



GŴYR
DEVELOPMENTS LTD

An Exclusive Development of Nine Luxurious Bungalows

Golwg Y Garreg Las, Betws Road, Ammanford, SA18 2HE



Where the gentle flow of the River Amman meets timeless design.

Nine elegant homes quietly gathered in the heart of the Welsh countryside.

Set against the gentle rise of the Carmarthenshire hills, Golwg Y Garreg Las is a boutique development of nine luxury bungalows, quietly positioned just off Betws Road. Designed and built by renowned local housebuilder Gwyr Developments, these homes blend contemporary architecture with countryside charm — offering single-level living of exceptional quality in a beautifully landscaped setting.

Whether you're looking to downsize without compromise or seeking a stylish, low-maintenance home with nature on your doorstep, Golwg Y Garreg Las invites you to live well, breathe deep, and enjoy the best of rural Wales in comfort and style.



House Type One - Plots: 1, 2, 3, 7, 8 & 9 - Internal Area: approx. 1,162 sq ft (107.98 sq m)

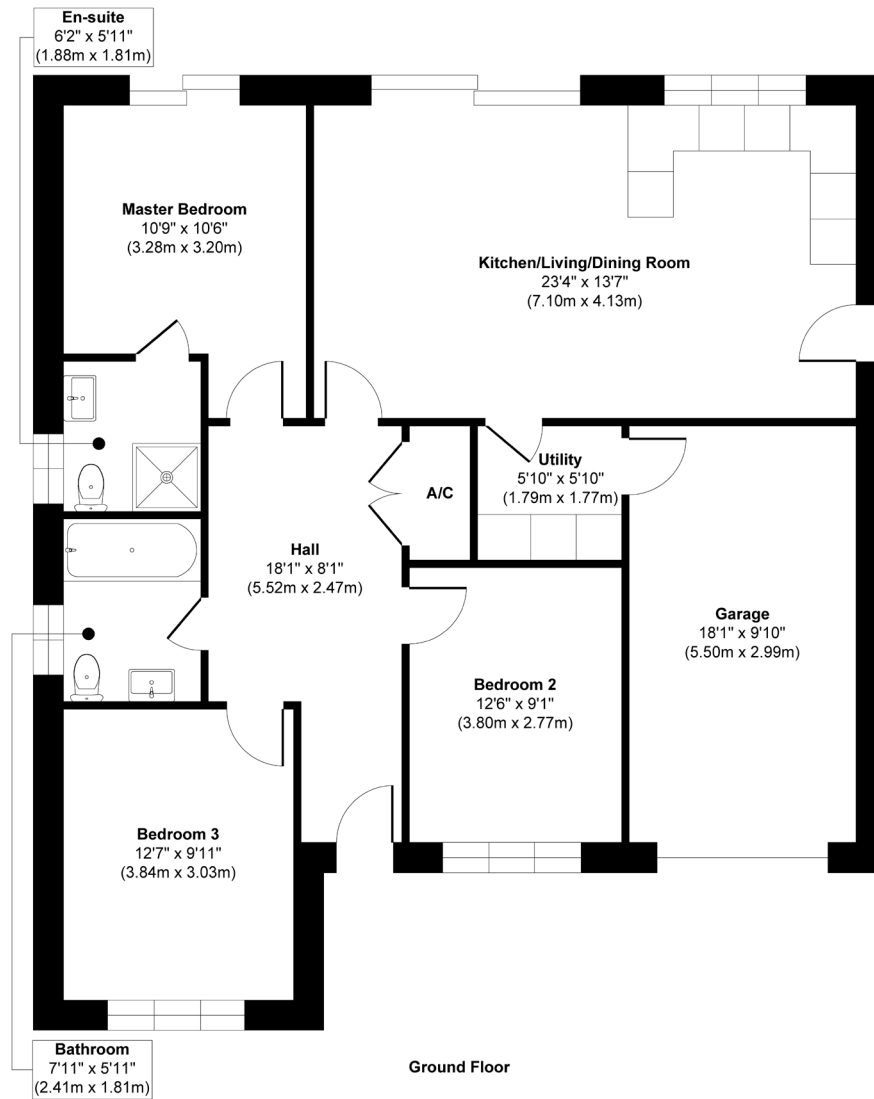
Spacious open-plan kitchen/living/dining room (23'4" x 13'7") - Three bedrooms, including: A master suite with en-suite shower room - Two further double bedrooms - Large entrance hall with built-in storage - Family bathroom and separate utility room - Integral garage (18'1" x 9'10")

