



Naturally
WOODLANDS

BRYNNA • SOUTH WALES

SESSILE HOUSE - TYPE C

4 BEDROOM FAMILY HOME

GARDEN FLOOR

Bespoke Designer Kitchen
The 'heart' of the home. To engage with the corresponding ground floor spaces. Generous size and open plan arrangement. A designer fitted kitchen maximises storage space with style.

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

Snug
Large family room benefits from close proximity to side entrance and cloakroom. Private space could be used as a playroom or study.



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.)

Living
Spacious and flexible open plan area free for individual interpretation. Extensive floor to ceiling glazing allows an abundance of light with superb outlook. The wood burning stove gives a sense of warmth and focus within the space.

Discrete Storage
Storage integrated in the central core. Discrete and stylish - easily accessible from the entrance, living, dining and kitchen.

Dining
Open plan arrangement for maximum flexibility and connectivity.

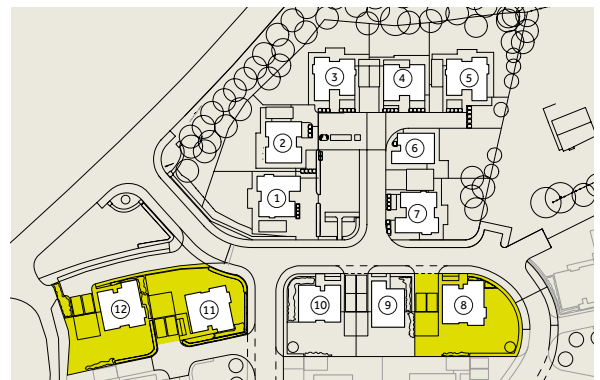
Feature Front Entrance
Unique full height entrance space with dramatic architectural features and an oversized door. Additional light from the glazed skylight.

FLOORPLAN NOT TO SCALE

SESSILE HOUSE

Dimensions - Garden Floor

Garden Floor Area	99.0m²	1065.6ft²
Living/Dining	11.01m x 3.40m	36'2" x 11'2"
Kitchen	6.60m x 3.09m	21'8" x 10'2"
Snug	3.74m x 3.59m	12'3" x 11'9"



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.

Superb Storage

Designer Italian wardrobe systems, fitted to complement the unique and distinct spaces created by feature glazing, timber framing and inclined ceilings.

Balcony Area

Bedroom 3 benefits from a private balcony, timber decked with fully glazed doors to optimise the light flow into the space.

FLOORPLAN NOT TO SCALE

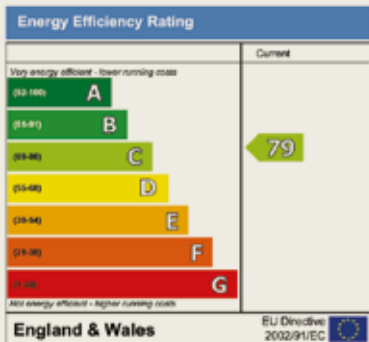
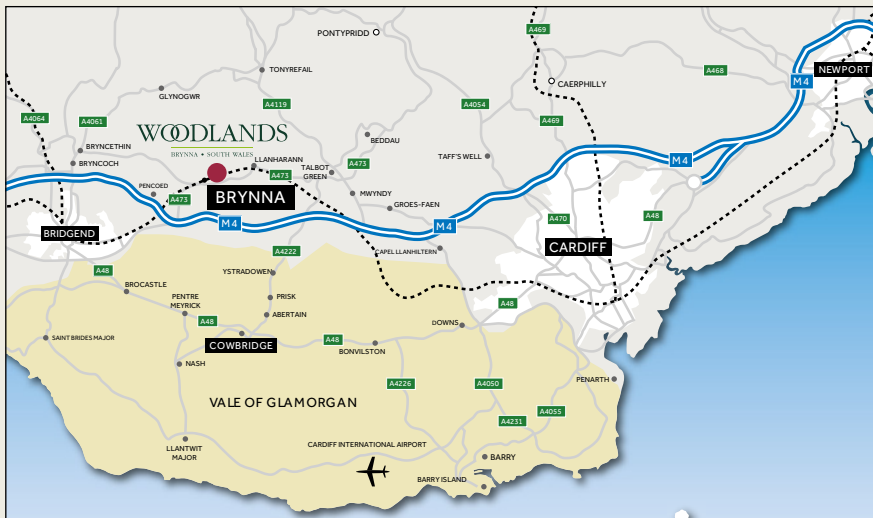
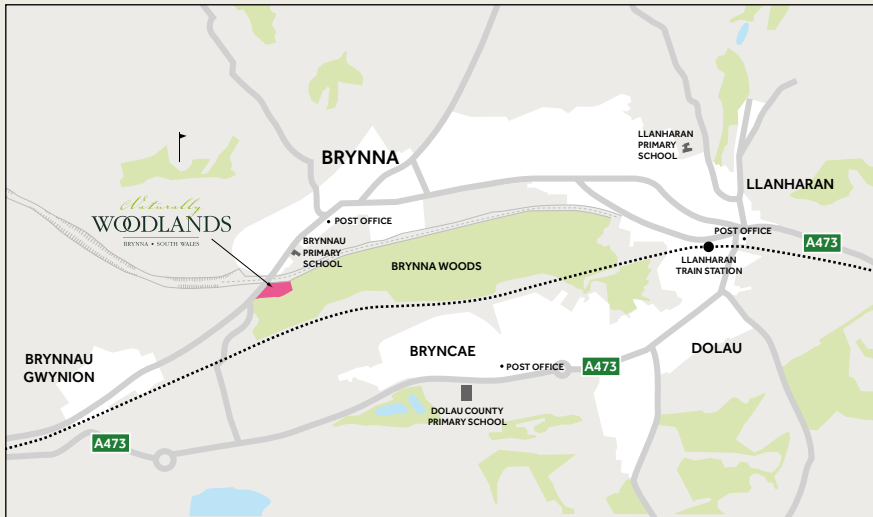
SESSILE HOUSE

Dimensions - Top Floor

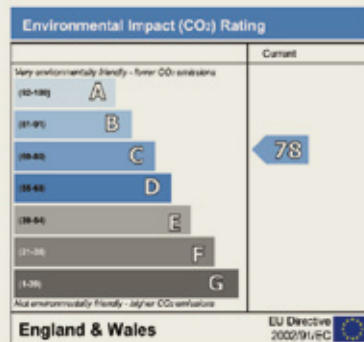
Top Floor Area	96.3m ²	1036.6ft ²
Bedroom 1	5.38m x 3.51m	17'8" x 11'6"
Bedroom 2	3.75m x 3.51m	12'4" x 11'6"
Bedroom 3	3.68m x 3.62m	12'1" x 11'11"
Bedroom 4	3.71m x 3.41m	12'2" x 11'2"
Bathroom	2.68m x 1.90m	8'10" x 6'3"



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.



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

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

Disclaimer: 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 including any such contract. The dimensions are net internal measurements and 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.