

A wide-angle photograph of a rural landscape. The foreground is dominated by a large, dark green field. Beyond it, the land rises into rolling hills and fields, separated by stone walls and small clusters of trees. The sky is a clear, pale blue with a few wispy white clouds.

Find your sanctuary at

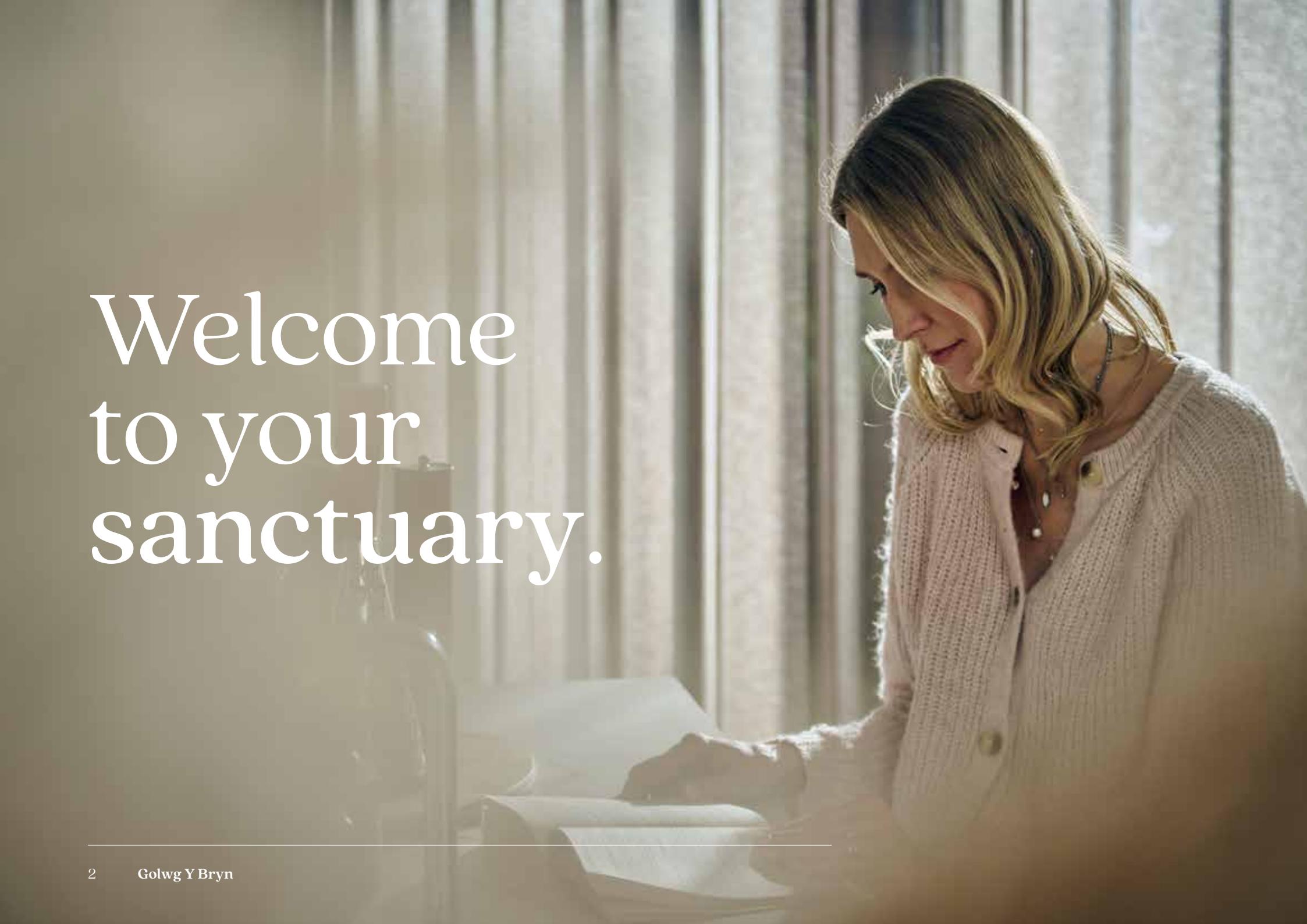
# Golwg Y Bryn

Carmarthen

4 & 5 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

Golwg Y Byrn is our stunning collection of four and five-bedroom homes situated in South West Wales.

The development has plenty of rural views on your doorstep with all the amenities you need close-by.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

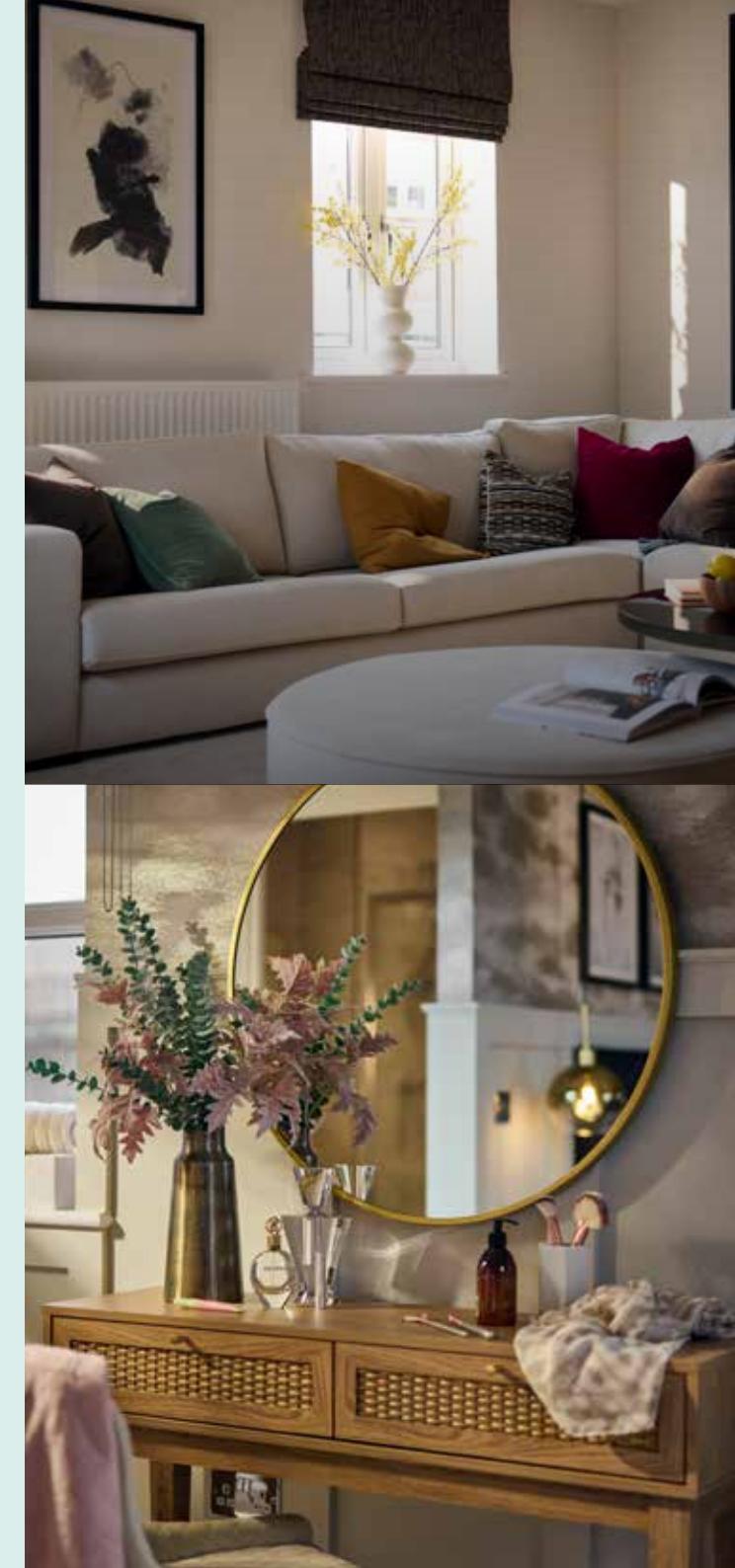
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

