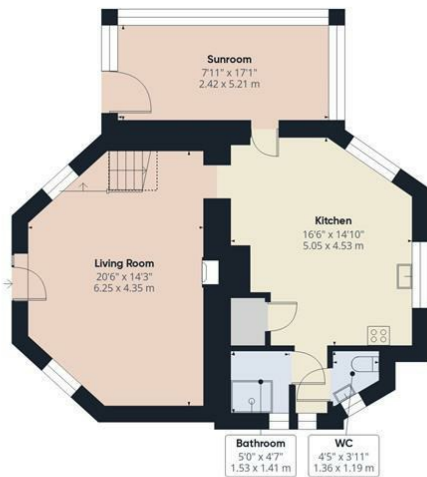
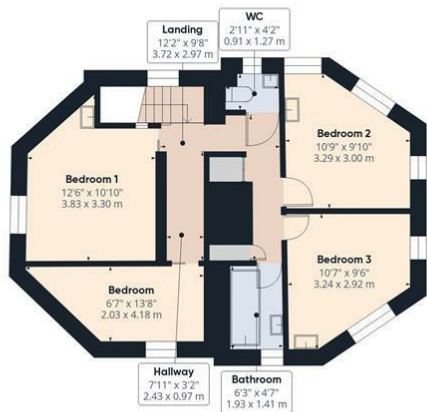




Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1180 ft²
109.6 m²

Reduced headroom

12 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

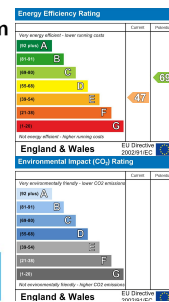


Round Lodge Myddfai, Llandovery, Carmarthenshire, SA20 0DX

- Unique Period Property with Separate Workshop For Multiple Uses (STP)
- Spacious Kitchen/Breakfast/Diner
- Plot Size Including the Adjacent Garden & Property & Garden Totals 0.25 Of An Acre.
- Idyllic Setting With Commanding Views Of the Countryside
- EPC RATING E. COUNCIL TAX BAND C.
- Four Bedrooms
- Downstairs Cloakroom & Shower Room & Upstairs Cloakroom & Bathroom
- Off-grid - Solar & Wind turbine Power, Private water supply & Private Drainage-septic tank.
- Close to Llandovery Town

Price £495,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





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If you're looking for peace and quiet away from the hustle and bustle of city life then look no further! Situated in the most idyllic of places in an elevated spot in the middle of the Llwynywormwood Estate (Google it!) with commanding views over the North Towy Valley, we here at West Wales Properties can't wait to show you "Round Lodge". Sitting pretty and proud for over 400 years (the original lodge) this unique lodge has a magical feel about it and makes a perfect fairytale retreat, lovingly restored for many years by the present owner and it has a separate workshop to boot which could make an ideal annex (STP). Viewing is highly recommended for all you lucky buyers out there to appreciate the location, charm and beauty "Round Lodge" has to offer! Call us today on 01269 596659. EPC RATING. COUNCIL TAX BAND C.

Accommodation comprises : Porch, kitchen/breakfast/diner, cloakroom, shower-room, lounge, two landings, cloakroom, bathroom and four bedrooms.
Workshop comprises : workshop area (underfloor heating), wet-room, kitchen/sitting room, landing, office, loft room, basement level with utility room, hallway and sun-room.
Externally the property sits on a lovely well-maintained plot with lawn, flowering plants, shrubs and mature trees (five Oak trees under a preservation order), and offers some fabulous views of the valley. There is a separate garden area which has an old railway carriage in situ.



..AGENTS VIEWING NOTES

ROUND LODGE :

PORCH

KITCHEN/BREAKFAST/DINER

CLOAKROOM

SHOWER ROOM

LOUNGE

LANDING

BEDROOM 1

BEDROOM 4

LANDING

CLOAKROOM

BATHROOM

BEDROOM 2

BEDROOM 3

WORKSHOP :

WORKSHOP AREA

WET-ROOM

KITCHEN/SITTING ROOM

LANDING

OFFICE

LOFT ROOM

BASEMENT FLOOR

UTILITY

HALLWAY

SUN-ROOM



DIRECTIONS

Description: Land lying to the south of North Lodge, Llwynywormwood, Llandoverly, Carmarthenshire WHAT3WORDS:///feast.quantity.lawyer

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.