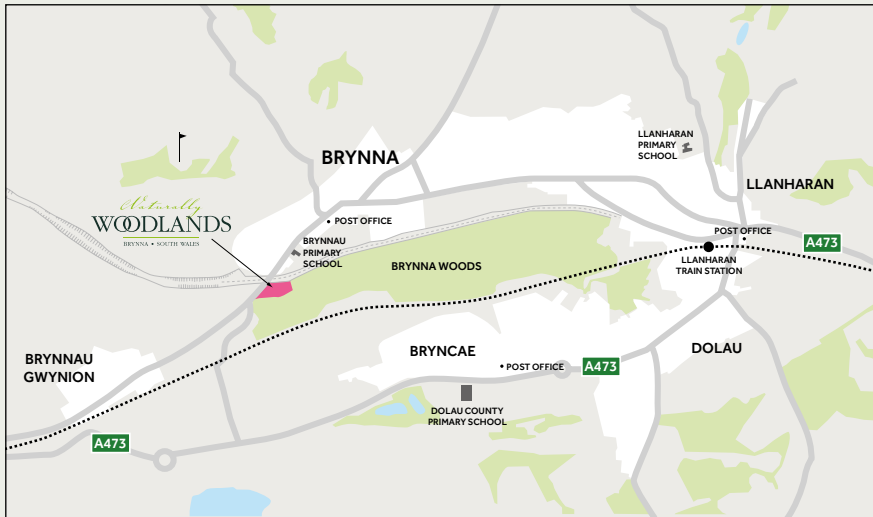
MEADOWBANK HOUSE

Dimensions - Top Floor

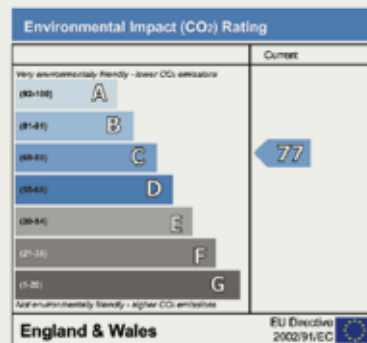
Top Floor area	90.7m ²	976.3ft ²
Bedroom 1	4.24m x 3.38m	13'10" x 11'1"
En-suite to Bedroom 1	2.46m x 3.03m	8'0" x 9'11"
Bedroom 2	3.47m x 3.58m	11'4" x 11'8"
En-suite to Bedroom 2	2.24m x 2.23m	7'4" x 7'4"
Bedroom 3	3.10m x 3.82m	10'2" x 12'6"
Bedroom 4	2.70m x 3.74m	8'10" x 12'3"
Bathroom	2.25m x 2.74m	7'4" x 9'0"



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

A DEVELOPMENT BY
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