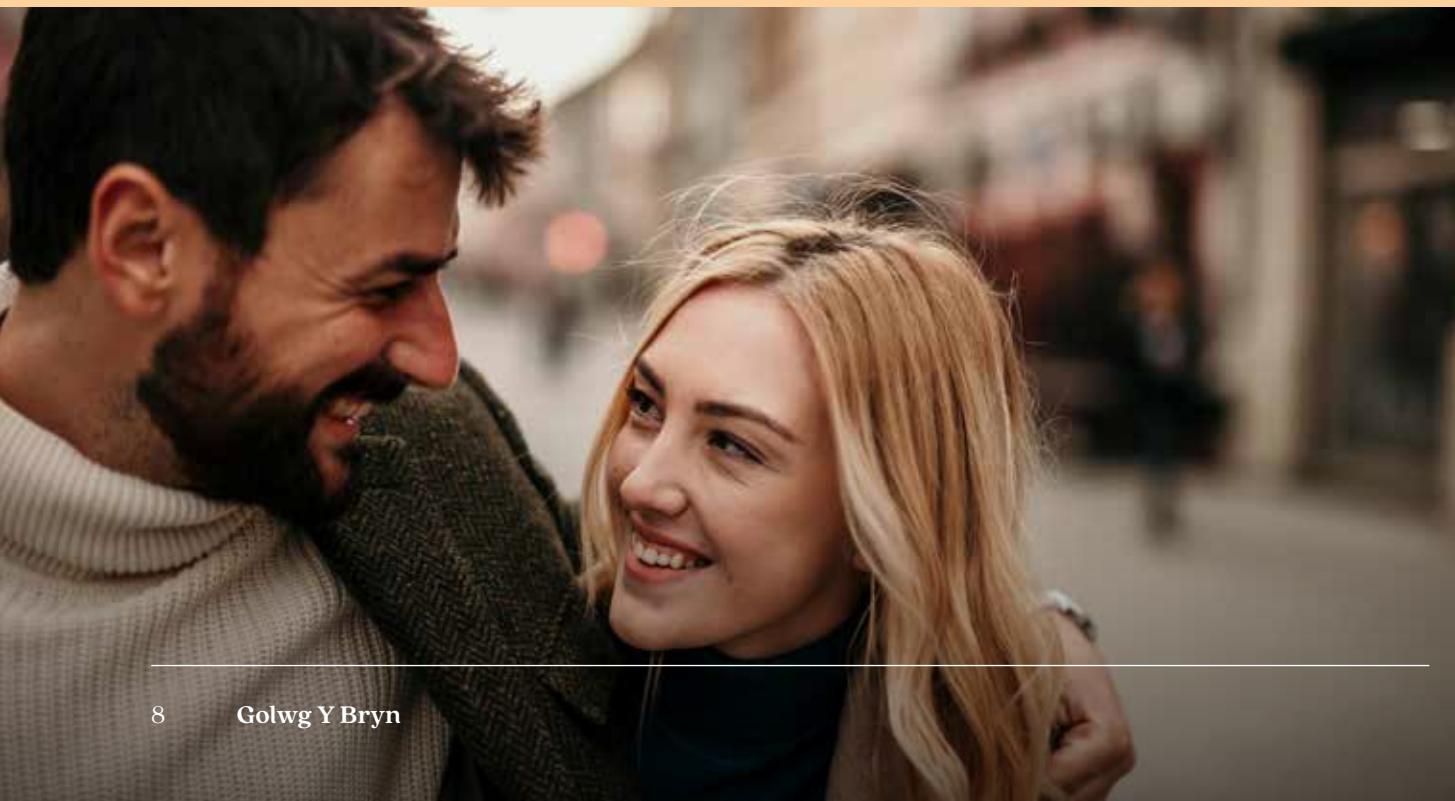
Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.





Notice  
that feeling.  
That's the  
feeling  
of home.

# Discover your happy place.



# Golwg Y Bryn

## The perfect place to live and grow.

Discover the beauty of South West Wales with convenient amenities and excellent transport links at Golwg Y Bryn – a collection of premium new homes in Carmarthen, Carmarthenshire.

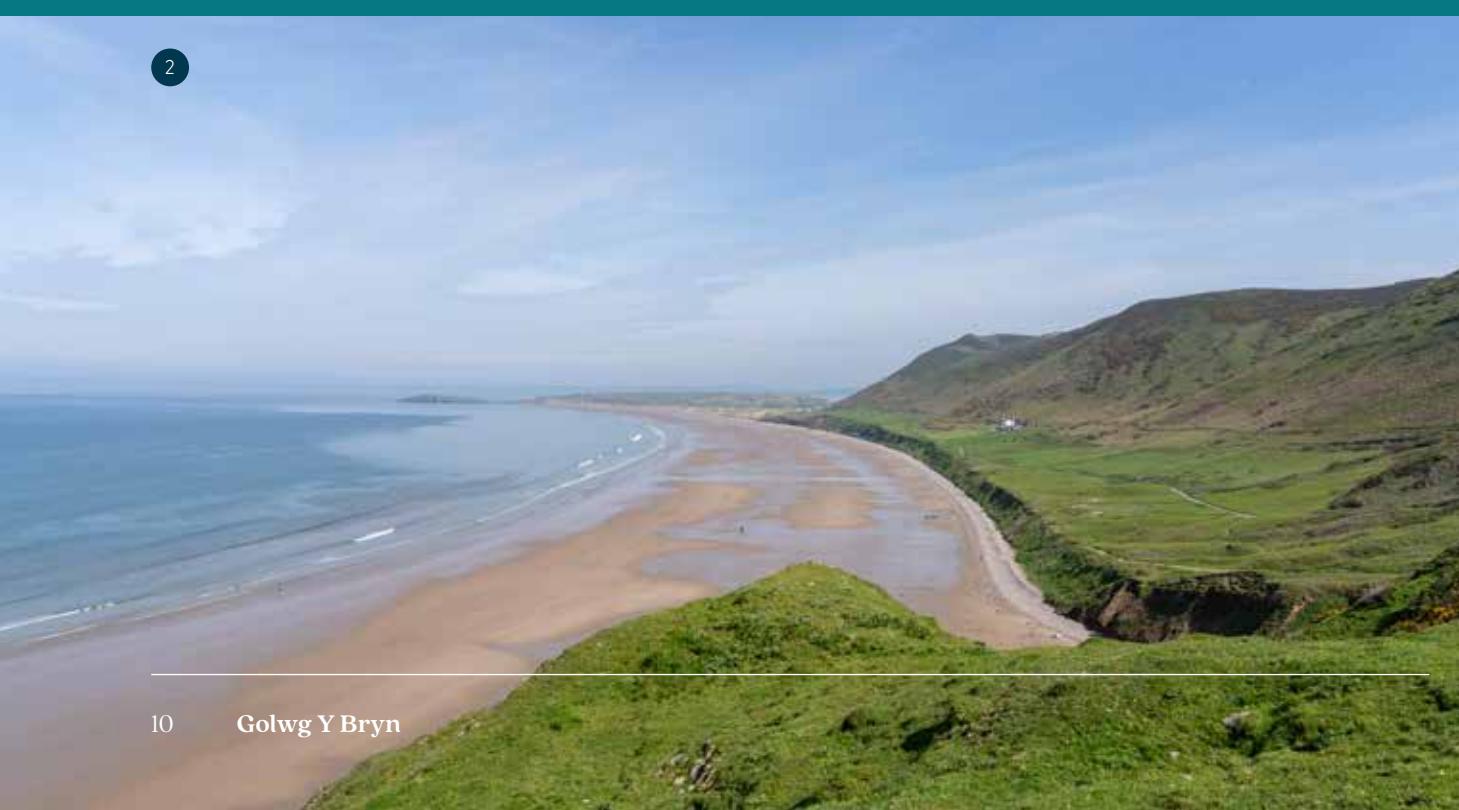
Nestled on the western edge of Carmarthen, Golwg Y Bryn enjoys beautiful rural views and is just a mile from the town centre. Offering stunning four and five-bedroom new homes, this development is ideal whether you're upsizing for more family space or looking for your forever home. Meaning 'view of the hill', the development shares a border with the rolling fields of the peaceful Welsh countryside and is close to the popular Pembrokeshire coastline.

