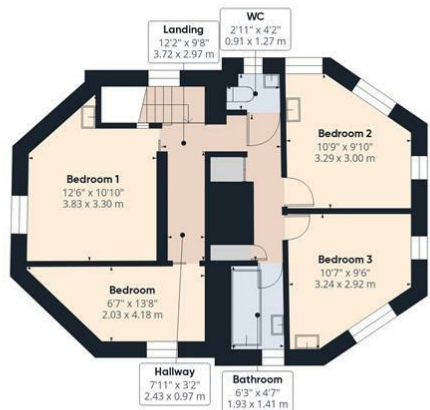


Floor 1 Building 1



Floor 2 Building 1



Approximate total area<sup>m</sup>

1180 ft<sup>2</sup>

109.6 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

1.2 m<sup>2</sup>

(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 Myddai, Llandovery, Carmarthenshire, SA20 0DX

• Unique Period Property with Separate Workshop For Multiple Uses (STP)

• Spacious Kitchen/Breakfast/Diner

• Off-grid - Solar & Wind turbine Power, Private water supply & Private Drainage-septic tank.

• Close to Llandovery Town

• Four Bedrooms

• Downstairs Cloakroom & Shower Room & Upstairs Cloakroom & Bathroom

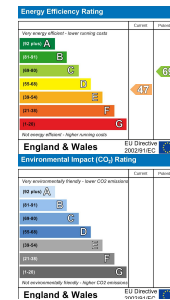
• Idyllic Setting With Commanding Views Of the Countryside

• EPC RATING E. COUNCIL TAX BAND C.

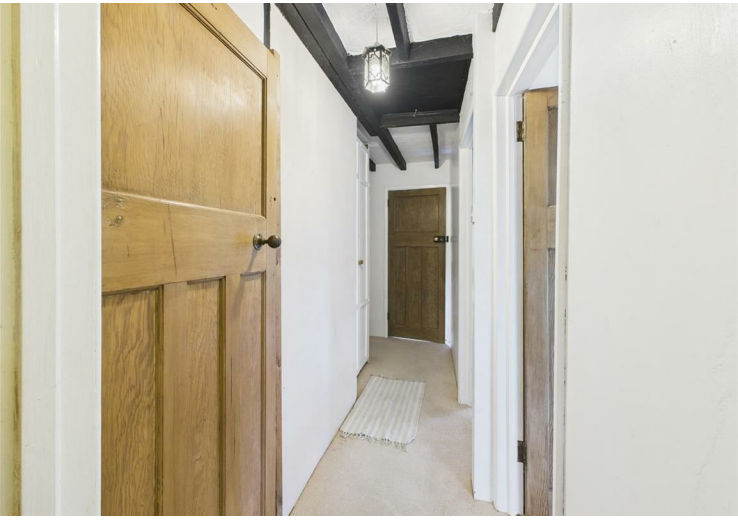
£595,000



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







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 bordering 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 has a separate workshop 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 Mbps), Mobile availability-limited phone coverage for Three, EE and O2, no mobile phone coverage for Vodafone. 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.