



Golwg Y Bryn
Ffordd Pendre | Carmarthen | SA31 3FY

THE LAND COMBE

GOLWG Y BRYN



Golwg Y Bryn is an exciting new development of 30 homes nestled within the sought-after location of Carmarthen, offering a thoughtfully designed collection of beautifully crafted new-build properties by Charles Church. The development has been created with modern family living in mind and offers a selection of four and five-bedroom dwellings, with a range of layouts, specifications, and optional upgrades available to suit a variety of lifestyles, needs, and budgets. Finished to an exceptional standard throughout, Golwg Y Bryn combines quality craftsmanship with contemporary style, all within a welcoming community setting enjoying excellent access to local amenities, transport links, and the charm of Carmarthenshire living. This listing showcases the stunning show home whilst also highlighting the flexibility and choices available across the wider development.

The Landcombe: The featured show home, The Landcombe, is an impressive four-bedroom detached family home designed to offer stylish and versatile accommodation throughout. This beautiful home perfectly reflects the quality and attention to detail available across the Golwg Y Bryn development.

Let us look into the show home in more detail...

This stunning home has been enhanced with a range of impressive additions designed to suit modern living, including thermostats throughout, a sprinkler system, and solar panels. Further optional extras and bespoke add-ons are available across the development, allowing buyers to tailor their home to suit their own individual needs and lifestyle.

Approach: You approach via Carmarthen and along Ffordd Pendre road, you enter into Golwg Y Bryn, an impressive and welcoming development. A brick-paved pathway guides you towards the beautifully presented show home, immediately setting the tone for the quality and style found throughout the property and wider development.

Entrance Hallway: You are welcomed into a bright and inviting entrance hallway where natural light beams through the frosted window positioned alongside the front door. Beautifully presented with herringbone-effect vinyl flooring, this central hub provides access to the lounge, dining room, open-plan kitchen/breakfast/family room, useful ground floor WC, and staircase rising to the first floor. The space also benefits from a generous understairs storage cupboard.

WC:

The ground floor WC is fitted with a Villeroy & Boch WC and matching wash basin, tiled flooring, partially tiled walls, spot lighting, and an extractor fan.





Open-Plan Kitchen/Breakfast/Family Room: What a beautiful open-plan kitchen/breakfast/family room, perfectly designed for modern family living. Natural light floods the room through the windows and bi-folding doors, effortlessly connecting the home with the garden beyond. The entire space is laid with stylish herringbone-style vinyl flooring and lit by a combination of spotlights and feature lighting, whilst a tall feature radiator adds an additional contemporary touch. The kitchen itself offers a range of wall and base units topped with quartz worktops, alongside a selection of integrated appliances which can vary depending on your chosen specification and requirements. This particular show home benefits from an AEG oven/grill, AEG electric hob, AEG elevated extractor fan, and an Electrolux fridge/freezer. A central kitchen island provides additional storage, a sunken stainless steel sink and a half with Swan tap, an Electrolux dishwasher, and breakfast bar seating for up to four stools. There is also ample room for an additional breakfast table and relaxed seating area, creating a fantastic family hub ideal for both everyday living and entertaining. Access is also provided into the utility room.

The Utility Room: Offering additional wall and base units with quartz worktops, the room also benefits from spotlighting, an extractor fan, herringbone-style vinyl flooring, a side-facing window, and space for one under-counter appliance.



Lounge: Situated to the front of the home, the lounge is a lovely cosy space enjoying a large front-facing window which allows natural light to pour in whilst framing beautiful views overlooking rural countryside and forestry. Finished with carpeted flooring, the room also benefits from a stylish media wall complete with built-in shelving and storage.

Dining Room: Another lovely reception room situated to the front of the home, the dining room enjoys an abundance of natural light through the front-facing window. Laid with herringbone-style vinyl flooring and featuring central lighting, this versatile room could also be utilised as a home office, playroom, or additional sitting room depending on your individual needs.







Landing: Ascending the carpeted staircase to the first-floor landing, which is also laid with carpeted flooring, you are greeted by a bright space enhanced by a front-facing window allowing natural light. From here, access is provided to four generously sized bedrooms, the home study, family bathroom, and a spacious storage cupboard.

