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**Abernathan House Heol Laethog, Bryncethin Bridgend**

**£600,000**

 **peter  
alan**

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# About the property

Situated within approximately 1.5 acres of beautifully maintained grounds, with the added benefit of an additional 2.5-acre agricultural field located opposite the property,

Abernathan House is a charming three double-bedroom detached period home offering an excellent blend of character, space and equestrian facilities in a sought-after semi-rural setting.

The accommodation comprises an entrance hall, two spacious reception rooms with feature fireplaces, including a lounge with log-burning stove, a generous kitchen/diner, utility room and side porch.

To the first floor are three double bedrooms and a stylish family bathroom fitted with a contemporary four-piece suite.

Externally, the property benefits from substantial gardens, a gated driveway providing ample off-road parking, and a range of useful outbuildings. Equestrian facilities include a livery yard, storage area, two stables, a foaling box and a tack room.

The additional 2.5-acre field offers further grazing or lifestyle potential, bringing the total land included to approximately 4 acres.

Combining character, versatility and excellent outdoor space, Abernathan House presents a rare opportunity to acquire a unique family home with outstanding equestrian and countryside appeal.

# Accommodation

## Entrance Hall

## Reception Room

13' 9" x 12' 10" ( 4.19m x 3.91m )

A bright and inviting front-facing reception room, full of character and charm. A large sash-style window floods the space with natural light, creating a warm and welcoming atmosphere. The room features attractive wood-effect flooring, high ceilings with decorative coving, and a recessed fireplace housing a wood-burning stove, providing a cosy focal point. There is ample space for a range of lounge furniture, while built-in shelving enhances both practicality and display opportunities. An ideal space for relaxing or entertaining guests.

## Reception/Dining Room

13' 9" x 6' 6" ( 4.19m x 1.98m )

A charming and versatile front-facing reception room, currently utilised as a comfortable sitting room but equally suited as a formal dining room. The room enjoys excellent natural light from a large sash-style window overlooking the front aspect and features high ceilings with decorative coving, dado rail detailing and attractive wood-effect flooring. A feature fireplace provides a focal point to the room, creating a warm and inviting atmosphere, while generous proportions allow ample space for a dining suite or additional lounge furniture. An elegant room ideal for formal entertaining, family gatherings or flexible day-to-day living.

## Kitchen/Diner

14' 9" x 10' 2" ( 4.50m x 3.10m )

A spacious and well-appointed kitchen/breakfast room fitted with an





extensive range of matching wall and base units complemented by ample work surface space. The room provides excellent space for informal dining and family gatherings, with a large window allowing plenty of natural light to fill the space. The kitchen benefits from tiled flooring, recessed ceiling lighting and designated spaces for appliances, together with a range-style cooker set within a feature recess. An additional door provides convenient access to the side porch and side of the property.

### Utility Room

9' 10" x 8' 2" ( 3.00m x 2.49m )

Conveniently positioned directly off the kitchen, this practical utility room continues the tiled flooring and complementary cabinetry, creating a seamless flow between the two spaces. Fitted with matching wall and base units together with additional worktop space, the room housing the wall mounted combi boiler and offers excellent storage and laundry facilities with space for further appliances. A window provides natural light, while the generous proportions allow for a variety of household uses, making this a highly functional and valuable extension of the kitchen area.

### Side Porch



### First Floor

#### Landing

#### Bedroom One

16' 5" max x 14' 1" max ( 5.00m max x 4.29m max )

A spacious and elegant principal bedroom enjoying a bright front-facing aspect through two large sash-style windows, which flood the room with natural light and provide attractive views. The room offers ample space to accommodate a king-size bed and a range of freestanding bedroom furniture, whilst high ceilings with decorative coving enhance the sense of space and character. Finished with fitted carpeting for added comfort.

