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Bron Haulog Penmark, Penmark Barry

£1,250,000

 **black**

01446 733224
barry@peteralan.co.uk



About the property

Extended, modern 6 bedroom detached family house comprising:
Ground floor: hallway, cloak room, 5 reception rooms, kitchen, dining room, utility room, boiler room, shower room. Stair case to bedroom no.6. First floor: 5 bedrooms, dressing room and ensuite to master, family bathroom. Separate building housing garage, games room, kitchen, heated swimming pool, 2 shower changing rooms and sauna room. All set in grounds of approximately 3.5 acres served by private gated drive and subject to a Rural Enterprise condition.

Accommodation

Porch

UPVC door, fitted carpet.

Hallway

UPVC door, fitted carpet, power points, radiator, stairs to first floor.

Cloakroom

W.C., wash hand basin, splash back tiled area, radiator, UPVC double glazed window to rear.

Reception Room

11' 3" x 11' (3.43m x 3.35m)
Fitted carpet, power points, radiator, UPVC double glazed window to front.

Living Room

24' 6" max x 12' 11" max (7.47m max x 3.94m max)
Large L shaped room with UPVC double glazed bow window to front, UPVC double glazed windows overlooking rear garden, Double and 2 single radiators. Fitted carpet. Coved and textured ceiling with fitted wall lights.

Living Room Continued

16' 8" x 9' 7" (5.08m x 2.92m)
Continuation of fitted carpet, power points, radiator, window to rear. *L Shape*

Reception Room

15' max x 12' 10" (4.57m max x 3.91m)
Sauna, laminate flooring, power points, radiator, window to front, stair to bedroom 6 and roof hatch and door to side access.





Shower Room

W.C., wash hand basin, walk in shower, tiled areas, radiator, double glazed window to side.

Kitchen

15' x 10' 11" (4.57m x 3.33m)

Range of base and wall cupboards. Built in double oven, ceramic hob and extractor fan, dishwasher and fridge. Double bowl sink and mixer tap. UPVC double glazed window to rear. Ceramic tiled floor, radiator and glazed door through to:

Utility Room

11' 9" x 10' 1" (3.58m x 3.07m)

Base and wall cupboards with roll top work surfaces and stainless steel sink. Spaces for washing machine, tumble drier and fridge freezer. Double radiator. UPVC double glazed window and outside door to rear garden. Door to boiler room. Door from utility room to:

Dining Room

19' 2" x 15' 4" max (5.84m x 4.67m max)

Large dining room ideal for formal entertaining. Double radiator. Fitted carpet. Coved and textured ceiling and central ceiling light. Wall lights. UPVC double glazed



bow window to front. UPVC double glazed window to rear.

Boiler Room

11' 8" x 7' 1" (3.56m x 2.16m)

LPG central heating boiler, insulated hot water cylinder, controls and pipework for solar panel system, radiator, UPVC double glazed window to front.

1st Floor Landing

Fitted carpet, power points, loft hatch.

Bedroom 1

13' 4" x 12' 10" (4.06m x 3.91m)

Fitted carpet, power points, radiator, UPVC double glazed window to front and leading to Dressing Room;-

Dressing Room

15' 4" max x 9' 10" (4.67m max x 3.00m)

UPVC double glazed doors to Juliet balcony, fitted carpet, fitted wardrobes, power points, radiator leading to;- En Suite

En Suite



W.C., pedestal wash hand basin, jacuzzi corner bath, walk in shower cubicle. Ceramic tiled walls and floor, radiator, UPVC double glazed window to side.

Bedroom 2

16' x 10' 10" (4.88m x 3.30m)

Fitted carpet, power points, wash hand basin, radiator, UPVC double glazed windows to front and rear.

Bedroom 3

14' 10" x 9' 11" (4.52m x 3.02m)

Fitted carpet, fitted wardrobes, power points, radiator, UPVC double glazed window to front.

Bedroom 4

10' 9" x 9' 10" (3.28m x 3.00m)

Fitted carpet, power points, wash hand basin, radiator, UPVC double glazed window to rear.

Bedroom 5

9' 11" x 7' 10" plus wardrobe (3.02m x 2.39m plus wardrobe)

Fitted carpet, fitted wardrobes, power points, wash hand basin, radiator, UPVC double glazed window to rear.



Bathroom

W.C., double wash hand basin, bath with overhead shower, radiator, tiled floor and walls. UPVC double glazed window to rear.

Bedroom 6 (from Sauna Room)

15' 4" x 9' 9" (4.67m x 2.97m)
Isolated bedroom with fitted carpet, power points, radiator and UPVC double glazed window to rear.

Outbuilding/ Annex

Separate building comprising, garage, kitchen, games room, sauna/shower room, gents changing room, ladies changing room, swimming hall and utility room.

Garage

24' 3" max x 23' 3" max (7.39m max x 7.09m max)
Automatic up and over electric double garage door, power points, radiator, UPVC double glazed windows to front and rear.

Kitchen

12' 1" max x 5' 11" max (3.68m max x 1.80m max)
Matching wall and base units with complimentary work tops, inset sink, drain and mixer tap, electric hob,



electric double oven, power points, radiator, UPVC double glazed windows to front and side.

Games/ Cinema Room

26' 4" max x 25' 1" (8.03m max x 7.65m)
Three double radiators, large bar area with plumbed sink. UPVC double glazed windows to front elevation, UPVC double glazed sliding doors to patio, paneled door to:

Inner Hallway

Ceramic tiled floor, radiator, with doors to Sauna room, swimming hall, gents changing room and ladies changing room

Swimming Hall

37' 4" max x 25' 7" max (11.38m max x 7.80m max)
Heated swimming pool (30'0" x 14'0" x 4') with underwater lighting, UPVC double glazed patio doors, UPVC double glazed window to side, timber paneled ceiling, door to Utility/pump room.

Utility/ Pump Room

Swimming pool pump, filtration and heating equipment, solar panel circulation pipework. LPG central heating



boiler. Plumbing for washing and drying machines. Large insulated hot water cylinder.

Sauna Room

12' 1" max x 10' 11" max (3.68m max x 3.33m max)
Large family sauna. Tiled floor and walls. Shower cubicle, radiator, power points, UPVC window overlooking swimming pool.







Ground Floor

First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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