Designed with light and flow in mind, perfect for modern single-storey living





1 2 3 7 8 & 9 Golwg Y Garreg Las



Approx. Gross Internal Floor Area 1162 sq. ft / 107.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

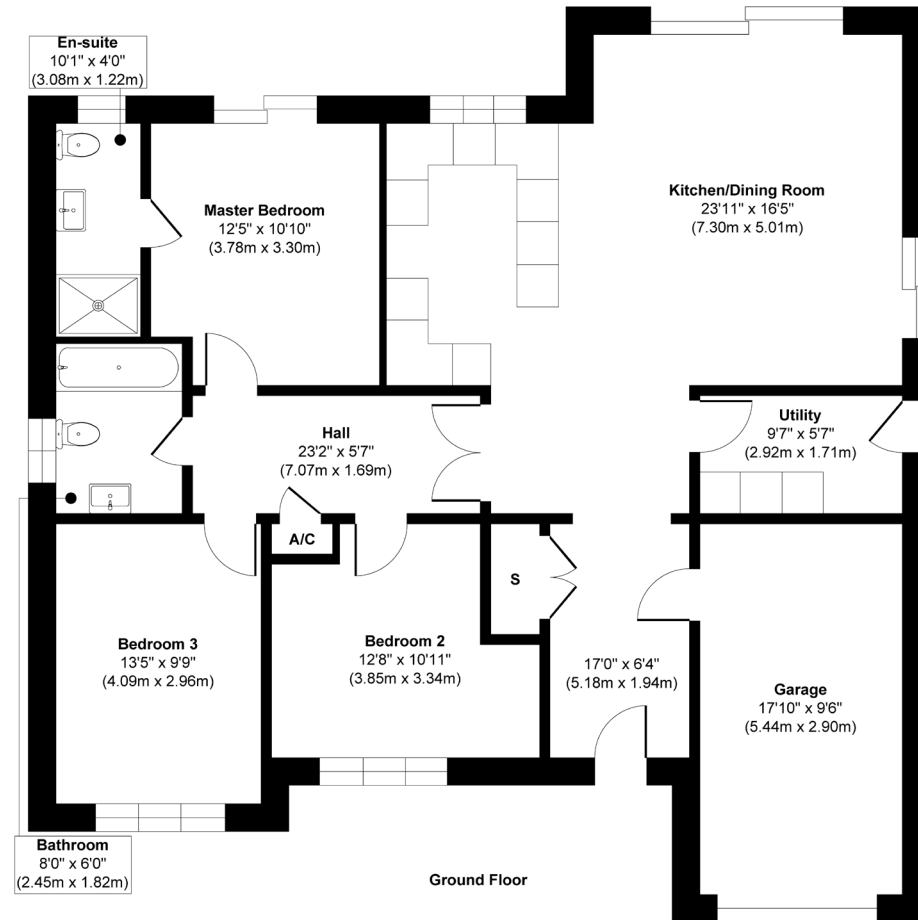


House Type Two - Plots: 4, 5 & 6 – with beautiful open countryside to the rear - Internal Area: approx. 1,347 sq ft (125.23 sq m)
Larger kitchen/dining room (23'11" x 16'5") ideal for entertaining - Three double bedrooms, including: A luxurious master bedroom with en-suite
Two generously sized guest bedrooms - Expansive hallway and smart storage solutions - Family bathroom and larger utility - Integral garage (17'10" x 9'6")
Rear gardens backing directly onto open green space — ideal for those seeking extra privacy and pastoral views