Principal Bedroom: The principal bedroom is a fantastic-sized room enjoying a front-facing window which frames beautiful countryside views whilst allowing natural light to flood the space. Offering carpeted flooring alongside spot and central lighting, the room is further enhanced by the addition of fitted wardrobes complete with hanging rails and shelving. The private en suite is beautifully finished and comprises a Villeroy & Boch WC, Villeroy & Boch wash basin, large double walk-in shower, heated towel rail, tiled flooring, partially tiled and panelled walls, spotlighting, extractor fan, and frosted side window.

Bedroom Two: Bedroom two is situated to the front of the home and enjoys lovely rural outlooks through the front-facing window, with natural light creating a bright and welcoming feel. The room benefits from carpeted flooring alongside spot and central lighting, whilst an added feature of fitted sliding door wardrobes with hanging rails and shelving further enhances the space.

Bedroom Three: Bedroom three is a lovely-sized double bedroom positioned to the rear of the home and offering carpeted flooring and a rear-facing window. This room also benefits from the added feature of a fitted wardrobe complete with shelving and hanging rails.

Bedroom Four: Positioned to the rear of the property, bedroom four is another lovely double bedroom enjoying carpeted flooring and a rear-facing window overlooking the garden.

The Study: The study is a fantastic addition for those working from home and offers herringbone-style vinyl flooring alongside a rear-facing window. This versatile room is further improved by a fitted desk with storage units and shelving and could equally be utilised as a cot room, playground, reading nook, or hobby space depending on your requirements.

Family Bathroom: The family bathroom is beautifully appointed and fully furnished with a Villeroy & Boch WC, matching wash basin, and fitted bath with Mira Azora shower attachment. In addition, the room also benefits from a separate walk-in shower, heated towel rail, spotlighting, extractor fan, tiled flooring, partially tiled walls, and a frosted side-facing window.





Step Outside: To the rear, the property offers a laid level lawn alongside a paved patio seating area, creating a wonderful blank canvas ready to be personalised to suit your lifestyle. With ample room for outdoor furniture, the garden provides a fantastic space to unwind, relax, entertain guests, or enjoy family time outdoors.

The Local Area: Carmarthen is a wonderful place to call home, combining rich history with modern convenience and a welcoming atmosphere. Offering an excellent selection of shops, cafés, restaurants, schools, leisure facilities, and transport connections, the town appeals to a wide range of buyers including families, professionals, and retirees alike. Surrounded by beautiful countryside whilst remaining well connected to nearby towns and stunning coastal locations, Carmarthen offers the perfect balance between relaxed rural living and everyday practicality.

Carmarthen continues to grow in popularity thanks to its excellent amenities, scenic surroundings, and convenient transport links. The town benefits from a variety of highly regarded primary and secondary schools, healthcare facilities including Glangwili Hospital, supermarkets, independent boutiques, and popular eateries. Excellent road connections provide easy access to the A48 and M4 corridor, whilst Carmarthen train station offers regular services to Swansea, Cardiff, and beyond. Residents can also enjoy an array of local attractions including the National Botanic Garden of Wales, Carmarthen Castle, the beautiful Towy Valley, nearby countryside walks, and stunning beaches within easy driving distance, all adding to the area's lasting appeal.



Find your sanctuary at
Golwg Y Bryn.

Golwg Y Bryn site plan.



4 Bedroom Homes

-  The Sandwood
-  The Carradale
-  The Hendon
-  The Landcombe
-  The Hollicombe
-  The Seacombe
-  The Heysham

5 Bedroom Homes

-  The Broadhaven
-  The Oxwich
-  The Torrisdale

Existing
Development

Pre-cast
Retaining Wall

Future
Development

Future Development
by Persimmon Homes

Attenuation
Basin

Fford Pendre

L.E.A.P

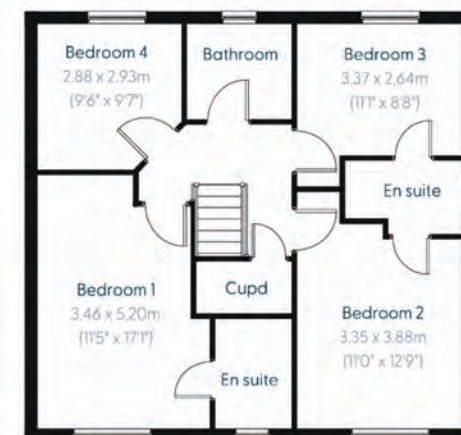
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Charles Church

