



Werfa House Werfa Lane

Werfa Lane, Abernant, CF44 0YS

£599,995



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Directons

Take the A470 heading towards Aberdare & Merthyr follow the road for 17 miles, then Take A4059 and Canal Rd to Werfa Lane in Aberdare, Slight left towards A4059, At the roundabout, take the 2nd exit, Continue onto New Rd/A4059, At the roundabout, continue straight onto Canal Rd, Continue onto Cwmbach Rd, At the roundabout, take the 3rd exit onto Abernant Rd, right onto Werfa Lane the entrance to the property will be found last house on the left hand side.

Outside

Overall, the large gardens are a mixture of formal gardens and natural woodland areas. The front garden is accessed via a wooden gate and is mainly laid to lawn. The garden is planted with a wide variety of mature shrubs and hedging giving it a good degree of privacy.

The front and rear gardens are made up of formal lawned area and paved terraces and they are bordered via mature tree lines and shrubs. The main rear garden is of excellent size and leads to the woodland section. To the side of the house there is a very pretty and sheltered paved terrace which is ideal for al-fresco dining. To the side of the property is a detached garage, main entrance drive, stone built storage outbuilding and former stables.

Entrance Vestibule

Tiled floor

Reception Hallway

11'6" x 19'6" (3.51m x 5.94m)

Large picture window to front aspect. Stairs to first floor. Parquet flooring. Wall panelling.

Drawing Room

28'4" x 17'8" (8.64m x 5.38m)

Large impressive bay window overlooking front garden. 2 x radiators. Fire place. Window to side aspect.

Sitting Room

15'10" x 14' (4.83m x 4.27m)

Window to front and side aspect. Fireplace. Radiator.

Inner hallway

Breakfast Room

11'5" x 15' (3.48m x 4.57m)

Window to rear aspect. Log burning stove. Radiator. Stairs to first floor.

Fitted Kitchen/Breakfast Room

14'6" x 16'2" (4.42m x 4.93m)

With a modern range of wall and base units, ceramic sink unit, windows overlooking rear garden. French doors with access to paved seating area. 2 x radiators.

Utility/Boiler Room

Window to rear aspect. Oil fire boiler serving hot water and heating system

Downstairs Cloakroom

With w.c., wash hand basin, window to rear aspect.

Rear Porch

Window to rear aspect. Tiled floor.

Landing

Wooden window to front and rear aspect. Radiator.

Bedroom 1

16'2" x 16' into bay (4.93m x 4.88m into bay)

Impressive bay window to front aspect. Fireplace. Radiator.

Bedroom 2

11'9" x 13'3" (3.58m x 4.04m)

Window to side aspect. Radiator.

Bathroom

13'9" x 7'8" (4.19m x 2.34m)

Modern suite comprising bath, vanity wash hand basin and

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w.c., separate shower cubicle, radiator, window to rear aspect.

Bedroom 3

13'10 x 8'4 (4.22m x 2.54m)

Radiator. Window to side aspect. Airing cupboard. Range of fitted wardrobes.

Bedroom 4

11'6 x 13'9 (3.51m x 4.19m)

Radiator. Window to front aspect. Vanity wash hand basin.

Bedroom 5

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

Window to front aspect. Radiator. Staircase to attic with ample storage.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

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The Property Misdescription Act 1991

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Road Map



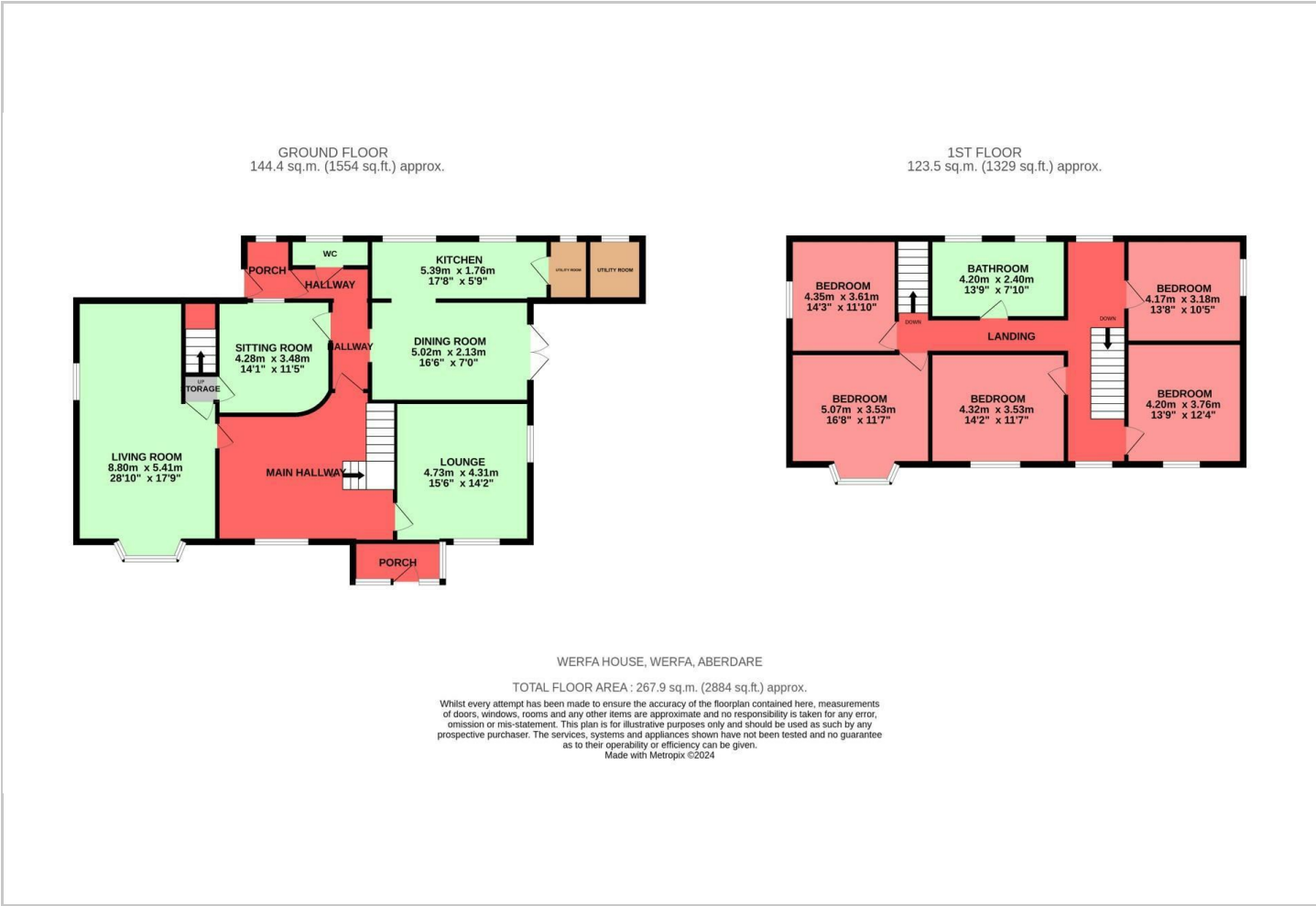
Hybrid Map



Terrain Map



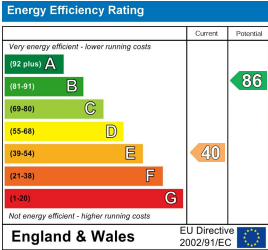
Floor Plan



Viewing

Please contact our Aberdare Office on 01685 878000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.