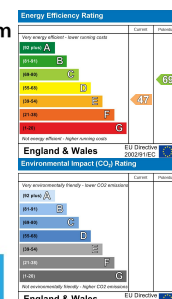




## Round Lodge Myddfai, Llandovery, Carmarthenshire, SA20 0DX

- 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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We are advised that this property is totally off grid with solar and wind turbine power together with its own private water supply and private drainage-septic tank. We have not checked or tested any of the services or appliances at the property.

TAX: Band C

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

TAKE ON AJS/SC/0425/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

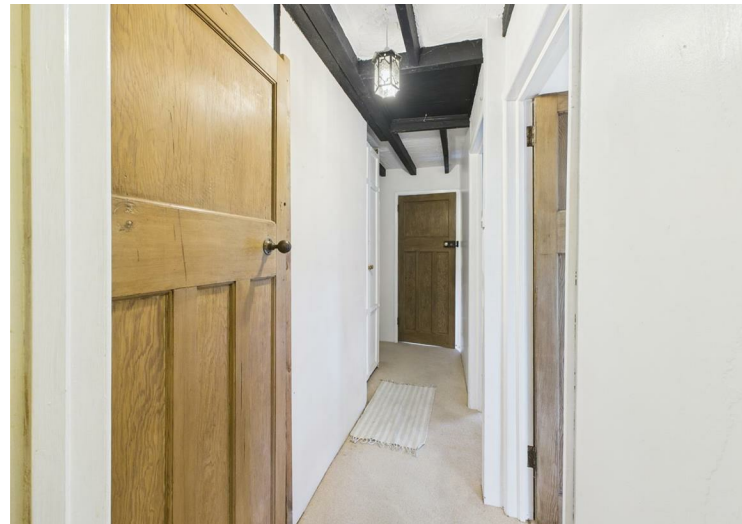
TELEPHONE: 01554 759655



22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

**The Agent that goes the Extra Mile**



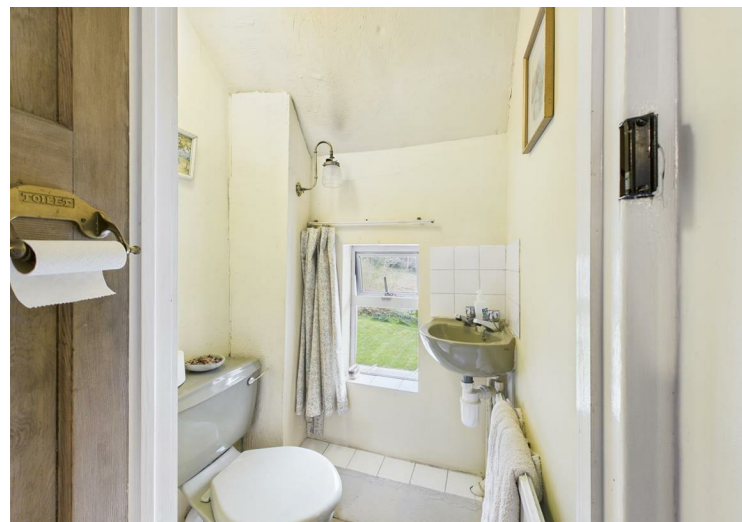


TOTALLY UNIQUE , EYE CATCHING & OFF GRID ! THE OLD GAME KEEPERS ABODE FOR THE ESTATE !  
 If you're looking for peace and quiet away from the hustle and bustle of city life then look no further! Situated in the most idyllic of places in an elevated spot in the middle of the Llwynywormwood Estate (Google 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, Llandoverey, Carmarthenshire WHAT3WORDS:///feast.quantity.lawyer

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.