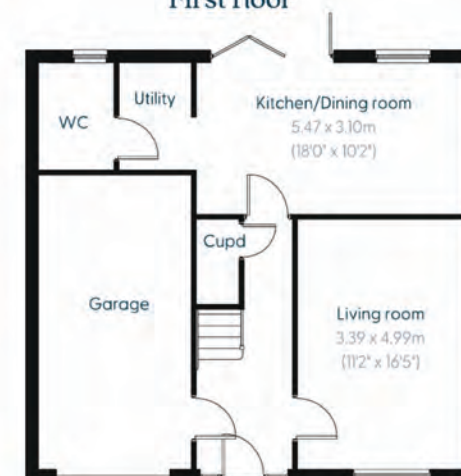


The Sandwood

Detached Home



First floor



Ground floor

Features



4 x Bedrooms



Single Garage & 2 x Parking Spaces



1 x Bathroom



EV Charging Point



2 x En Suites



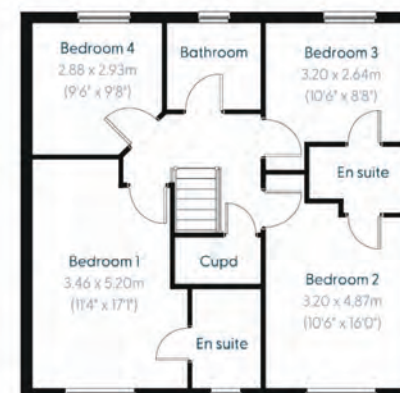
B [91]

The Sandwood gives careful thought to practical - as well as attractive - family-friendly space. The integral garage has internal access via the utility room, and the kitchen/dining room has bi-folding doors to the garden. With a family bathroom and four bedrooms - two of which benefit from en-suites - there's plenty of space upstairs for you all to spread out. This is a practical and well-designed family home to grow up in.

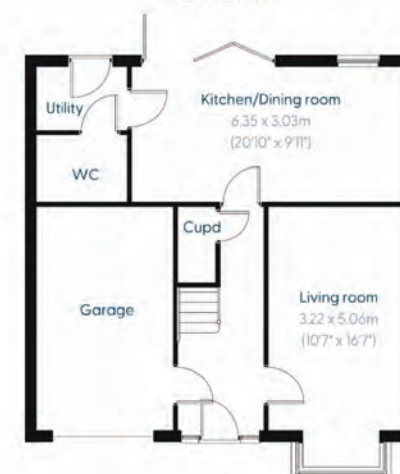


The Carradale

Detached Home



First floor



Ground floor

Features



4 x Bedrooms



1 x Bathroom



2 x En Suites



Single Garage & 2 x Parking Spaces



EV Charging Point



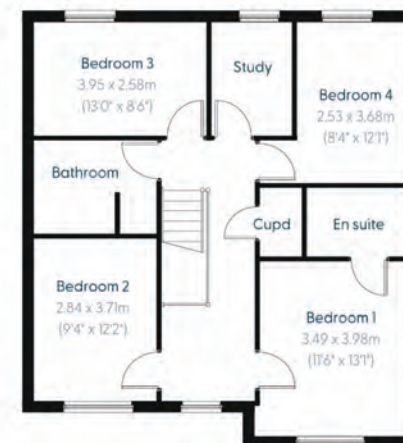
B [91]

The Carradale gives you four bedrooms and three bathrooms. It's an ideal growing, and grown-up, family home. An integral garage makes it a practical choice too. The kitchen/dining room leaves separate space for a utility room with a useful back door, while the main access to the garden is enhanced by bi-fold doors. This is a new home with function and appeal in equal measure.

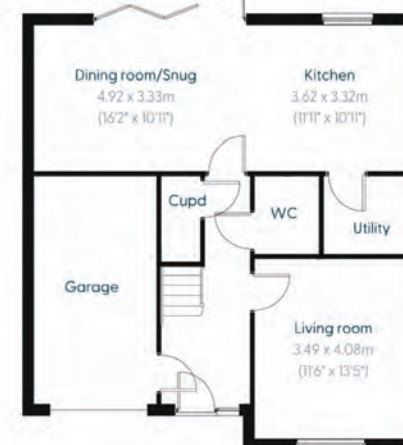


The Hendon

Detached Home



First floor



Ground floor

Features



4 x Bedrooms



Single Garage & 2 x Parking Spaces



1 x Bathroom



EV Charging Point



1 x En Suites



B [91]



