



Naturally
WOODLANDS

BRYNNA • SOUTH WALES

S P E C I F I C A T I O N



Naturally Woodlands Specification

Special Features at Naturally Woodlands

- EXTENSIVE PANELLED FEATURE GLAZING
- HIGH CEILINGS TO GROUND FLOOR (2.5M), WITH INCLINED CEILINGS TO FIRST FLOOR
- OVERSIZED DOORS MAXIMISING THE FLOW OF LIGHT
- DESIGNER KITCHENS BY RATIONAL
- LUXURY WALK IN 'WETROOM' SHOWERS TO EN SUITES AND BATHROOMS (WHERE APPLICABLE)
- FRAMELESS GLAZED SHOWER SCREENS
- BESPOKE HOME AUTOMATION PACKAGE AVAILABLE*
- THERMALLY EFFICIENT ZONED CONTROLLED UNDERFLOOR HEATING
- INTEGRATED SECURITY SYSTEM
- FINISHED OPTIONAL TIMBER FLOORING TO SNUG AND LANDING
- TIMBER OPEN TREAD STAIRS WITH GLASS BALUSTRADE
- LANDSCAPED FRONT AND REAR GARDENS
- TEGULA PAVED DRIVEWAY
- AUTOMATED GARAGE DOORS
- LARGE FORMAT PORCELAIN FLOORING TO KITCHEN, LIVING AND DINING AREA
- TIMBER DECKING TO PRIVATE TERRACES AND BALCONIES

Kitchen

- A choice of quality fitted kitchens, with large drawers and clever storage solutions*
- A choice of Corian stonework surfaces*
- Stainless steel under mount sinks with chrome monobloc tap*
- Stainless steel Neff multi function oven and microwave
- Neff induction hob and stainless steel/glass 'designer' extractor hood
- Fully integrated Neff 'A' rated dishwasher, fridge and freezer
- Integrated Neff 'A' rated washer/dryer
- Feature lighting to kitchen area
- A choice of coloured corian splashbacks to match worktop*

Bathroom and en suite

- Exclusive Duravit Starck design white ceramic sanitaryware with contemporary polished chrome fittings
- Water saving wall hung WC's with concealed dual flush
- Bespoke vanity units with storage
- Thermostatic controlled mixer with chrome shower head
- Fully tiled shower and bath areas
- Chrome finish heated ladder towel rail
- Recessed extractor fan
- Electric shaving sockets
- Illuminated fitted mirrors

Connectivity

- Satellite and terrestrial TV sockets to living / dining area, snug and all bedrooms
- Telephone and broadband internet points to living/ dining area, snug and master bedroom
- CAT 5 wiring for optional integrated Home Audio system with iPod docking station, ceiling speakers and remote control

General

- Internal walls finished in matt white with white satin woodwork
- Smooth finished ceilings painted in white matt
- Flush internal doors with high quality brushed stainless steel door furniture
- Large format porcelain flooring to kitchen, living and dining area
- Low energy downlighters
- Mains linked smoke and heat detectors
- Mains linked carbon monoxide detectors
- Energy efficient programmable hot water system
- Built in contemporary Italian bedroom furniture
- Energy saving log burning fire
- Double-glazed high performance powder coated aluminium windows and patio doors
- NHBC 'Buildmark' 10 year warranty
- Eco Homes 'very good' rating
- Bespoke options available*

External

- Landscaped village greens
- Low level bollard lighting to village green and private access roads
- External water tap
- External waterproof electrical points, wiring for outside lights and speakers
- Estate management

* May be subject to stage of construction, please check with Sales Consultant

PLEASE NOTE: These details are intended to give a general indication of the proposed specification. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing any such contract. These houses are offered subject to availability and final specification. Purchasers are advised to contact the Sales Consultant to ascertain the availability of any particular house and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Naturally Woodlands is a marketing name and may or may not necessarily form part of the postal address.

Our building philosophy

As a nation, we are becoming increasingly conscious of ecology within our living environment. The architects and developers at Naturally Woodlands have concentrated their efforts on some simple and cost-effective measures that address the more fundamental eco properties of the building fabric.

It is acknowledged that new homes are on average six times more energy efficient than their older counterparts. Heating and insulation in particular, have dramatically improved resulting in a vast reduction in carbon emissions. A special airtight membrane has been built into the frame of each home to achieve a high level of thermal insulation. This will virtually eliminate thermal loss but allows for controlled ventilation and keeps a check on humidity. Local materials have been sourced wherever possible and 'Warmcel', the most environmentally friendly insulation material available, has been used throughout.

Each of the new homes has been designed and built with consideration for the local and global environment. Please help us to protect this resource for the enjoyment of future generations.

For further information or to make an appointment

Tel 01291 418061 Email info@naturallywoodlands.co.uk

www.naturallywoodlands.co.uk (Sat Nav CF72 9QF)

A DEVELOPMENT BY

The logo for Brynna Property Co. features a stylized icon of three horizontal bars of varying lengths on the left, followed by the word "Brynna" in a large, elegant serif font, and "Property Co." in a smaller, simpler font underneath.

Disclaimer: The company 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 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. (BPC-140316-1)