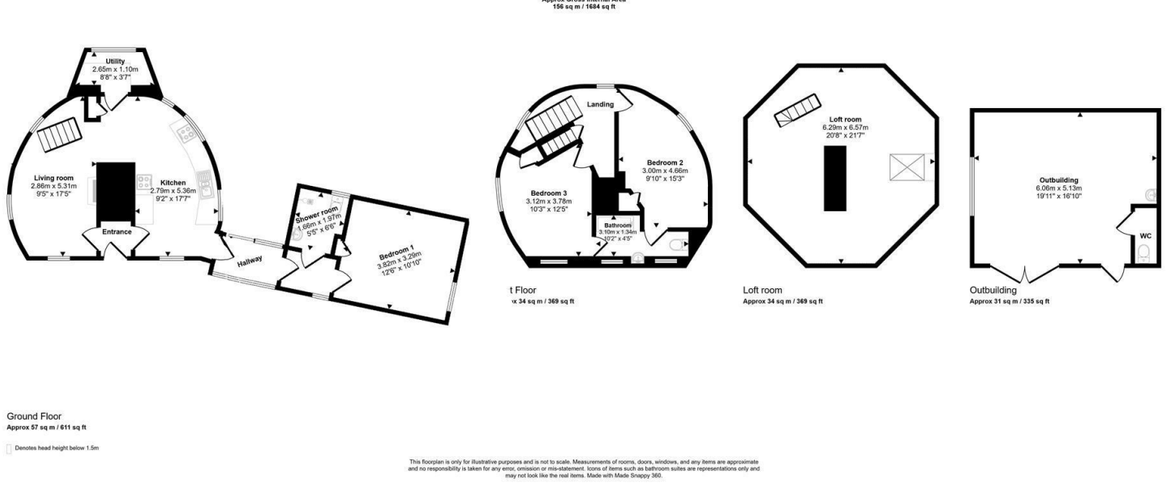

Ground Floor
Approx 57 sq m / 611 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
156 sq m / 1684 sq ft

t Floor
ox 34 sq m / 369 sq ft

Loft room
Approx 34 sq m / 369 sq ft

Outbuilding
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Pembrokeshire
AGENTS NOTE: Grade II Listed
DRAINAGE: We are advised that this property is served by private drainage
WATER: We are advised that this property is served by private water supply

ref:LG/AMS/05/26/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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Llwyngwair Lodge Newport, Pembrokeshire, SA42 0LX

- Grade II Listed
- Approx 1.4 Miles To Newport Town
- Full of Character
- Garden & Off Road Parking
- Oil Heating
- Three Bedrooms
- Round House
- Modern Extension
- Detached Garage / Workshop
- EPC Rating: Exempt

Price £425,000

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

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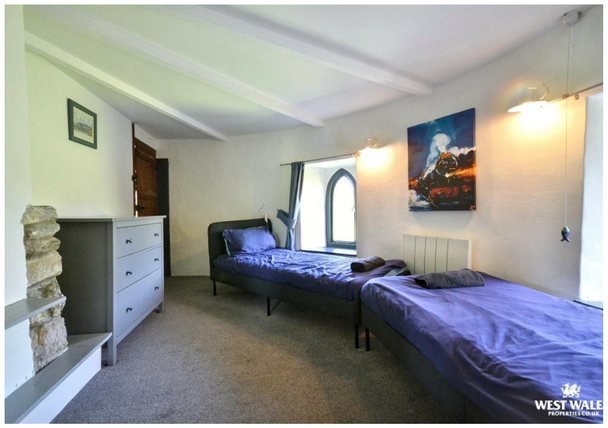
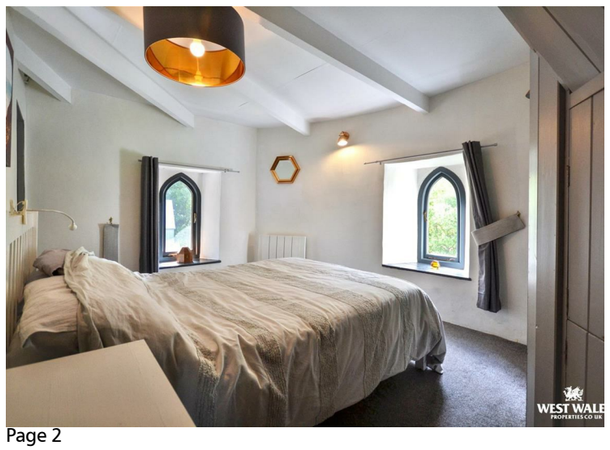
The Agent that goes the Extra Mile