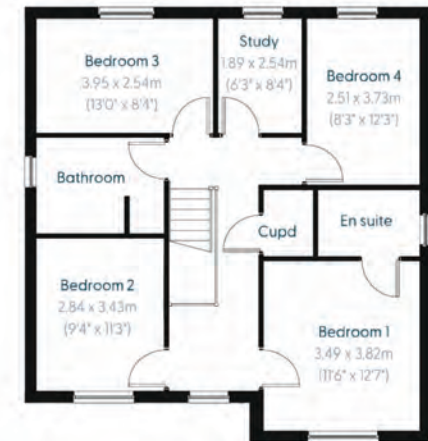
1 x Study

The Hendon is a new home that offers plenty of flexibility to a growing family. Whether it's the four bedrooms and two bathrooms, the home office, the open-plan kitchen/dining room, or the separate living room, this is a home with a carefully considered layout. Bi-folding doors to the garden let the outside in, and internal access to the integral garage is a practical feature.



The Lancombe

Detached Home



First floor



Ground floor

Features

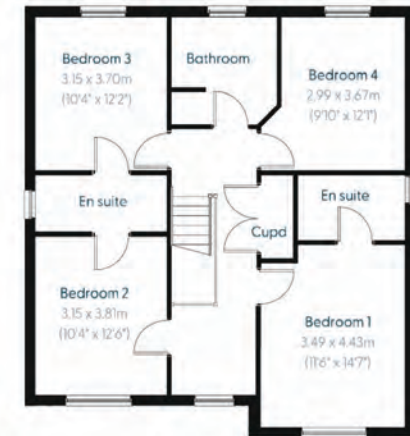
- | | | | |
|---|---------------|---|------------------------------------|
|  | 4 x Bedrooms |  | Single Garage & 2 x Parking Spaces |
|  | 1 x Bathroom |  | EV Charging Point |
|  | 1 x En Suites |  | B [91] |
|  | 1 x Study | | |

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-folding doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en-suite and a study.

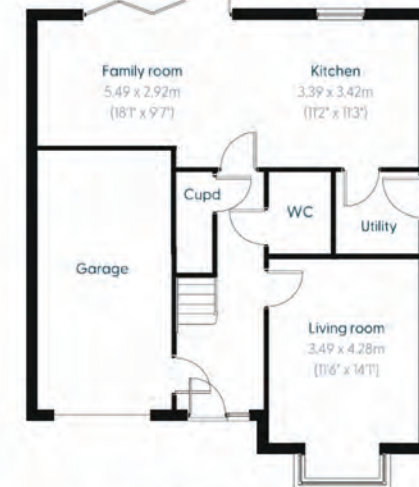


The Hollicombe

Detached Home



First floor



Ground floor

Features



4 x Bedrooms



Single Garage & 2 x Parking Spaces



1 x Bathroom



EV Charging Point



2 x En Suites



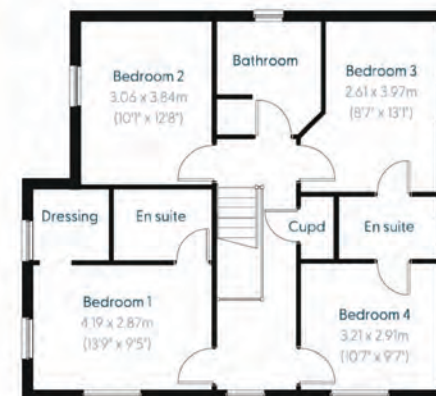
B [91]

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage has internal access and the utility room has outdoor access - two convenient and practical features that form part of the Hollicombe as a family home.

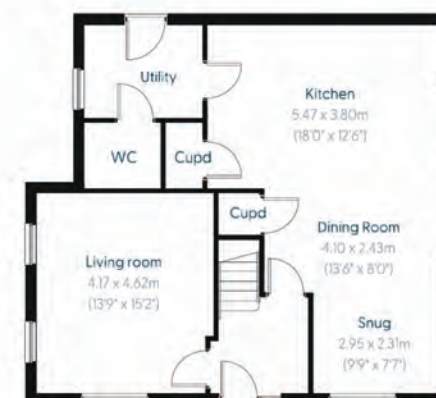


The Seacombe

Detached Home



First floor



Ground floor

Features

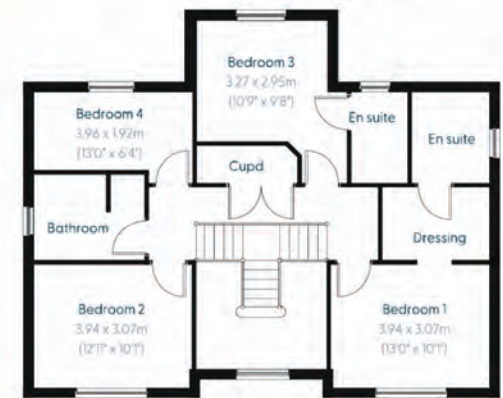
	4 x Bedrooms		Double Garage & 2 x Parking Spaces
	1 x Bathroom		EV Charging Point
	2 x En Suites		B [91]
	1 x Dressing Room		

A huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.

