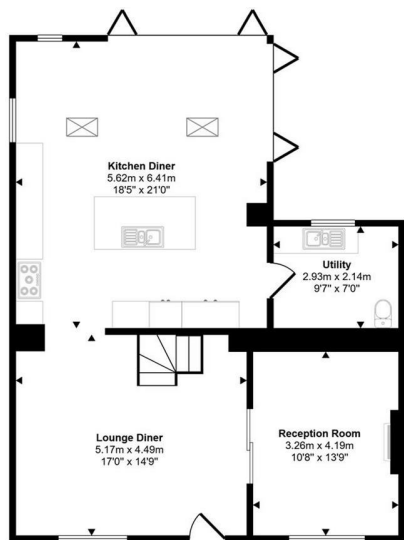
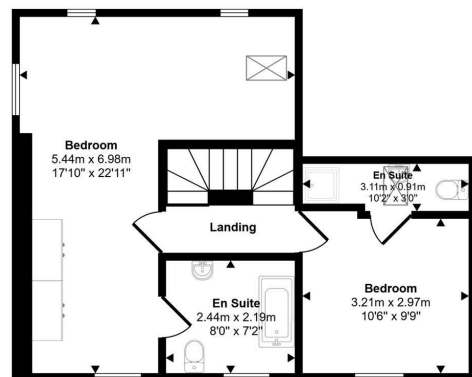


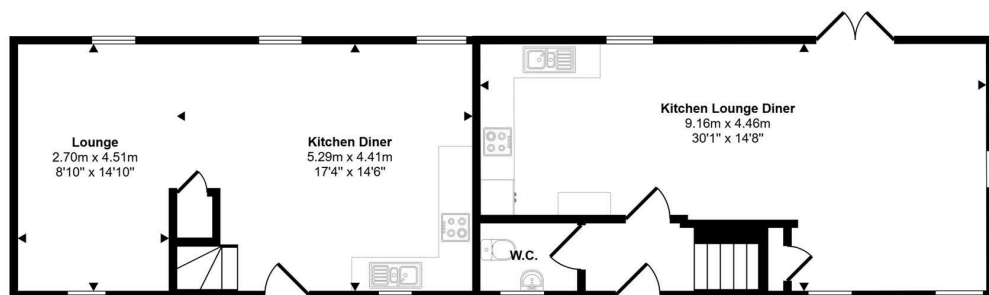


Ground Floor
Approx 82 sq m / 888 sq ft

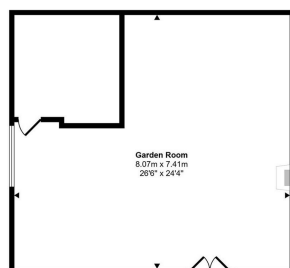


First Floor
Approx 50 sq m / 541 sq ft

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.

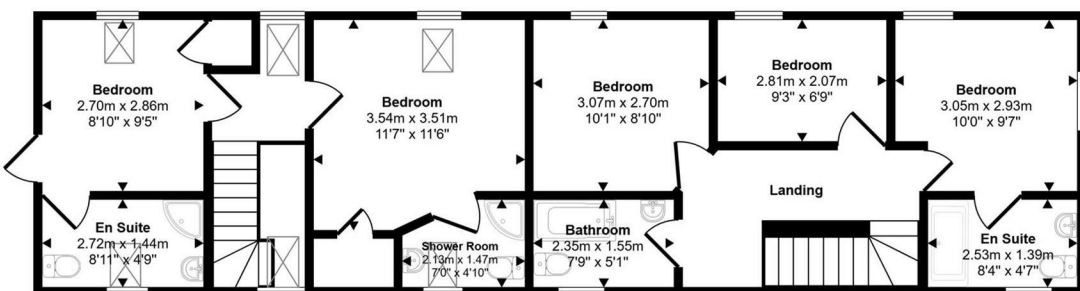


Cottages Ground Floor
Approx 78 sq m / 840 sq ft



Garden Room
Approx 60 sq m / 644 sq ft

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Cottages First Floor
Approx 78 sq m / 839 sq ft

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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.

Coastal residence and watermill holiday cottages

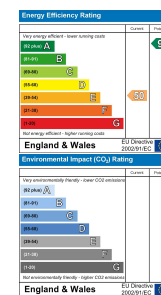


Pendegy Mill Llanybri, Llansteffan, Carmarthen, SA33 5HZ

- 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 - E

Offers In Excess Of £735,000

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



We Say...

Home, Income & Lifestyle – Established Holiday Let Business Near Llansteffan Beach

Pendegy Mill offers a rare opportunity to acquire a beautifully situated lifestyle property with a successful, income-generating holiday cottage business, set in peaceful countryside just minutes from Llansteffan beach and the spectacular South Carmarthenshire coastline. Combining a stylish private residence with two established holiday cottages, this is an ideal purchase for those seeking a lifestyle change, home and income, holiday let investment or flexible accommodation for multi-generational living.

Importantly, this is not a single seven-bedroom house, but a versatile estate comprising three separate properties—a beautifully renovated two-bedroom main residence and two fully established holiday cottages, providing seven bedrooms in total. The layout allows owners to enjoy privacy while generating an established income or accommodating extended family, with the flexibility to adapt the properties to suit changing needs.

A key highlight is the proven self-catering business, operating successfully within the highly desirable dog-friendly holiday market. The cottages benefit from repeat guests, strong seasonal occupancy and an enviable location that consistently attracts visitors looking to enjoy both coast and countryside. Situated close to Llansteffan's sandy beach, historic castle and renowned coastal paths, the business is well placed to continue thriving, offering genuine turnkey income from day one.

The principal residence is a sympathetically enhanced former farmhouse that blends character with contemporary comfort. Currently arranged as a two-bedroom home, both bedrooms benefit from en-suite facilities. The ground floor features 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 family space with skylights and bifold doors opens onto the gardens and patio, enjoying attractive countryside and river views, while a separate utility room adds practicality. Upstairs, the principal suite includes a dressing area and elegant bathroom with freestanding bath, with the second bedroom enjoying a modern en-suite shower room.

The holiday cottages are fully equipped and ready to continue trading. The Granary provides two en-suite bedrooms, ideal for couples and small families, while Mill Cottage offers three bedrooms and two bathrooms, perfectly suited to larger family groups. Both are well presented and designed to maximise guest appeal. Outside, the private landscaped grounds include mature trees, fruit trees and ornamental planting, together with peaceful river frontage and private fishing rights. Additional outbuildings include a substantial stone barn with light and power, offering potential for conversion (subject to the necessary consents), and a large summer house/workshop currently used for storage and a home gym. A driveway provides access to the residence and cottages, with private parking, a double carport, EV charging point, solar panels and air-source heating further enhancing the property's appeal.

Pendegy Mill combines an exceptional home with a successful holiday letting business in one of West Wales' most sought-after coastal locations. Whether you're looking to run an established holiday let business, invest in a thriving tourism market or create a flexible home for extended family, this is a rare turnkey opportunity offering lifestyle, income and long-term potential.

Viewing is highly recommended to appreciate both the quality of the accommodation and the outstanding lifestyle and commercial opportunity on offer



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

