



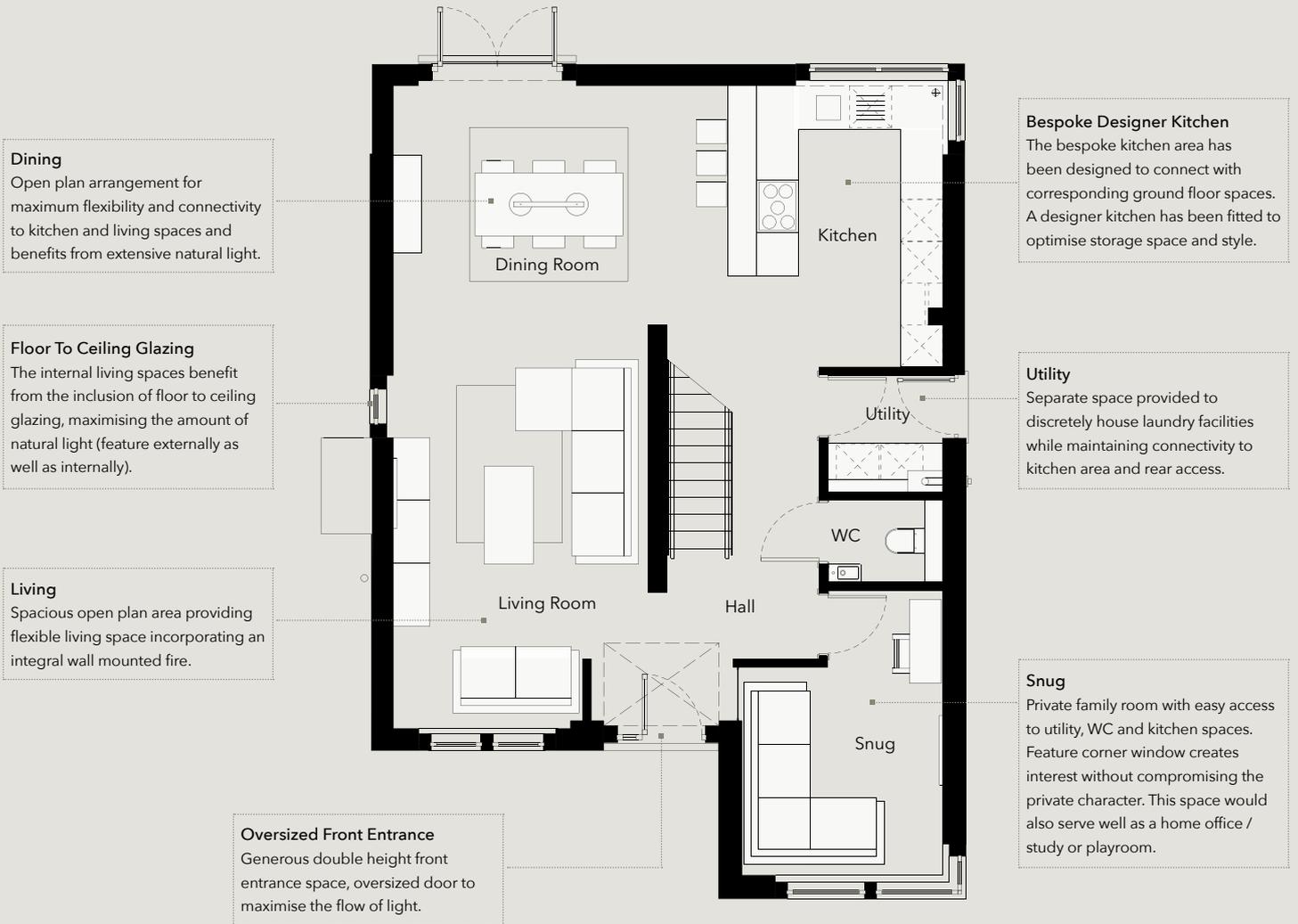
Naturally
WOODLANDS

BRYNNA • SOUTH WALES

ROWAN HOUSE - TYPE A

4 BEDROOM FAMILY HOME

GARDEN FLOOR



FLOORPLAN NOT TO SCALE

ROWAN HOUSE

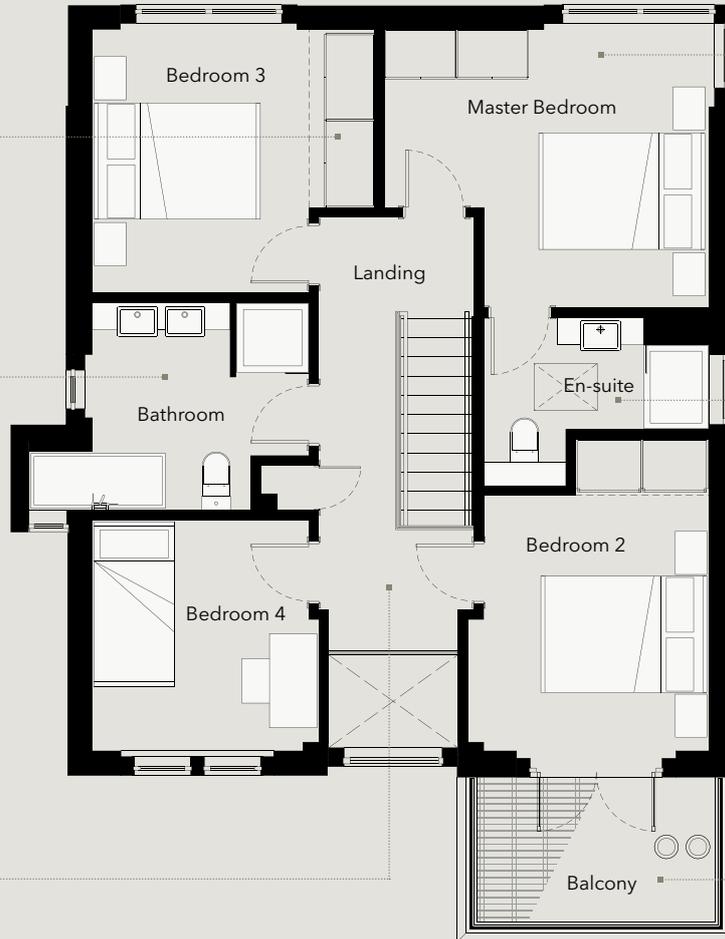
Dimensions - Garden Floor

Garden Floor area	78.3m²	842.8ft²
Living/Dining	9.20m x 3.60m	30'2" x 11'9"
Kitchen	5.00m x 4.10m	16'4" x 13'5"
Snug	4.00m x 2.90m	13'1" x 9'4"



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.

Bathroom

A truly unique bathroom space created using bespoke features and the finest contemporary fittings and fixtures. Architectural features have been enhanced to generate a purposeful and aesthetically pleasing space.

A bespoke vanity unit exudes individuality and style, utilising natural light and interesting vantage points set up in the architecture. A luxury walk in 'wetroom' shower is separated from the modern bath by a distinctive 'natural stone tile' wall completing the unique contemporary arrangement.

Large Open Hallways

Generous circulation spaces are enhanced by the inclined ceiling and floor to ceiling glazing.

Floor To Ceiling Glazing

Bedrooms benefit from the inclusion of floor to ceiling glazing, which optimises natural light and views of the landscape.

En-suites

A distinctive en-suite has been designed optimising space in a creative and aesthetically pleasing manner. Bespoke vanity units have been included to exude individuality and style. The units are completed with the use of exclusive Duravit Starck design ceramic sanitaryware and contemporary polished fittings. Luxury walk in 'wetroom' showers complete the unique modern layout.

