



Werfa House Werfa Lane  
Werfa Lane, Abernant, CF44 0YS  
£675,000



# Werfa House Werfa Lane, Werfa Lane, Abernant, CF44 0YS

Nestled in the charming village of Abernant, this detached family residence known as Werfa House Abernant is a true gem. Steeped in history dating back to 1880, this property has been a cherished home for generations, adding a sense of character and heritage to its walls. Boasting three spacious reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones. The grand hallway with its impressive staircase exudes elegance and sets the tone for the rest of the house. With five bedrooms upstairs, there is plenty of room for a growing family or visiting guests. The modern family bathroom ensures convenience and comfort for all residents. Situated in an elevated position, this substantial house offers breathtaking views of the surrounding countryside. The large, well-presented mature gardens provide a peaceful retreat, while the stable outbuildings, garage, and entrance drive with parking for several vehicles add both convenience and charm to the property. Although this period property requires updating and modernisation, the potential it holds is truly exciting. The farmhouse style fitted kitchen, walk-in pantry, and utility room offer practicality and functionality for everyday living. Located via a country lane with easy access to the railway station, this property also benefits from good road links to Cardiff, Merthyr Tydfil, and Swansea. For nature enthusiasts, exceptional country walks and access to the Brecon Beacons National Park are right at your doorstep. Offered with no onward chain.



## Directons

## Outside

## Entrance Vestibule

**Reception Hallway**  
11'6 x 19'6 (3.51m x 5.94m)

**Drawing Room**  
28'4 x 17'8 (8.64m x 5.38m)

**Sitting Room**  
15'10 x 14' (4.83m x 4.27m)

## Inner hallway

**Breakfast Room**  
11'5 x 15' (3.48m x 4.57m)

**Fitted Kitchen/Breakfast Room**  
14'6 x 16'2 (4.42m x 4.93m)

## Utility/Boiler Room

## Downstairs Cloakroom

## Rear Porch

## Landing

**Bedroom 1**  
16'2 x 16' into bay (4.93m x 4.88m into bay)

**Bedroom 2**  
11'9 x 13'3 (3.58m x 4.04m)

**Bathroom**  
13'9 x 7'8 (4.19m x 2.34m)

**Bedroom 3**  
13'10 x 8'4 (4.22m x 2.54m)

**Bedroom 4**  
11'6 x 13'9 (3.51m x 4.19m)

**Bedroom 5**  
12'5 x 13'4 (3.78m x 4.06m)

## Disclaimer

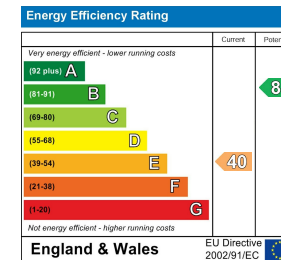
## Area Map



## Floor Plan



## Energy Efficiency Graph



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