The bustling town's high streets offer plenty of shops, cafés and local produce, including St Catherine's Walk Shopping Centre, the historic indoor market and larger supermarkets, such as Aldi, Lidl and Morrisons.



Please do  
make yourself  
at home.

2



10

Golwg Y Bryn



3



# The best of both worlds.

Whether you're heading to the coast or the city, Golwg Y Bryn is perfectly placed. For easy travel, the development is set just off the A40, linking to the A48 and M4 for easy access to Swansea. Travel west and you'll reach Haverfordwest in around 30 miles, then on to the beautiful Pembrokeshire coast. Carmarthen train station, just 2 miles away, provides direct services to Swansea and beyond.

Golwg Y Bryn is surrounded by open green fields and the stunning Welsh hills, offering a slower pace of life without losing that all-important convenience.



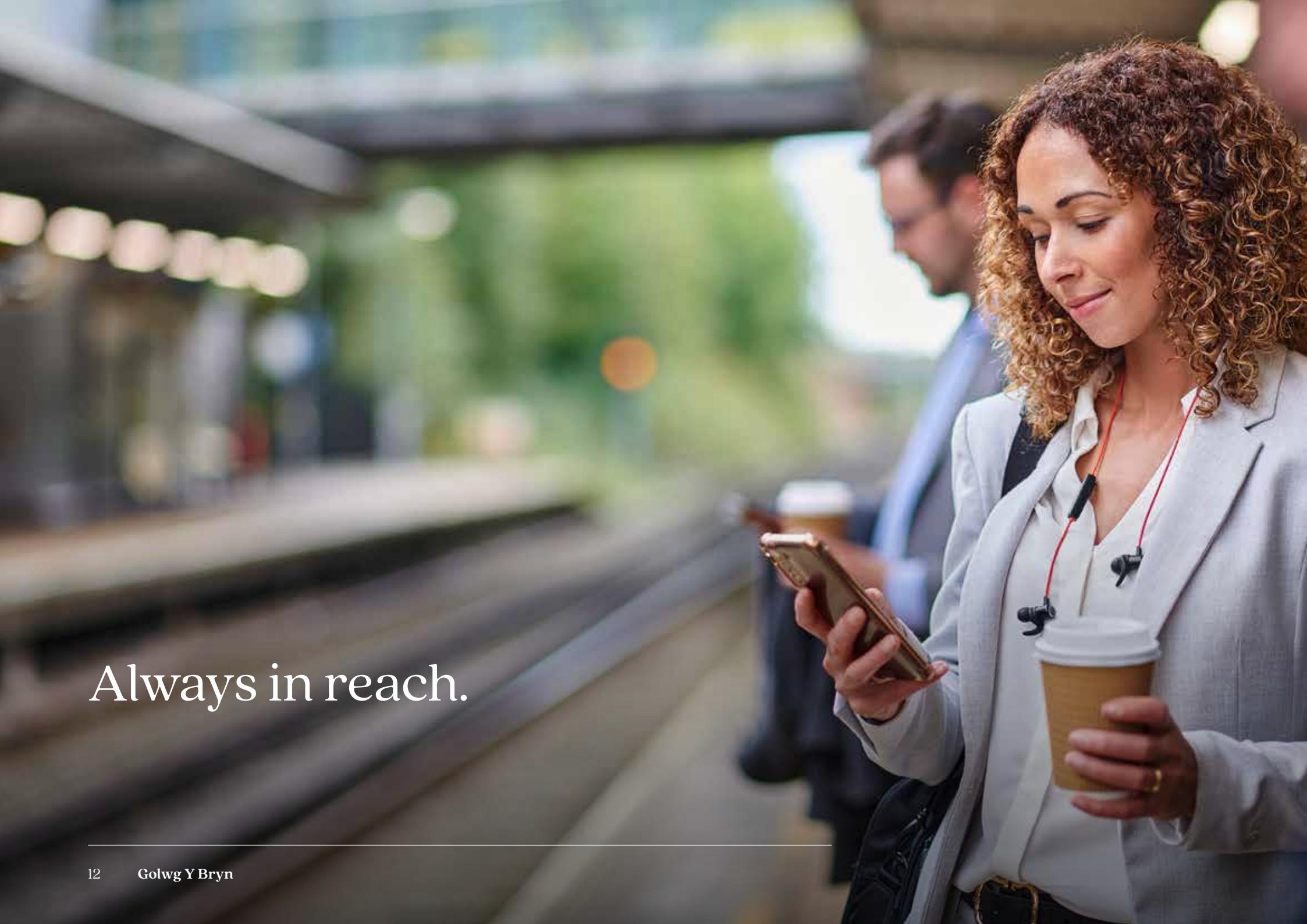
- 1 Swansea / Carmarthen Train Station
- 2 A Gower Peninsula picture
- 3 Carmarthen town
- 4 Tenby town
- 5 University of wales – trinity st david



4



5



Always in reach.

Travel by foot from  
Golwg Y Bryn



Hospital	12 minutes
University	13 minutes
Dog Park	14 minutes
Supermarket	16 minutes
Primary School	26 minutes
Shopping Centre	31 minutes

Travel by car from  
Golwg Y Bryn



Carmarthen	6 minutes
Tenby	37 minutes
Swansea	46 minutes
Cardiff	1 hour 28 minutes