Plot 4, 5, & 6 Golwg Y Garreg Las



Approx. Gross Internal Floor Area 1347 sq. ft / 125.23 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Specification

Warranty

10 Year Advantage Warranty

Floors

Luxury Vinyl Tiled Effect Floors to hallway, lounge, kitchen and bathrooms

Decoration

Smooth Plastered Internal Walls and Ceilings

Kitchen

Choice of Shaker style kitchens (subject to a PC sum)

Integrated Kitchen Appliances

Bathrooms

Chrome towel radiators in bathrooms

White sanitary ware

Tiled walls to half height

Electrical

Preparation for EV charger

Sprinkler System

Fluorescent strip light and double socket to garage

Spotlights to bathrooms and kitchen

Front doorbell and smoke detectors provided

Generous number of double electrical sockets to each room

Heating

Air Source Pump, Solar Panels, Under Floor Heating

Doors

Oak Veneered Internal doors

External

Lawned Gardens

Patio Area

Tarmacadam Driveways





Tucked between rolling hills and riverbanks, Betws is a charming Carmarthenshire village that offers both peace and proximity. Residents enjoy a warm sense of community, with the friendly Plough & Harrow pub just across the road offering traditional hospitality. A short drive connects you to the bustling market town of Ammanford and its local shops, cafés, schools, and transport links — including rail access to Swansea and beyond.