#### Bedroom Two

13' 1" max x 11' 6" max plus wardrobe recess ( 3.99m max x 3.51m max plus wardrobe recess )

A generously sized double bedroom enjoying a pleasant side-facing aspect through a large window, allowing plenty of natural light to enter the room. Well-proportioned throughout, the room offers ample space for a double or king-size bed together with a range of additional bedroom furniture. Further benefits include fitted carpeting, decorative coving and built-in wardrobes providing excellent storage. A bright and



comfortable bedroom, ideal for family members or guests.

#### Bedroom Three

13' 9" x 8' 6" ( 4.19m x 2.59m )

A spacious double bedroom benefiting from a front-facing window that fills the room with natural light and provides pleasant outlooks. Well-proportioned throughout, the room offers ample space for a double bed alongside a range of additional bedroom furniture. Further features include fitted carpeting and neutral décor, creating a bright and comfortable space suitable for a variety of needs. A generously sized bedroom ideal for family members, guests or as a flexible home-working space if required.

#### Bathroom

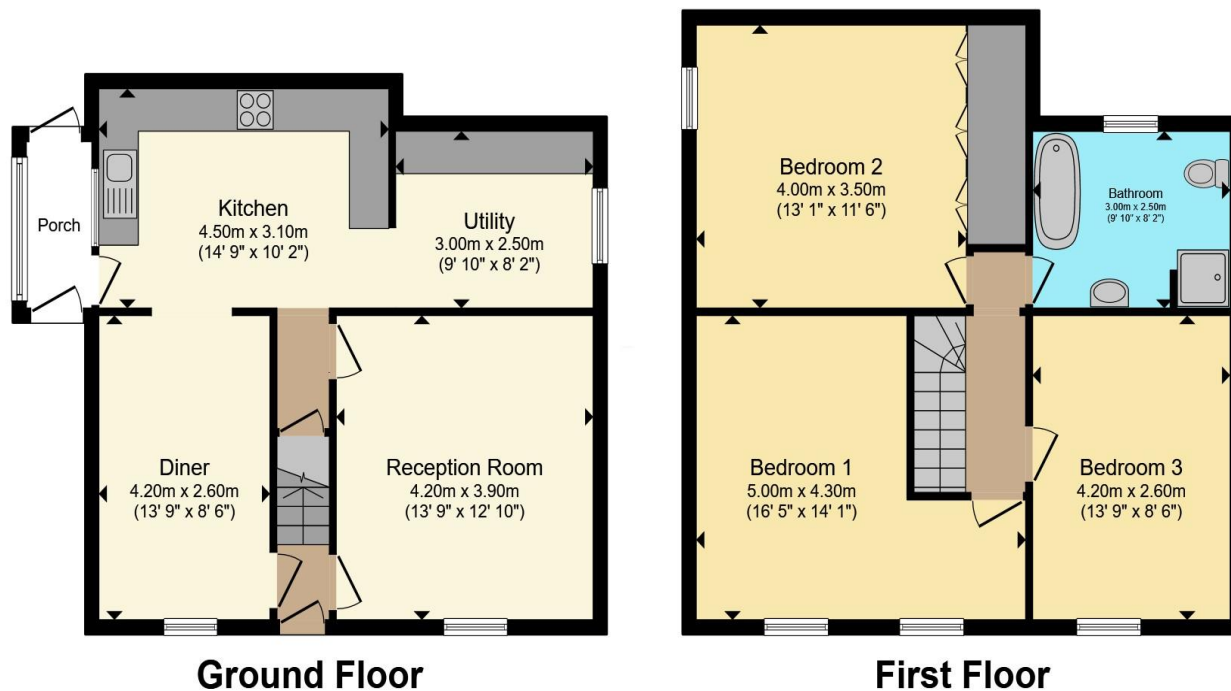
A beautifully appointed and generously proportioned family bathroom fitted with a contemporary white suite comprising a panelled bath, low-level WC, vanity wash hand basin and a large walk-in shower enclosure with glazed screen. The room is enhanced by modern wall finishes and stylish flooring, creating a bright and modern feel throughout. A window allows for natural light and ventilation, while the spacious layout provides both comfort and practicality.





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Total floor area 117.8 m<sup>2</sup> (1,268 sq.ft.) approx

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