



## Plot 9, The Pembroke The Willows, Olchfa, Sketty, Swansea, SA2 8NP

**£439,995**

**\*STAMP DUTY PAID + £5,000 WORTH OF INCENTIVES\***

An opportunity to live in an exceptional home in the heart of Sketty which is one of the most sought-after suburbs of Swansea. Built on land once forming part of the high achieving Olchfa Comprehensive School and with its very own primary school a stones' throw away, families of all ages will be well served. The Willows is a highly desirable place to live for all, suitably placed for families and young professionals.

The Pembroke, Offering an exceptional level of classic style, this three-bedroom home boasts an open plan kitchen, family and dining area with large bi-fold doors that provided an uninterrupted view of the soft landscaping of the rear garden. The ground floor is further host to a spacious lounge with a beautiful feature bay window. The first floor offers a generous master bedroom that benefits from an en-suite and bespoke full-fitted wardrobes, a double and single bedroom and a family bathroom.

Elegant, Inspirational, Breathtaking...

Westacres is delighted to offer prospective purchasers an opportunity to live in an exceptional home in the heart of the charming village of Sketty.

Nestled between the vibrant city of Swansea and the breath-taking beaches of the Gower Peninsula, Sketty presents itself as one of the most sought-after suburbs of Swansea and the wider area. Choose to own a home here and you shall have some of the most unforgettable places in the UK on your doorstep, ranging from hidden coves, charming country pubs, a bustling city centre and idyllic coastal walks.

A location for Life, located in a peaceful setting that offers an enviable balance of modern convenience and coastal escape, The Willows is a highly desirable place to live for all. With the heart of Swansea at your fingertips, the development is perfectly located for those seeking tranquil surroundings without wishing to compromise on accessibility to city life.

Bustling with energy and a rich culture, Swansea City is a thriving place to eat, drink, shop and socialise. Swansea's vibrant centre offers a selection of retail, nightlife and world class events in the iconic new Swansea Arena. The city features a spectacular waterfront, running from the pristine marina to the charming fishing village of Mumbles, providing a broad range of dining options that offer panoramic views of the coast. For those beckoned by nature, outdoor enthusiasts will be spoilt for choice. The Willows provides ready access to various pockets of the idyllic Gower Peninsula. An award winning 'Area of Outstanding Natural Beauty', the Gower offers a wealth of leisure activities such as world-renowned surfing beaches and sporting opportunities.

Built on land once forming part of the high achieving Olchfa Comprehensive School and with its very own primary school a stones' throw away, families of all ages will be well served.

Suitably placed for young professionals, The Willows sits a short distance away from several campuses of the pioneering Swansea University and Singleton

Hospital. The development is also perfectly located within easy reach of the M4 and Swansea Train Station, providing regular service across the country including London and Cardiff.

#### Ground Floor

**Kitchen 10'7" x 16'11" (3.23m x 5.17m )**

**Dining 8'0" x 14'11" (2.44m x 4.57m)**

**Lounge 17'7"\* x 10'10" (5.38m\* x 3.32m)**

**WC 2'3" x 7'1" (0.69m x 2.18m)**

#### First Floor

**Master Bedroom 9'1" x 14'11" (2.77m x 4.55m)**

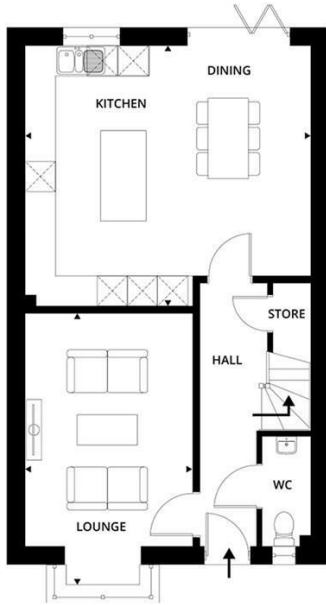
**En-Suite 6'3"\* x 7'1" (1.91m\* x 2.17m)**

**Bedroom 2 10'2" x 10'9" (3.11m x 3.28m)**

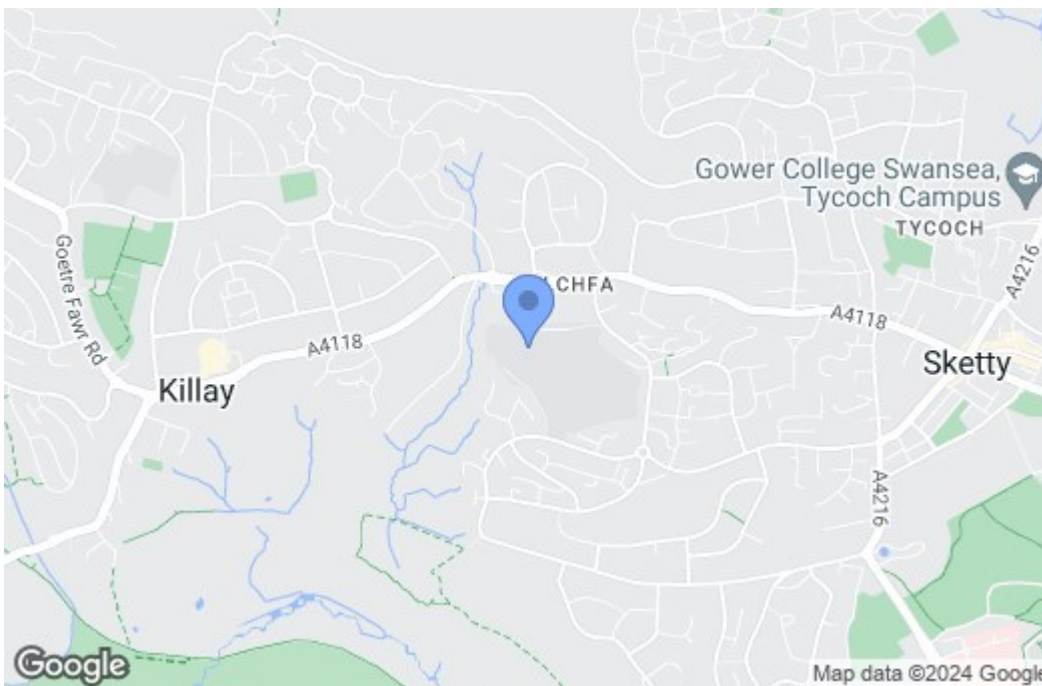
**Bedroom 3 7'5" x 10'2" (2.27m x 3.11m)**

**Family Bathroom 7'4" x 6'11" (2.25m x 2.12m)**

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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