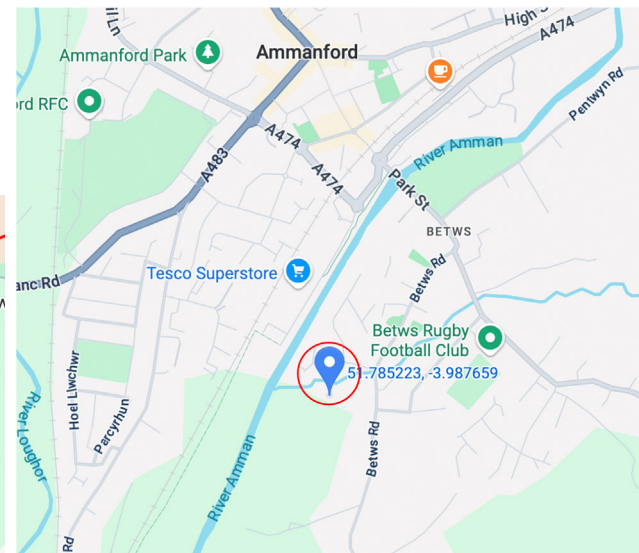
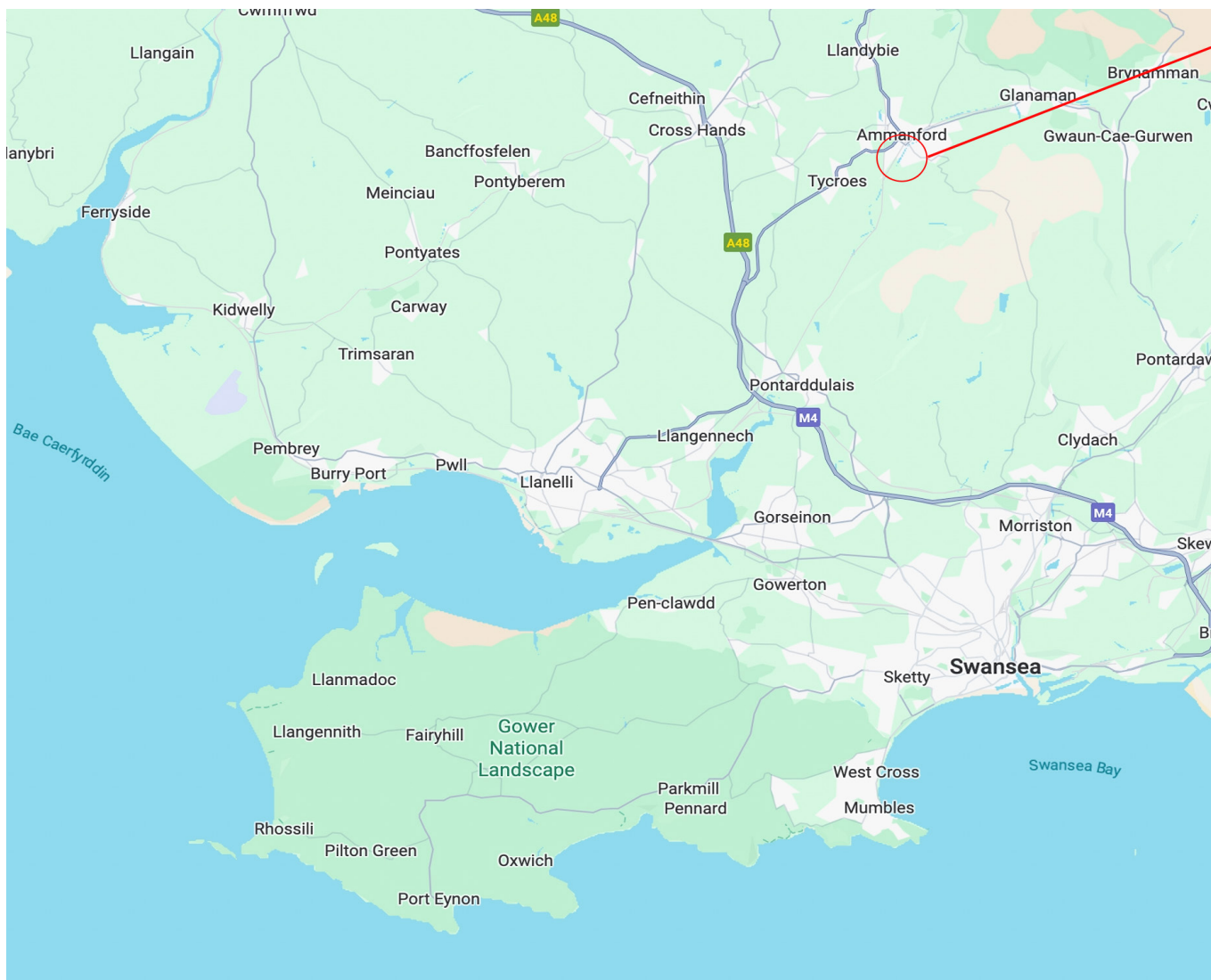
The surrounding landscape is an ever-changing canvas of fields, woodlands and waterways, perfect for walkers, cyclists and those who find inspiration in nature. From here, you're well placed to explore the Brecon Beacons, the Gower Peninsula, and the scenic coastlines of West Wales — while still being close to essential amenities.

Whether you're returning home from a coastal walk or a busy day in the city, Betws offers a sanctuary of space, serenity and natural beauty.

With over 25 years of experience crafting bespoke homes across South Wales, Gwyr Developments is a family-run company with a reputation for quality, craftsmanship and care. Every home they build reflects their hands-on approach — from the initial plans to the final finishes, their team is closely involved at every stage.

Their ethos blends practicality with refinement. Spacious floorplans, high-end materials, and abundant natural light are hallmarks of a Gwyr property. But beyond the bricks and mortar lies something more personal: a genuine commitment to their customers, and to building homes people love to live in.





New Build Bungalows at

Golgwg Y Garreg Las,
Betws Road,
Ammanford,
SA18 2HE



Address

28-30 Dunns Lane
Mumbles, SA3 4AA



Phone

01792 986099



E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



"The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our Sales Negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale. Photography: TheGreenroom© Crown copyright."