



## The Willows, Olchfa Sketty, Swansea, SA2 8NP

**\*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.

**£439,995**

# The Willows, Olchfa

Sketty, Swansea, SA2 8NP



- NHBC 10 Year Warranty
- Master Bedroom with En-Suite
- Contemporary Development
- 3 Bedroom Detached
- 1164 Sq Ft
- Open Plan Kitchen/Dining/Family Room
- High Specification Throughout

## 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

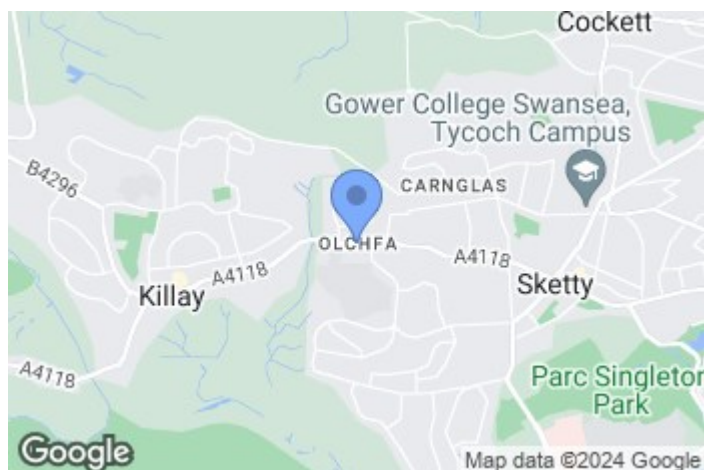
10'2" x 10'9" (3.11m x 3.28m)

### Bedroom 3

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

### Family Bathroom

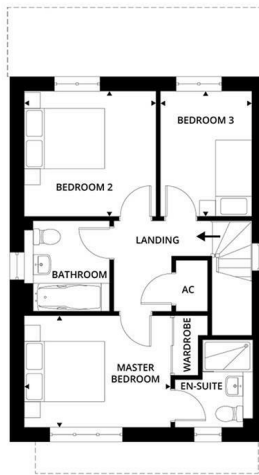
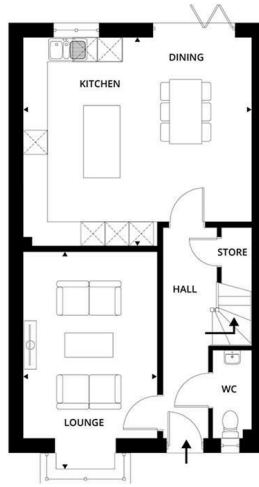
7'4" x 6'11" (2.25m x 2.12m)



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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