



## The Harlech The Willows, Olchfa, Sketty, Swansea, SA2 8NW

**£499,995**

\* £5,000 WORTH OF INCENTIVES PLUS CONTRIBUTION TOWARDS STAMP DUTY \*

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.

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.

### 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)**

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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