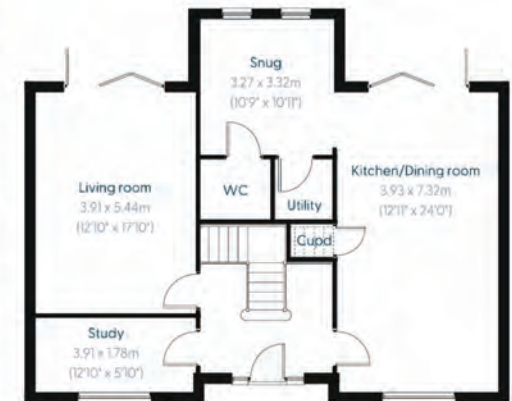


The Heysham

Detached Home



First floor



Ground floor

Features



4 x Bedrooms



1 x Dressing Room



1 x Bathroom



Double Garage & 2 x Parking Spaces



2 x En Suites



EV Charging Point



1 x Study



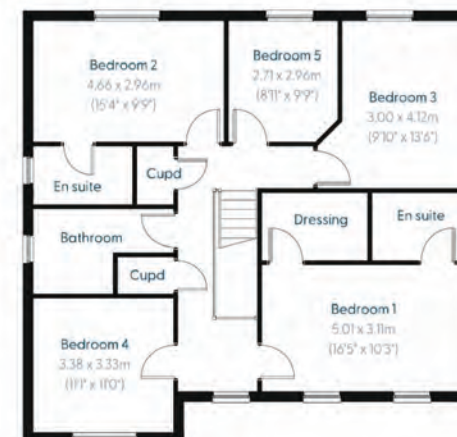
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The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that's included in the layout. A family room sits between the kitchen/dining room and the living room - each with wonderful bi-fold doors to the garden.



The Broadhaven

Detached Home



First floor



Ground floor

Features



5 x Bedrooms



1 x Dressing Room



1 x Bathroom



Double Garage & 2 x Parking Spaces



2 x En Suites



EV Charging Point



1 x Study



B [91]

This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en-suites and a dressing room to bedroom one.



The Oxwich

Detached Home



First floor



Ground floor

Features



5 x Bedrooms



2 x Dressing Room



1 x Bathroom



Double Garage & 2 x Parking Spaces



2 x En Suites



EV Charging Point



1 x Study



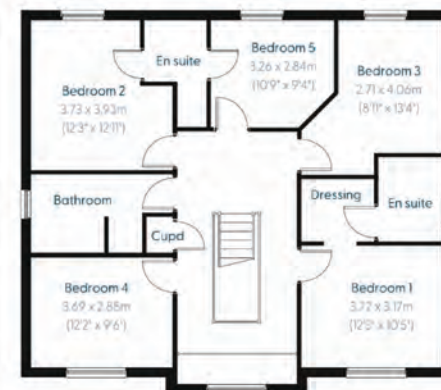
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The Oxwich is a family-friendly home that's ideal for visitors too - with an en-suite guest room in addition to the luxurious dual-aspect en-suite master bedroom. Three further bedrooms and a family bathroom are ideal for the children. A kitchen/family room is at the heart of the home and bi-fold doors create a wonderful inside/outside entertaining space. A utility, lounge, study and integral garage complete the ground floor.



The Torrisdale

Five bedroom home



First floor



Ground floor

Features

- | | |
|---|--|
|  5 x Bedrooms |  1 x Dressing Room |
|  1 x Bathroom |  Double Garage & 2 x Parking Spaces |
|  2 x En Suites |  EV Charging Point |
|  1 x Study |  B [91] |

The Torrisdale is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There's also a separate living room, study and ample storage. Upstairs, five bedrooms, two with en-suites, and the family bathroom give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Swansea
77 Newton Road, Mumbles, Swansea, West Glamorgan, South Wales, SA3 4BN
01792 367301 | swansea@fineandcountry.com

