



The Willows Olchfa, Sketty, Swansea, SA2 8BX

Introducing The Harlech, a stunning new build detached house located in the highly sought after suburb of Sketty, Swansea. This exceptional family home offers a generous 1,413 square feet of living space, thoughtfully designed to cater to modern family life. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient ground floor WC. The spacious lounge, featuring a charming bay window, is bathed in natural light, creating an inviting atmosphere for relaxation and family gatherings. At the heart of the home lies a remarkable open-plan kitchen, dining, and family area, perfect for entertaining. The kitchen is complemented by a utility room, ensuring practicality and ease of use. Dual aspect bi-fold doors seamlessly connect the indoor space to a large rear garden, providing a private outdoor haven for children to play and adults to unwind.

£479,995

The Willows Olchfa,

Sketty, Swansea, SA2 8BX



- Introducing The Harlech, a stunning new-build detached house in the highly sought-after suburb of Sketty, Swansea.
- A spacious lounge with a charming bay window provides a bright, inviting space for relaxation and family gatherings.
- The first floor includes four bedrooms, with the master suite featuring bespoke fitted wardrobes and a luxurious en-suite bathroom.
- This exceptional family home offers 1,413 square feet of thoughtfully designed living space for modern family life.
- The heart of the home is the open-plan kitchen, dining, and family area, perfect for entertaining.
- A stylish family bathroom serves the additional bedrooms, ensuring comfort for all family members.
- The welcoming entrance hall leads to a convenient ground floor WC for added practicality.
- A utility room adds practicality, while dual-aspect bi-fold doors open to a large rear garden for seamless indoor-outdoor living.
- Features a driveway and garage, offering added convenience and practicality.

The Accommodation

Ground Floor

Entrance Hall

WC

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

Lounge

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

Kitchen

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

Dining

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

Utility

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

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

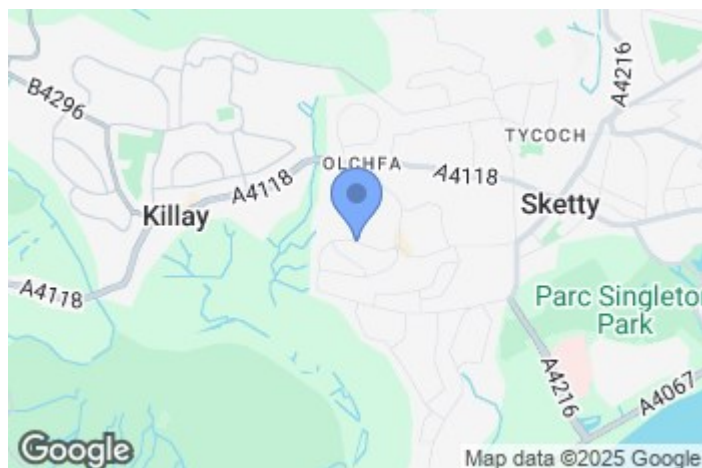
9'8"* x 10'6"* (2.96m* x 3.22m*)

Bedroom 4

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

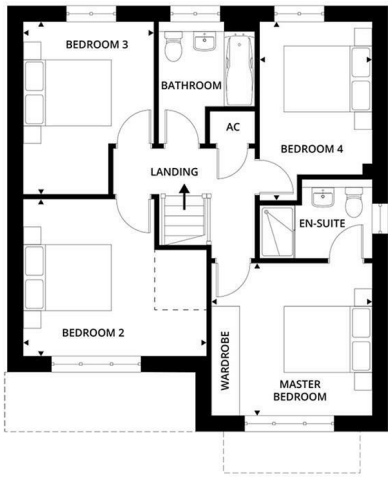
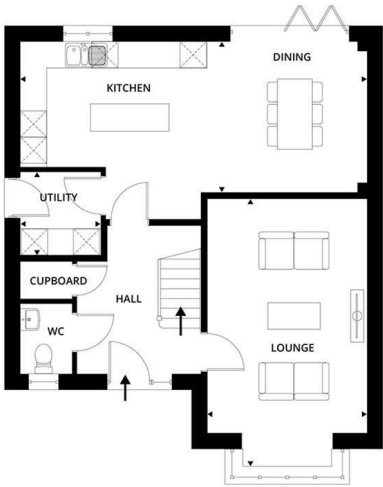
Family Bathroom

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