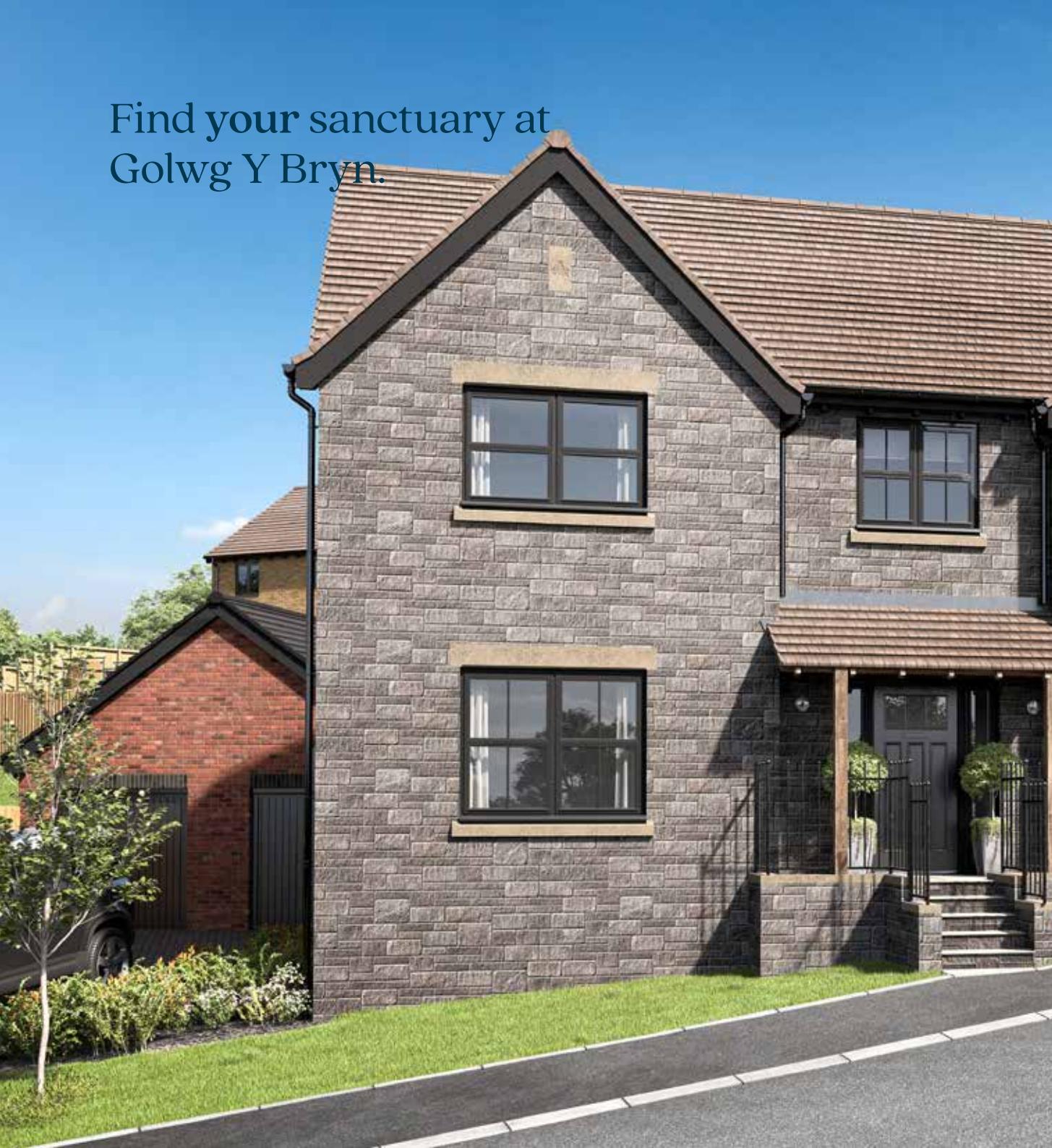
Travel by train from  
Carmarthen



Llanelli	27 minutes
Haverfordwest	40 minutes
Swansea	45 minutes
Cardiff	1 hour 46 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

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



Discover a  
home you  
adore in  
every detail.







# The Sandwood

Detached Home



## Features



4 x Bedrooms



1x Bathroom



2 x En suites



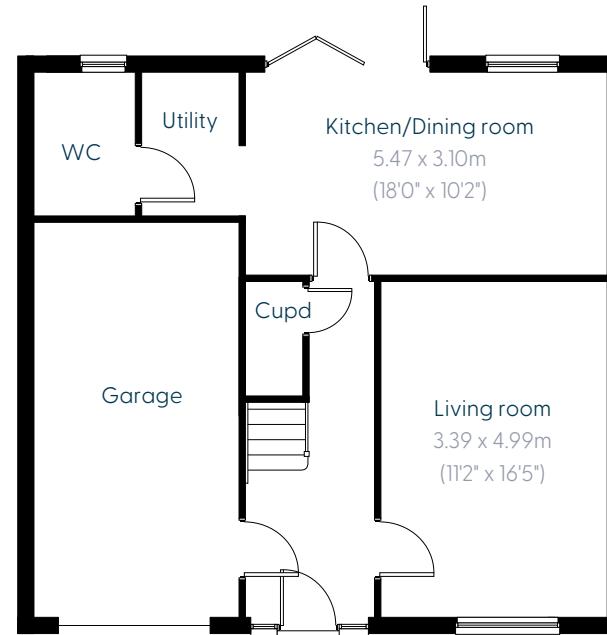
Single garage and 2 x parking spaces



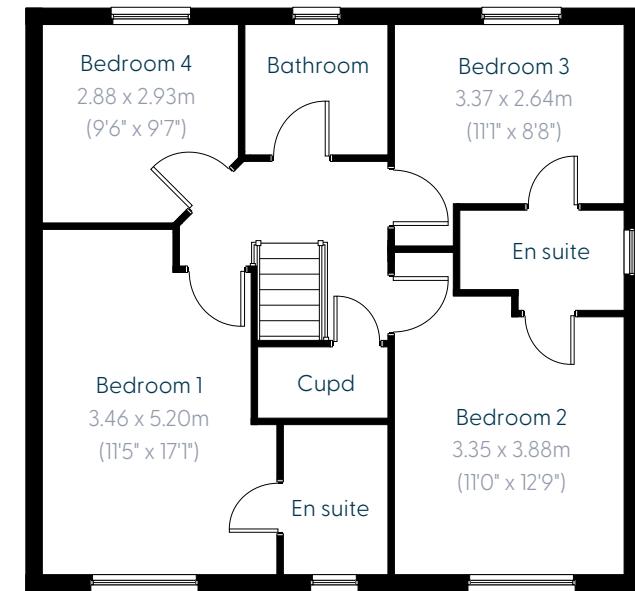
EV charging point

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-fold 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.

 **B [91]**  
Energy  
Efficiency Rating



Ground floor



First floor

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# The Carradale

Detached Home



## Features



4 x Bedrooms



1x Bathroom



2 x En suites



Single garage and 2 x parking spaces



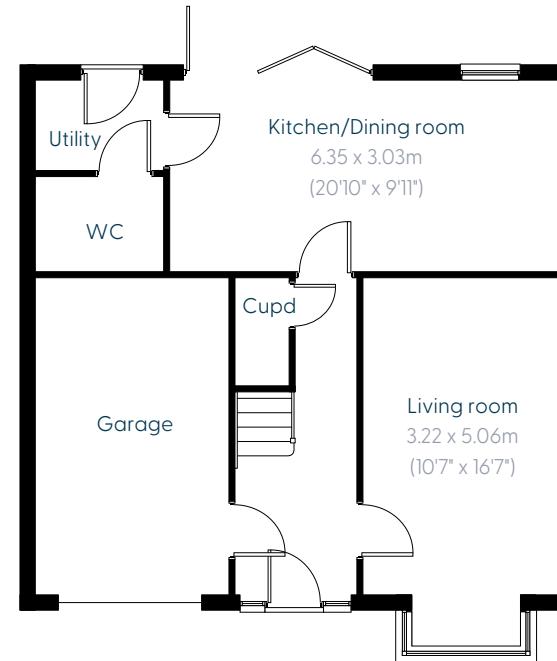
EV charging point

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 the bi-fold doors. This is a new home with function and appeal in equal measure.

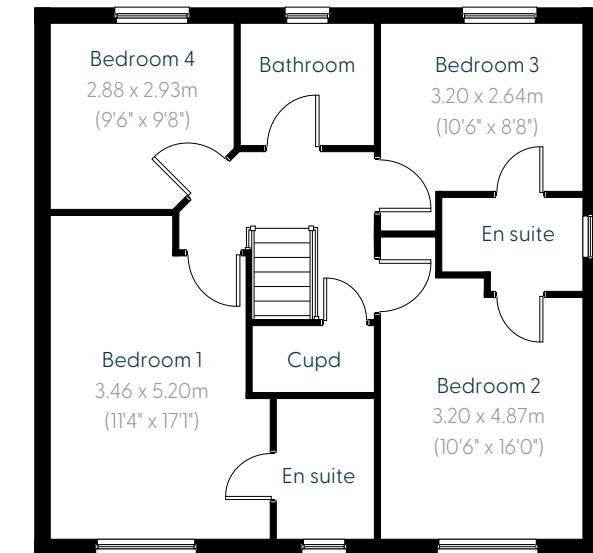


B [91]

