



The Splash Inn

Llanfallteg, Whitland, Carmarthenshire, SA34 0UN

Tenure: Freehold

Price: £225,000

Ref: 96518

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Traditional village pub
- Detached one bedroom cottage
- Open-plan lounge bar
- Three bedroom private accommodation
- Garden and car park
- Currently closed

Location

The village of Llanfallteg sits within a sheltered valley surrounded by glorious Carmarthenshire countryside, close to its border with Pembrokeshire, just three miles north of the A40 close to the towns of Whitland and Narberth.

The public house is located beside the main road at the centre of the village.

The Property

The Splash Inn is a terraced property which appears to be constructed mainly of stone and brick, with rendered and colourwashed elevations under a pitched slate roof.

It provides easy to operate open-plan trading area with kitchen and three bedroom owners' accommodation above.

It also has the benefit of a detached one bedroom cottage within the grounds to the rear, and a good trade garden and parking.

The pub has traded as a village pub for many years and is an excellent opportunity for those requiring a hands-on business and home in this beautiful part of Carmarthenshire.



Trade Areas

GROUND FLOOR

Front entrance leading into two section BAR comfortably seating 40. Traditional village pub 'feel' with mainly tiled and carpeted floor. Part wood panelled walls and heavily beamed effect ceiling. Open fireplace. Panel fronted corner BAR COUNTER with mirror back display. Darts oche. On-level CELLAR. LADIES' & GENTLEMEN'S TOILETS. Good sized KITCHEN with domestic style catering fittings and effects.

External

TRADE GARDEN to the rear having lawned and gravelled section with 'A' frame bench seating for about 50+. Gravel CAR PARK for approximately ten vehicles.

Right of access across the car park to three private drives and pedestrian right of way across the car park accessing the local park.

Owners' Accommodation

External staircase to the rear leading into entrance hallway. KITCHEN with fitted units, DINING ROOM, TWO DOUBLE BEDROOMS and BATHROOM. OFFICE.

SECOND FLOOR

LOUNGE with velux window. DOUBLE BEDROOM.

EXTERNAL

Fenced private garden with seating area. Large steel shed with outside bar which faces the trade garden. Further enclosed section housing the woodshed.





Letting Accommodation

DETACHED COTTAGE

Currently set up as an Air B&B comprising: Open plan KITCHEN/LOUNGE at ground floor and BEDROOM with en suite at first floor. Adjoining Bottle Store.

The Business

The business is currently closed, but for a number of years prior to closure traded as a village pub with food and letting accommodation.

For the twelve months ended May 2026 the pub achieved gross sales in the region of £142,000 split 76% wet and 24% dry. In addition, a further £8,400 was achieved from letting the cottage.

The business has traditionally hosted a quiz and live music throughout the year.

Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet, when re-opened.



Tenure & Price

FREEHOLD £225,000 to include trade furniture, fixtures, fittings and effects.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

Mains water and electricity are connected.

On-site septic tank drainage.

LPG for heating and cooking.

Rateable Value: £3,600 as at 1st April 2026

Local Authority: Carmarthenshire County Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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