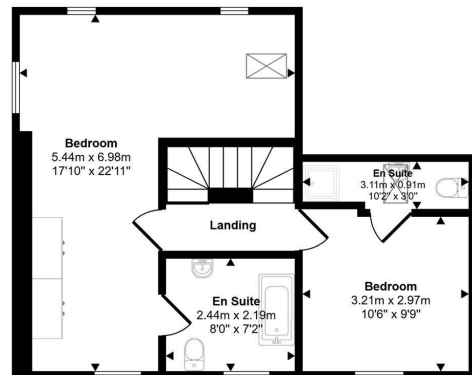
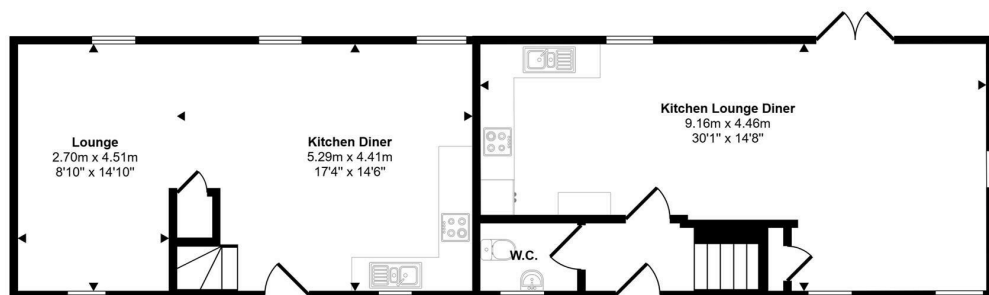


Ground Floor  
Approx 82 sq m / 888 sq ft

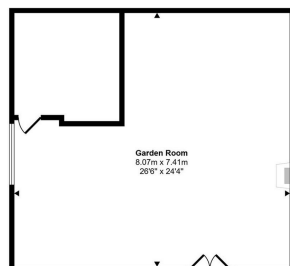


First Floor  
Approx 50 sq m / 541 sq ft

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.

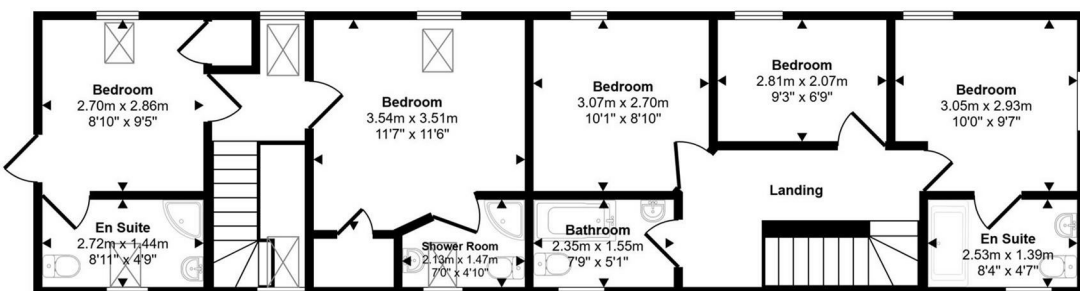


Cottages Ground Floor  
Approx 78 sq m / 840 sq ft



Garden Room  
Approx 60 sq m / 644 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.



Cottages First Floor  
Approx 78 sq m / 839 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.

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.

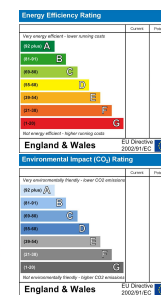


## Pendegy Mill Llanybri, Carmarthen, SA33 5HZ

- THREE SEPARATE PROPERTIES
- SEMI DETACHED COTTAGES - THREE AND TWO BED
- SUCCESSFUL HOLIDAY LET BUSINESS
- MULTI-GENERATIONAL OPTIONS
- HEATING - AIR SOURCE
- TWO BEDROOM DETACHED HOUSE
- 2.5 MILES FROM LLANSTEFFAN BEACH
- BEAUTIFULLY PRESENTED ACCOMMODATION
- INCREDIBLE OPPORTUNITY
- EPC -

**£750,000**

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





We Say...

Pendegy Mill offers a rare chance to acquire a beautifully located lifestyle property with a successful, income-producing holiday cottage business, set in peaceful countryside just moments from Llansteffan beach and the stunning South Carmarthenshire coastline. Importantly, this is not a single seven-bedroom house, but a flexible estate comprising three separate properties — a stylish two-bedroom main residence and two fully established holiday cottages, providing seven bedrooms in total across the site.

A key highlight is the proven self-catering business, operating in the highly desirable dog-friendly holiday market. The cottages benefit from repeat guests, strong seasonal occupancy, and a location that consistently attracts visitors seeking coast and countryside in one stay. The setting near Llansteffan — with its sandy beach, historic castle, coastal paths, and thriving visitor appeal — underpins the ongoing success of the enterprise. For buyers seeking a lifestyle change, a home with income, or an addition to an existing portfolio, this is a turnkey opportunity in a prime tourism area.

The principal residence is a sympathetically enhanced former farmhouse that combines character features with contemporary comfort. Currently arranged as a two-bedroom home, both with en-suite facilities, it also offers flexibility for reconfiguration if desired. The ground floor includes welcoming reception rooms with timber flooring, a wood-burning stove, and barn-style sliding doors, leading into a striking open-plan kitchen and dining area. A vaulted breakfast and reception space with skylights and bifold doors opens to the garden and patio, capturing lovely countryside and river views. A separate utility room adds practicality. Upstairs, the principal suite includes a dressing area and elegant bathroom with freestanding bath, while the second bedroom enjoys its own modern en-suite shower room.

The estate layout naturally supports multi-generational living, allowing extended family to live independently yet close together, whether in the main house or one of the cottages, while still retaining income potential if preferred.

The holiday cottages are well presented, fully equipped, and ready to continue trading. The Granary provides two bedrooms, each with en-suite shower rooms, ideal for couples or small families. Mill Cottage offers three bedrooms and two bathrooms, perfectly suited to larger family groups. Both are thoughtfully arranged for the holiday market and blend seamlessly into the rural surroundings, enhancing their guest appeal.

Externally, the grounds are private and attractively landscaped, with mature trees, fruit trees, and ornamental planting. Peaceful river frontage with private fishing rights adds to the lifestyle offering. Outbuildings include a substantial stone barn with light and power (with potential for conversion subject to permissions) and a large summer house/workshop currently used for storage and as a home gym. A shared driveway leads to the residence and cottages, with private parking, a double carport, and an EV charging point. Sustainability features include air-source heating and solar panels.

Pendegy Mill brings together home, business, and location — an established holiday letting enterprise near one of West Wales’ most desirable coastal villages, combined with a high-quality private residence and flexible accommodation suited to extended family living.

Viewing is highly recommended to appreciate the lifestyle and commercial opportunity available.





DIRECTIONS

From our office in Carmarthen (Dark Gate), head towards Heol Y Felin/Mill Street, then continue onto Lammas Street. Turn left onto Morfa Lane (B4312), and at the roundabout take the second exit onto the A4242. At the next roundabout, take the second exit onto the A40 and follow it for about 7 miles. Then continue toward your destination by turning left and driving for 1.6 miles, turn left again for 2.6 miles, and finally turn right—Pendegy Mill will be just ahead. What three words reference - chicken.remembers.tour

GENERAL INFORMATION

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  
HEATING: Air Source  
CFP/CFP JAN 26  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

LOCATION AERIAL VIEW