Energy  
Efficiency Rating



Ground floor



First floor

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# The Hendon

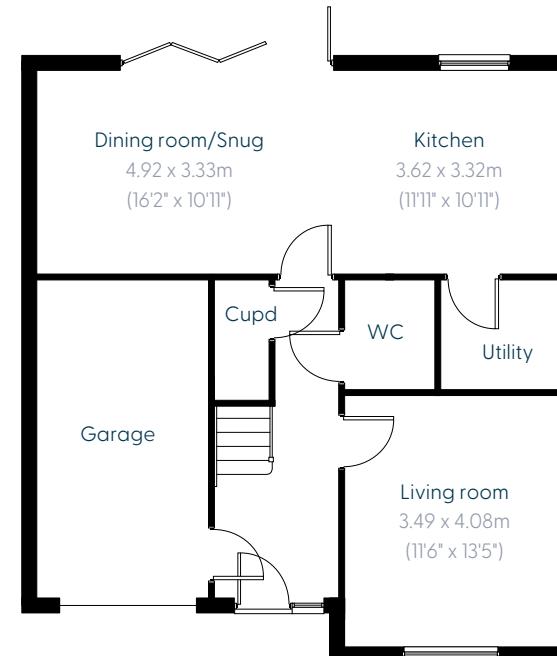
Detached Home



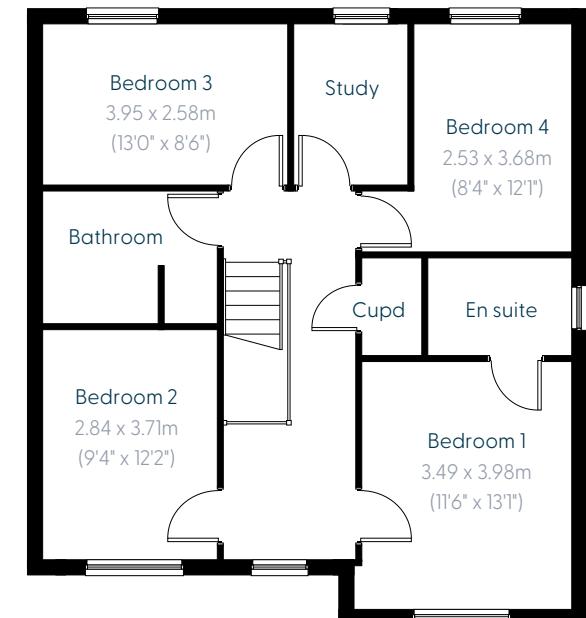
## Features



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-fold doors to the garden let the outside in, and internal access to the integral garage is a practical feature.



Ground floor



First floor

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# The Lancombe

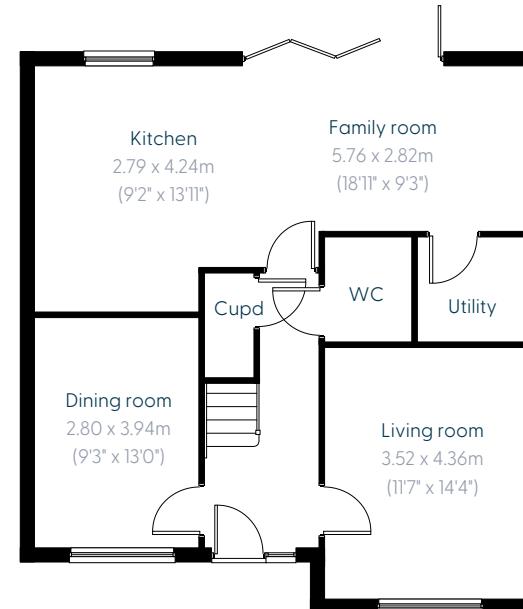
Detached Home



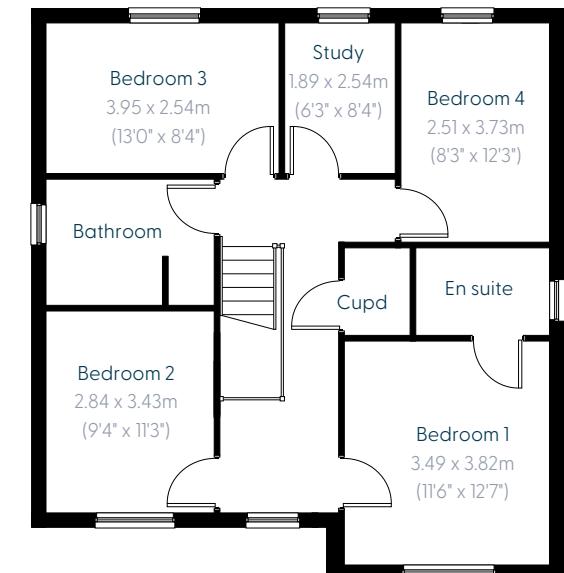
## Features



The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold 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.



Ground floor



First floor

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# The Hollicombe

Detached Home



## Features



4 x Bedrooms



1x Bathroom



2 x En suites



Single garage and 2 x parking spaces

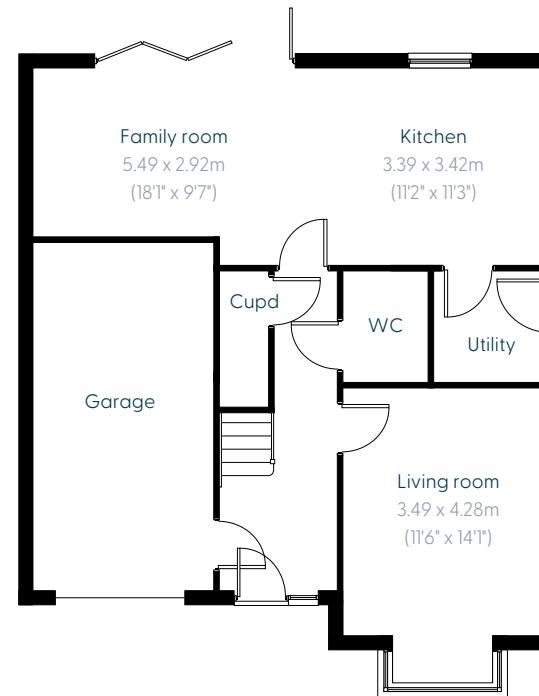


EV charging point

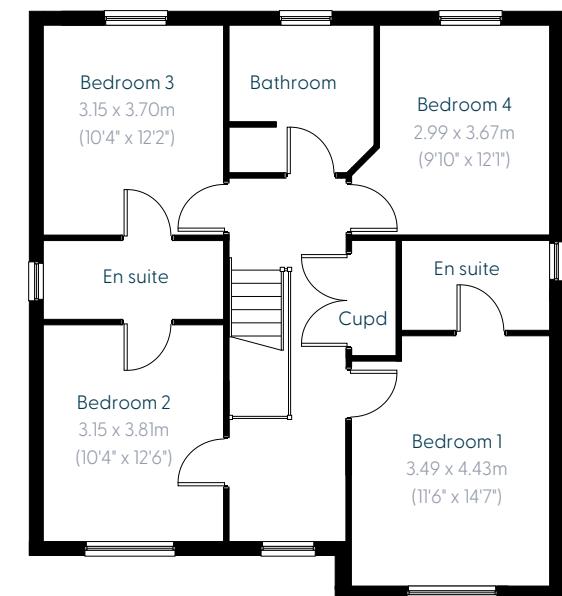
This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage has internal access and the utility room has outside access – two convenient and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



Energy  
Efficiency Rating



Ground floor



First floor

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# The Seacombe

Detached Home



## Features

 4 x Bedrooms

 1x Bathroom

 2 x En suites

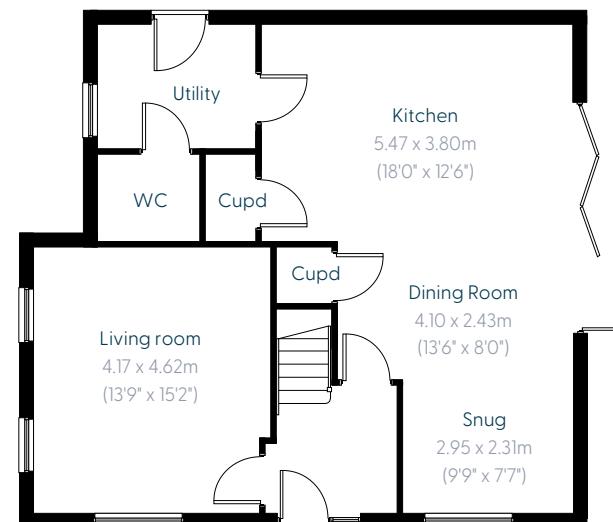
 1x Dressing room

 Double garage and 2 x parking spaces

 EV charging point

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.

