

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

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 Harlech: At the heart of this exceptional four bedroom family home is a spacious open-plan kitchen, dining a family area with a set of dual aspect bi-fold doors aimed to utilise and distribute natural light throughout. The continuation of open space onto a large rear garden creates the perfect backdrop to an ultimate haven of privacy. A spacious lounge with a feature bay window further utilises natural light to create a lighter and larger space, perfect for family life. The first floor features a master bedroom with bespoke fully-fitted wardrobes and an en-suite, along with three further double bedrooms and a family bathroom.

£499,995

The Harlech The Willows, Olchfa

Sketty, Swansea, SA2 8NP



- NHBC 10 Year Warranty
- Master with En-Suite
- High Specification Throughout
- 4 Bedroom Detached Family Home
- Utility & Ground Floor WC
- Contemporary Development
- Open Plan Kitchen/Dining/Family Room
- 1413 Sq Ft

The Accommodation

Ground Floor

Kitchen

13'11" x 13'3" * (4.26m x 4.05m *)

Dining

11'11" x 11'3" (3.65m x 3.44m)

Lounge

20'0"* x 11'11" (6.10m* x 3.64m)

Utility

6'2" x 6'0" (1.89m x 1.83m)

WC

3'10" x 5'2" (1.18m x 1.60m)

First Floor

Master Bedroom

11'3" x 11'11" (3.45m x 3.64m)

En-Suite

8'4"* x 5'10"* (2.55m* x 1.78m*)

Bedroom 2

9'8" x 13'7" (2.97m x 4.15m)

Bedroom 3

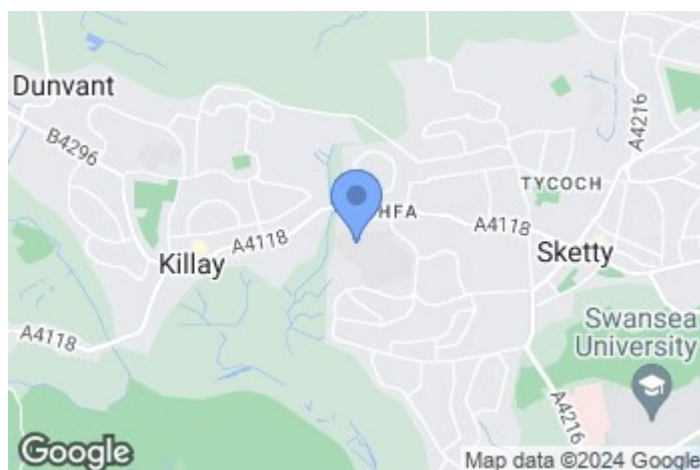
9'8"* x 10'6"* (2.96m* x 3.22m*)

Bedroom 4

8'4" x 13'3"* (2.55m x 4.05m*)

Family Bathroom

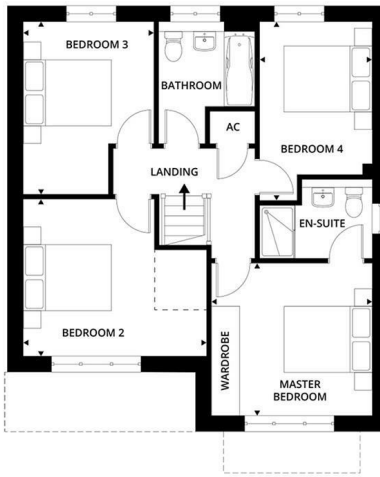
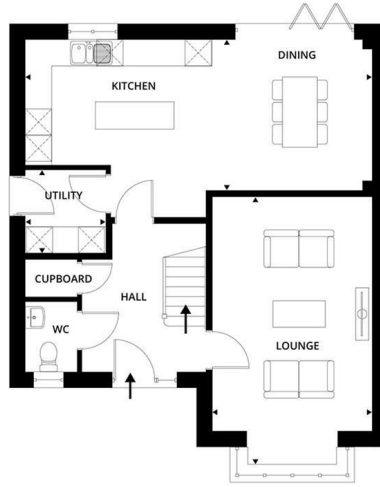
7'1" x 9'0" (2.17m x 2.76)



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 ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC