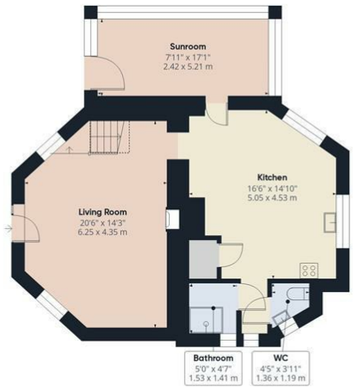
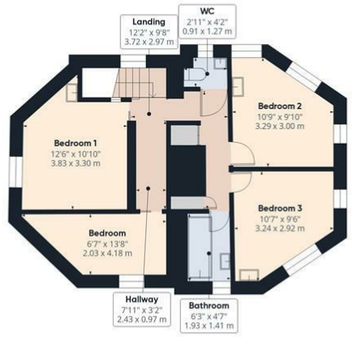


Floor 1 Building 1



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

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,

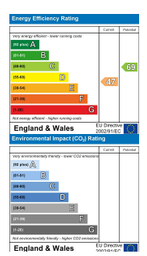
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS
EMAIL: ammanford@westwalesproperties.co.uk
TELEPHONE: 01269 596659

01269 596659
www.westwalesproperties.co.uk

Round Lodge Myddai, 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**



£595,000

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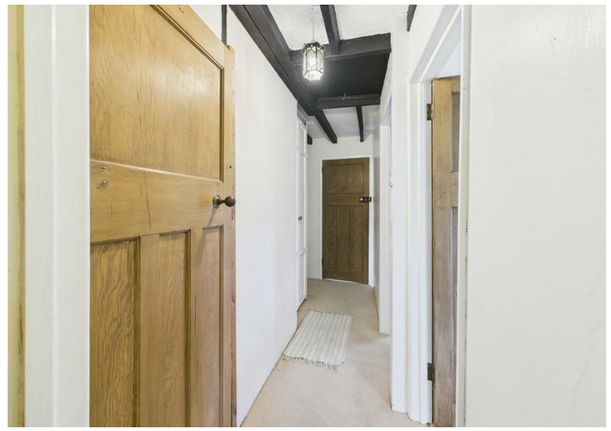
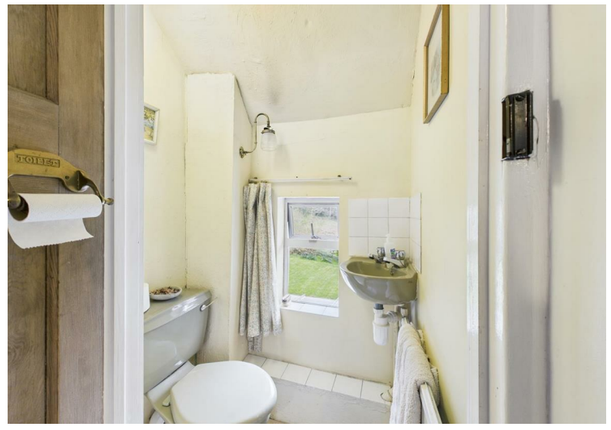
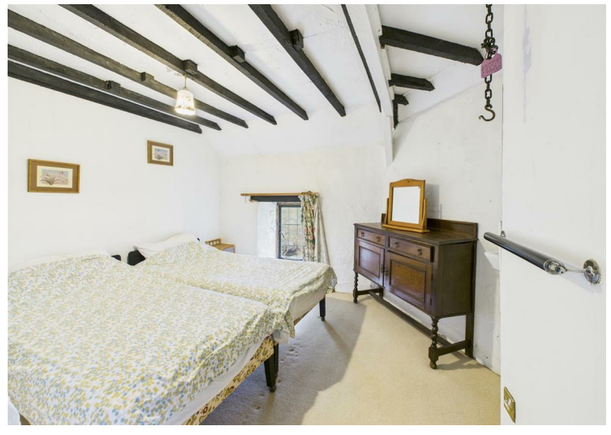
The Agent that goes the Extra Mile







TOTALLY UNIQUE & EYE CATCHING ! 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
*** KEY INFORMATION *** Traditionally built property. The property is totally off grid with solar and wind turbine power together with its own private water supply and private drainage-septic tank. Council tax band C. The road/track has a bridle path and public footpath that runs past the property boundary. There is a tree preservation order on the five Oak trees. For this location, according to Ofcom, this is the following information: Broadband availability- up to Standard (3 Mpbs), Mobile availability-limited phone coverage for Three, EE and O2, no mobile phone coverage for Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The workshop can be utilised into different living space (STP). The vendor has provided us with a "possessory" land registry title.
WHAT3WORDS///feast.quantity.lawyer

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

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