 B [91]  
Energy  
Efficiency Rating



Ground floor



First floor

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# The Heysham

Detached Home



## Features

 4 x Bedrooms

 1x Bathroom

 2 x En suites

 1x Study

 Double garage and 2 x parking spaces

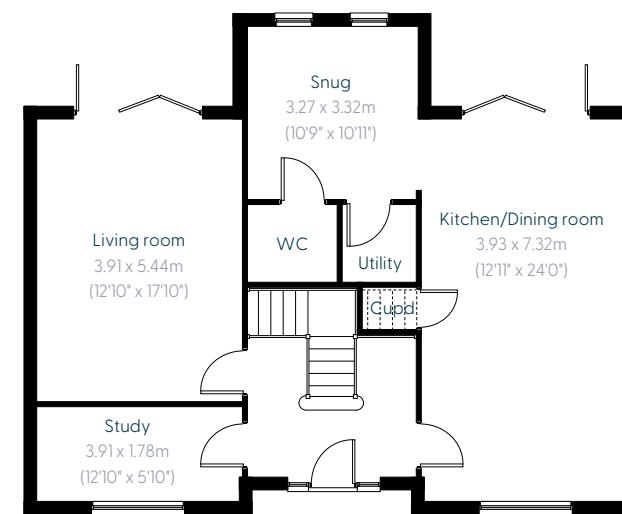
 1x Dressing room

 EV charging point

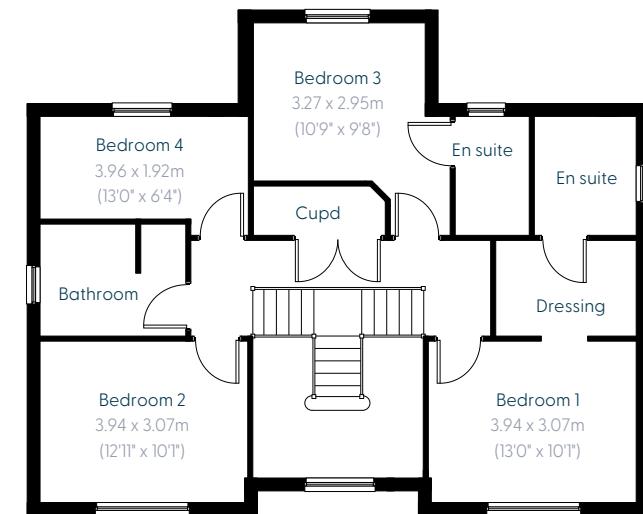
The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that's included in the layout. A family room sits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

 B [91]

Energy  
Efficiency Rating



Ground floor



First floor

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# The Broadhaven

Detached Home



## Features

 5 x Bedrooms

 1x Bathroom

 2 x En suites

 1x Study

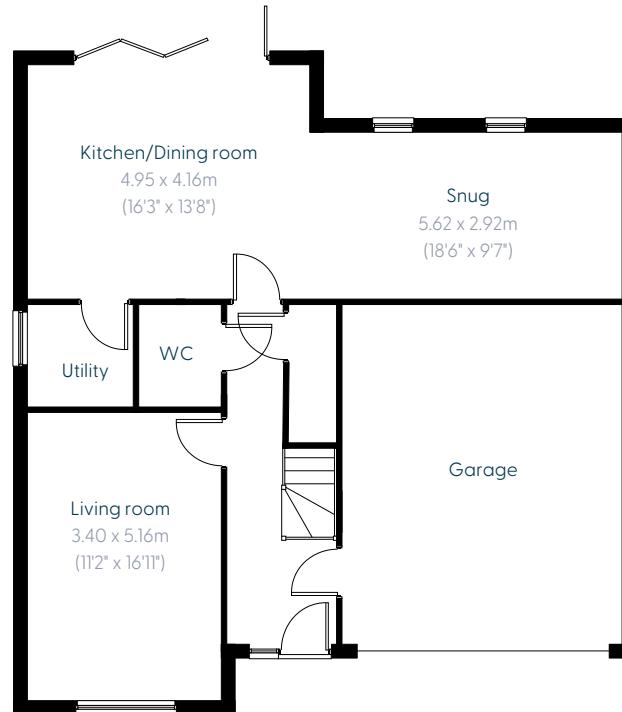
 Double garage and 2 x parking spaces

 1x Dressing room

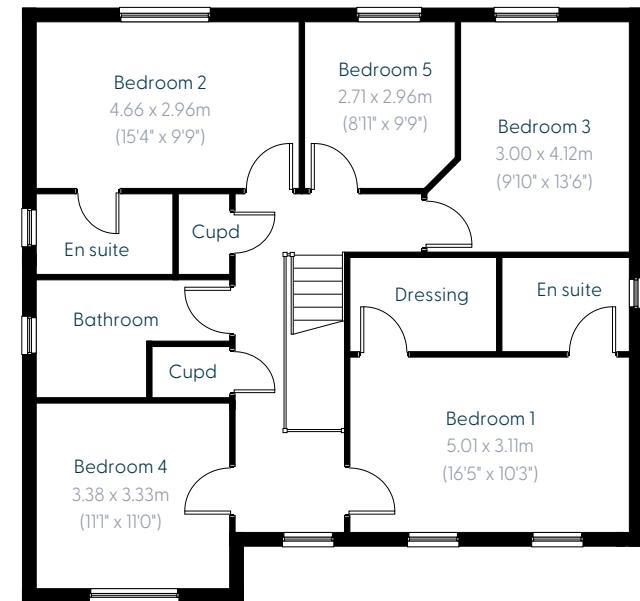
 EV charging point

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.

 B [91]  
Energy  
Efficiency Rating



Ground floor



First floor

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# The Oxwich

Detached Home



## Features

 5 x Bedrooms

 1x Bathroom

 2 x En suites

 1x Study

 Double garage and 2 x parking spaces

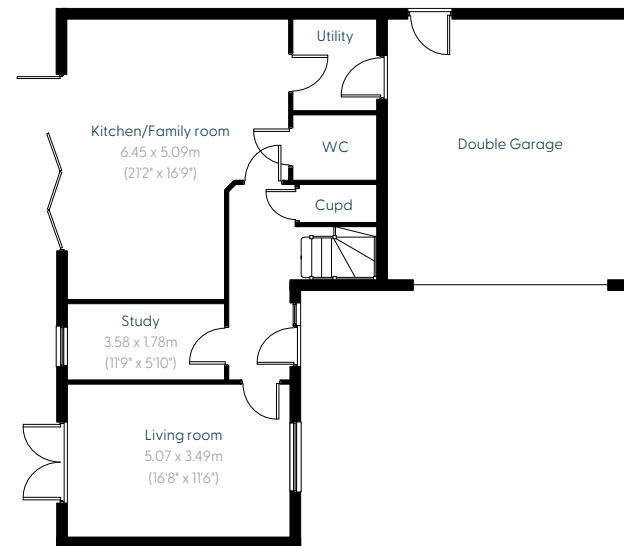
 2 x Dressing rooms

 EV charging point

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.