Balcony Area

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

FLOORPLAN NOT TO SCALE

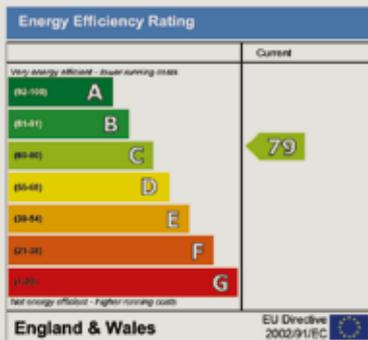
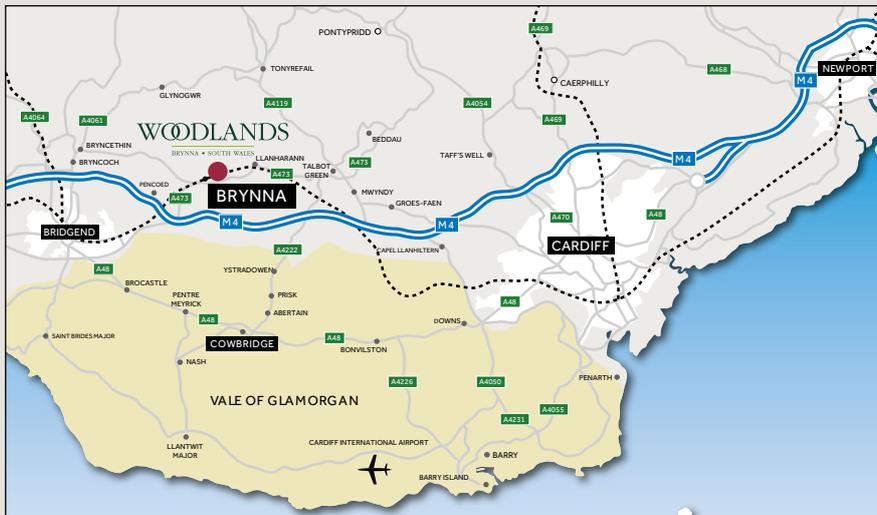
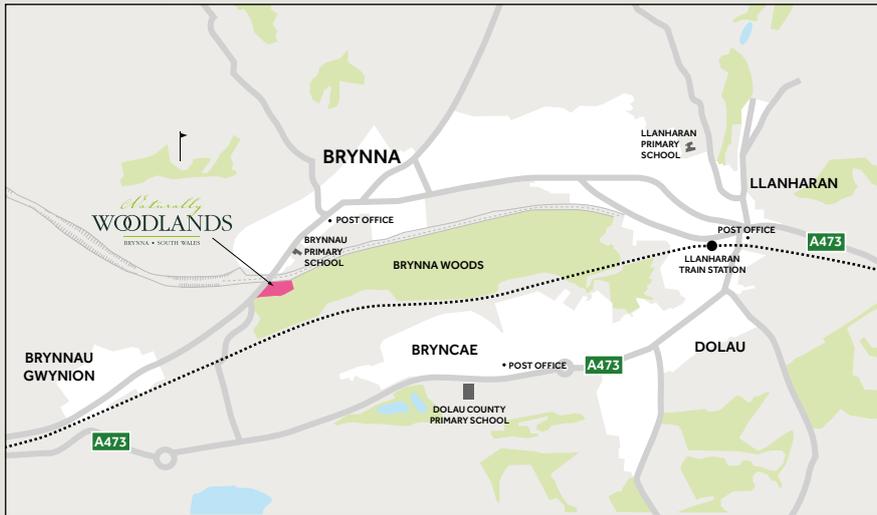
ROWAN HOUSE

Dimensions - Top Floor

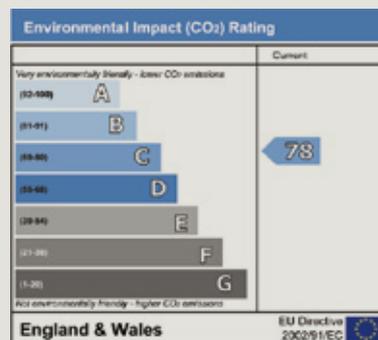
Top Floor area	73m ²	785.8ft ²
Bedroom 1	4.20m x 3.05m	13'9" x 10'0"
En-suite to Bedroom 1	2.15m x 2.85m	7'0" x 9'4"
Bedroom 2	4.10m x 3.60m	13'5" x 11'9"
Bedroom 3	3.58m x 3.43m	11'8" x 11'3"
Bedroom 4	2.87m x 3.60m	9'5" x 11'9"
Bathroom	2.80m x 2.65m	9'2" x 8'8"



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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
Wynndel
 Property Management

For further information or to make an appointment
Telephone 01291 418061
Email info@naturallywoodlands.co.uk
Web www.naturallywoodlands.co.uk
 Sat Nav CF72 9ZR

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