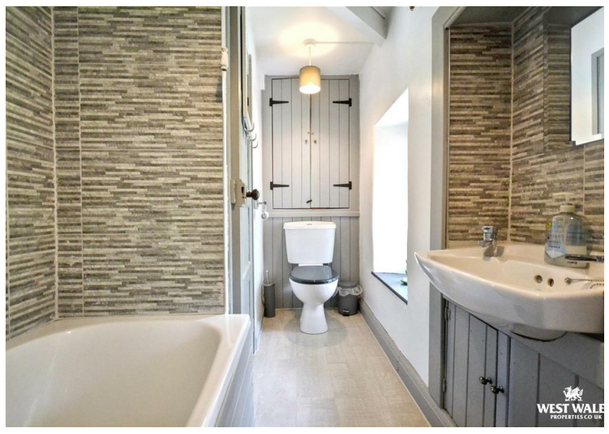
This unique building that is approximately 200 years old, and stands just outside of the popular coastal town of Newport in Pembrokeshire. The Lodge is a Grade II listed as a building of special architectural and historic interest. It is a fine example of a round house which is completely circular, with its rooms built around its central chimney.

The property is entered into an entrance hall with a door to left into the welcoming sitting room which centres around a wood-burning stove set within an exposed stone chimney breast with slate hearth and timber mantle, creating a warm and inviting focal point. This room leads round to the kitchen and dining area. This space is fitted with bespoke curved Welsh oak units topped with granite work surfaces, an oil-fired Aga, integrated dishwasher and slate flooring, blending traditional style with practical modern living. Accessed from the dining area, is a useful utility room.
A door from the kitchen leads to the modern extension. The hallway has floor-to-ceiling glazing and sliding doors opening onto outdoor seating areas. There is a ground floor shower room with underfloor heating. Completing the ground floor is a double bedroom.

The upper floors continue to impress with characterful bedrooms featuring exposed beams, arched windows and charming architectural details. There are two bedrooms, one being a double. There is a bathroom with doors that lead into both rooms. Of particular note is the remarkable circular top-floor room with exposed beams and Velux window, creating a truly unique living space.







Externally, the property benefits from seating areas to the front, bordered by stone walls and railings. To the side of the property there is off road parking. Across the lane lies a beautiful garden with mature trees, shrubs, seasonal planting, and woodland areas. Here there is further off road parking, and an insulated galvanised garage/workshop with WC facilities offers excellent potential as a studio, workspace or hobby room, with a wood store to the rear.

A rare opportunity to acquire a distinctive coastal home full of charm, character and individuality in one of Pembrokeshire's most desirable locations.

Newport is a picturesque town set within the Pembrokeshire Coast National Park, an area of outstanding natural beauty, between the towns of Fishguard and Cardigan. The town benefits from a variety of shops, post office, primary school, pubs, restaurants, cafes, and is very popular with sailing aficionados, having a thriving boat club. In addition, there is an 18 hole links golf course, and there are two horse-riding establishments close by. There are a wide range of sandy beaches and coves within easy reach, including Newport Sands, Poppit Sands, Pwllgwaelod and Cwm yr Eglwys.

DIRECTIONS

From our Fishguard office take the A487 and continue for approximately 7.5 miles, driving through the town of Newport. Stay on the A487 for just over a mile, and you will find the property on your left hand side as indicated by our for sale board. What three words - ///waged.weep.albatross

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