 B [91]

Energy  
Efficiency Rating



Ground floor



First floor

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# The Torrisdale

Five bedroom home



## Features

 5 x Bedrooms

 1x Bathroom

 2 x En suites

 1x Study

 1x Dressing room

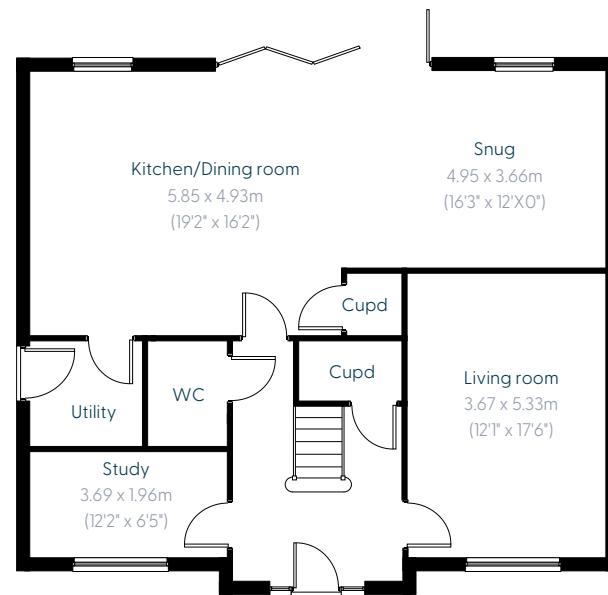
 Double garage and 2 x parking spaces

 EV charging point

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 familybathroom give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.

 B [91]

Energy  
Efficiency Rating



Ground floor



First floor

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# Signature Specification

## General

- Brushed steel electrical sockets and switches to ground floor
- Brushed steel USB socket to each room
- Brushed aluminium downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in soft brilliant white to walls and ceilings
- Oak 5-panel internal doors
- Satin nickel lever on rose ironmongery
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile, white spindles, oak handrail and oak newel caps
- Gas central heating
- WiFi-enabled heating controls
- Wired doorbell
- UPVC double glazed lockable windows

## Kitchen

- Wren shaker classic kitchen range
- Under-cabinet LED lighting, internal cutlery trays
- 20mm Athena quartz worktops and upstand with Rangemaster undermounted sink and

- Monorise nickel tap\*\* Utility quartz sink.
- Integrated AEG high-level multifunctional single oven
- Integrated AEG induction hob – 60cm
- AEG combination microwave oven
- Glass splashback or quartz to hob
- Integrated AEG recirculating hood – 60cm
- Electrolux integrated dishwasher
- Electrolux integrated 70/30 fridge freezer
- Electrolux integrated washing machine (when located in kitchen)

## Bathrooms and en suites

- Villeroy & Boch wall-hung sinks, back-to-wall toilets and concealed cisterns (where tiled build-outs shown on plans)
- Hansgrohe Rebris basin and bath mixer taps
- Hansgrohe Ecostat Square shower controls with Crometta Vario porter set and Crometta overhead shower
- Mira Ascend flightl level shower enclosures
- Porcenlarosa standard range ceramic wall tiling with chrome trim
- Half-height tiling to bathrooms, en suites and cloakrooms
- Full-height tiling to all standalone showers and shower-over-bath areas

- Chrome towel oxfordshire radiators to bathroom and en suite

## Exterior

- External coach light to front porch
- Single external electrical socket to rear of property
- Outside tap
- Bifold doors to rear of home
- Rear patio spanning full width of bifold doors
- Turf to rear garden
- Block paved private drive and block paved shared drives
- Close-boarded and capped fencing to rear gardens
- 1.8-metre fencing to rear boundary
- EV charging point
- Power and light to detached garages\*\*
- Personnel door to all internal and external garages\*\* Please speak to sales advisor
- Traditionally tiled vertical ribbed or solid oak porch\*
- Hormann Ilkley-style manually operated garage door\* Please speak to sales advisor plot specific.



This is your  
world, we  
just built it.

Charles Church

#### Warranty

- 10 year new homes warranty NHBC



Charles Church

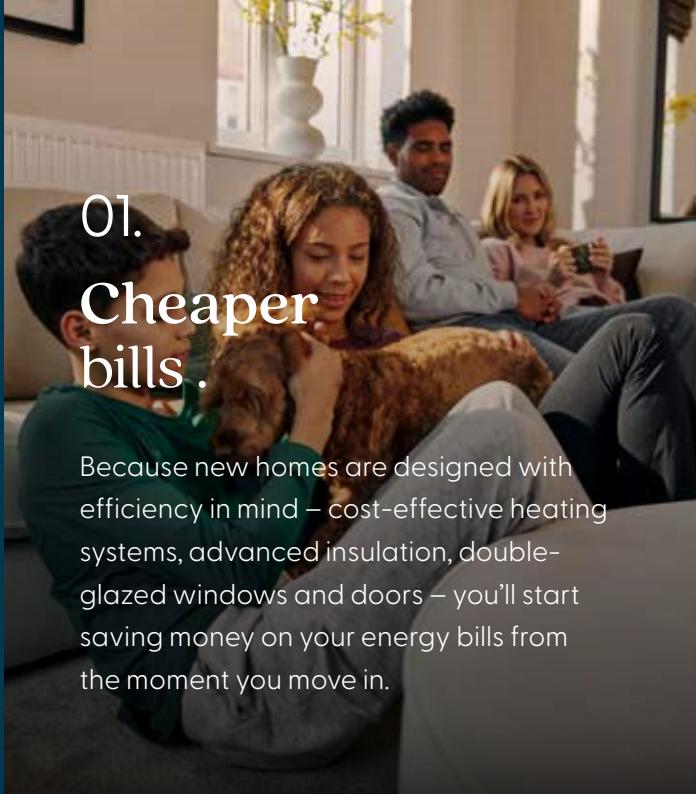
# 10 reasons to buy a new home.



01.

## Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.



02.

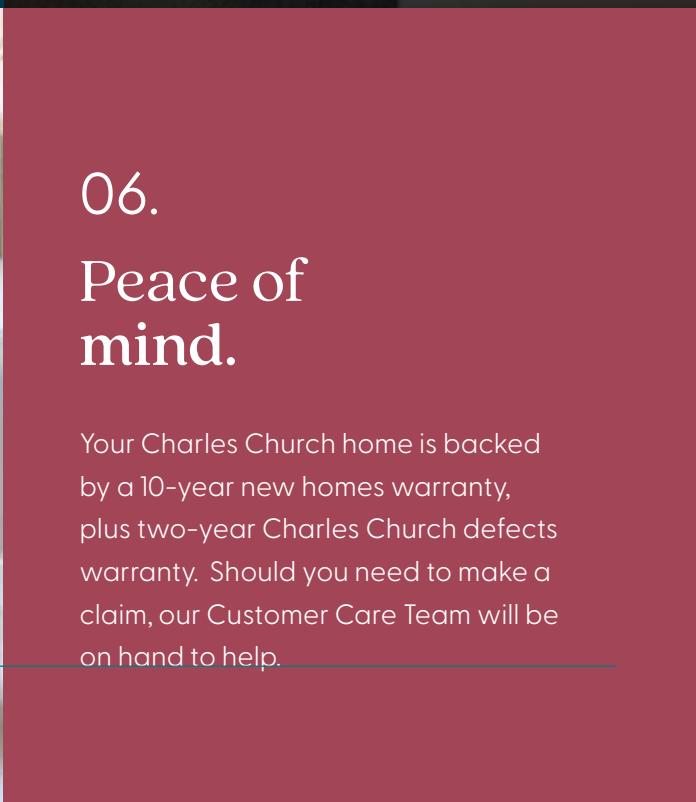
## Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

06.

## Peace of mind.

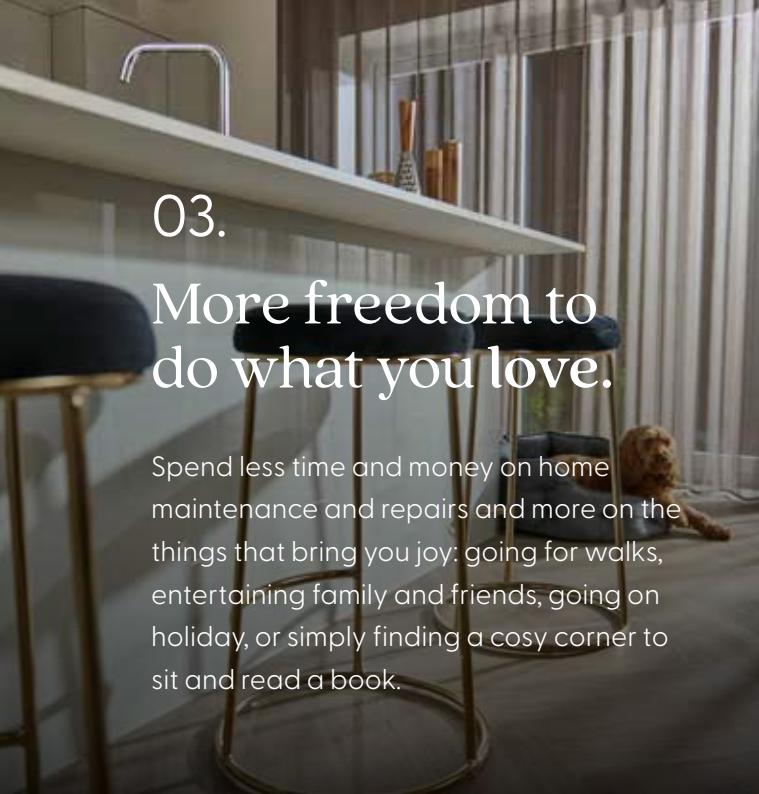
Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07.

## Designed for modern living.

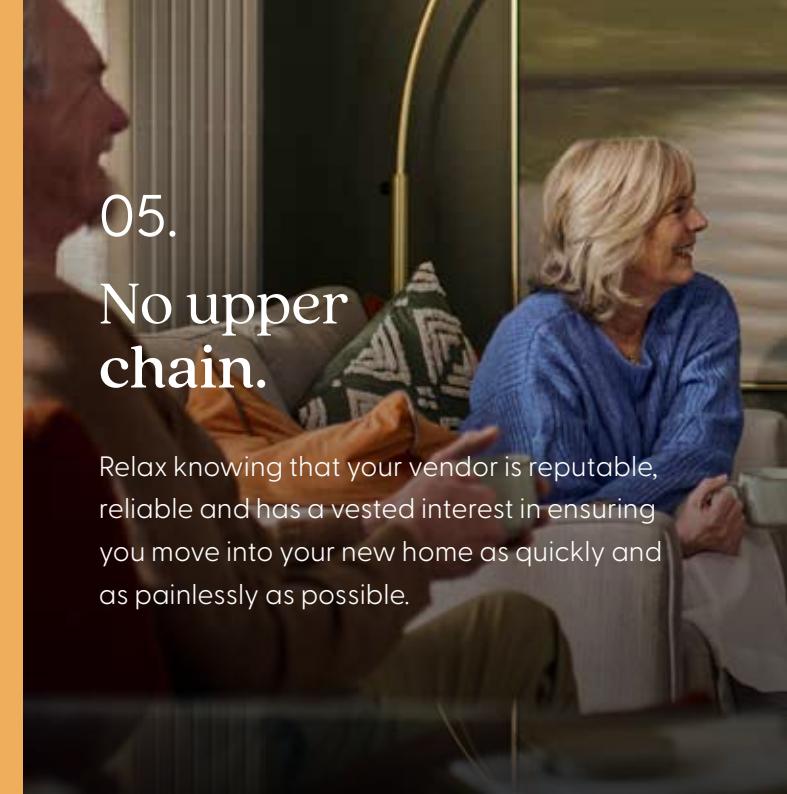
Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.



05.

## 04.

## Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.

## 05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.



08.

## High spec as standard.

You'll feel the quality as soon as you walk through the front door. Chrome sockets and light switches downstairs. Everywhere you look and touch will feel just right.

09.

## A fresh start.

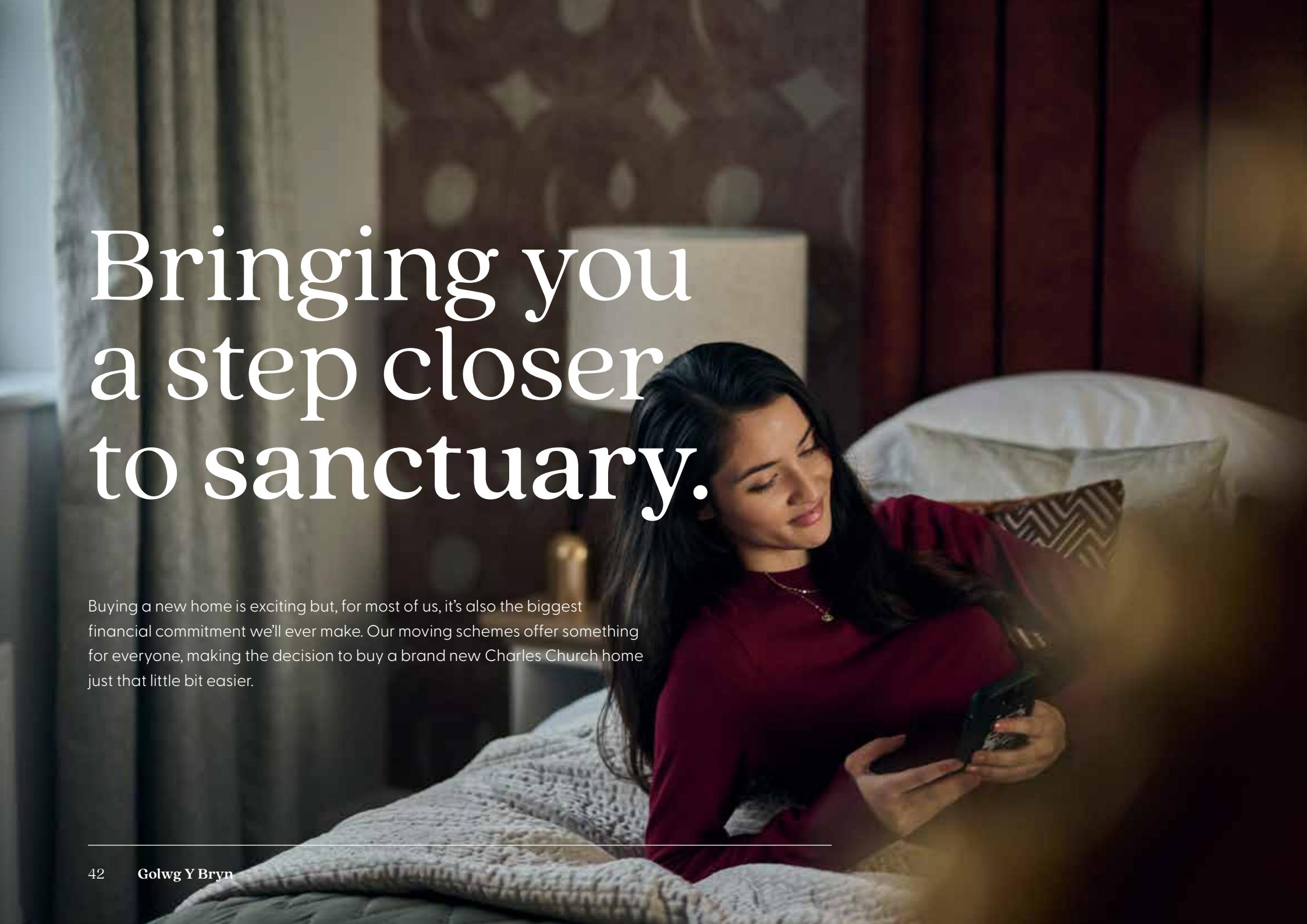
Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a lockable windows, smoke detectors and fire retardant materials.

# Bringing you a step closer to sanctuary.



Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

# Schemes available to help you move.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.





Your home, better connected for a brighter future

Hyperfast 900Mb broadband is available  
on this development.



FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.

Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
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**Our star rating**  
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Issue: November 2025 Ref: 241-280

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