

FOR SALE

HOUSE - DETACHED

**The Willows, Olchfa, Sketty,
Swansea, SA2 8BX**



£389,000

The Willows, Olchfa, Sketty, Swansea, SA2 8BX

Early Bird - The Pembroke, is a stunning new build detached house located in the highly sought after suburb of Sketty, Swansea. This exceptional property offers a perfect blend of classic style and modern living, making it an ideal home for families and young professionals alike. Spanning an impressive 1,164 square feet, the heart of the home is the open plan kitchen, family, and dining area, which is enhanced by large bi-fold doors that seamlessly connect the indoor space to the beautifully landscaped rear garden. This design allows for an abundance of natural light, creating a warm and inviting atmosphere. The ground floor also includes a welcoming entrance hall, a convenient WC, and a spacious lounge adorned with a charming feature bay window, perfect for enjoying quiet evenings. Ascending to the first floor, you will find three bedrooms, including a generous master suite that boasts an en-suite bathroom and bespoke fitted wardrobes. A stylish family bathroom completes this level, ensuring comfort for all residents. Situated on land that was once part of the esteemed Olchfa Comprehensive School, The Pembroke is ideally located for families, with a primary school just a stone's throw away. The Willows is a desirable community, offering a peaceful environment while remaining conveniently close to local amenities and transport links.

The Accommodation Comprises

Ground Floor

Entrance Hall

WC

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

Lounge

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



Kitchen

10'7" x 16'11" (3.23m x 5.17m)
Open Plan to the dining area.



Dining Area

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



First Floor

Landing

Master Bedroom

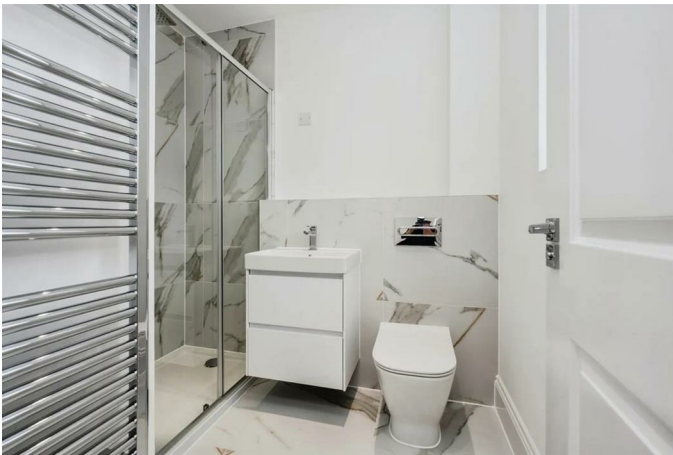
9'1" x 14'11" (2.77m x 4.55m)

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En-Suite

6'3" x 7'1" (1.91m x 2.17m)



Bedroom 2

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



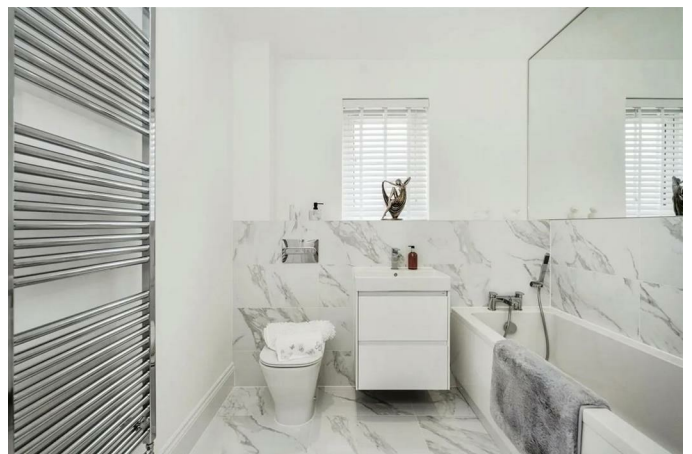
Bedroom 3

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



Family Bathroom

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



External

Driveway and garage.



Elegant, Inspirational, Breathtaking...

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

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charming village of Sketty.

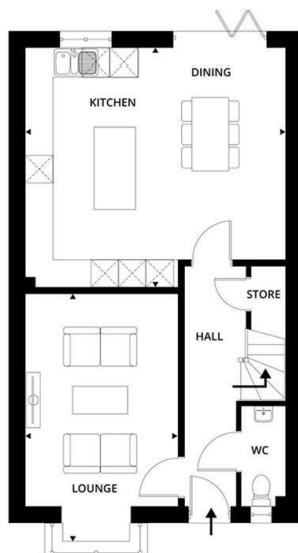
Nestled between the vibrant city of Swansea and the breathtaking beaches of the Gower Peninsula, Sketty presents itself as one of the most sought-after suburbs of Swansea and the wider area. Choose to own a home here and you shall have some of the most unforgettable places in the UK on your doorstep, 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.

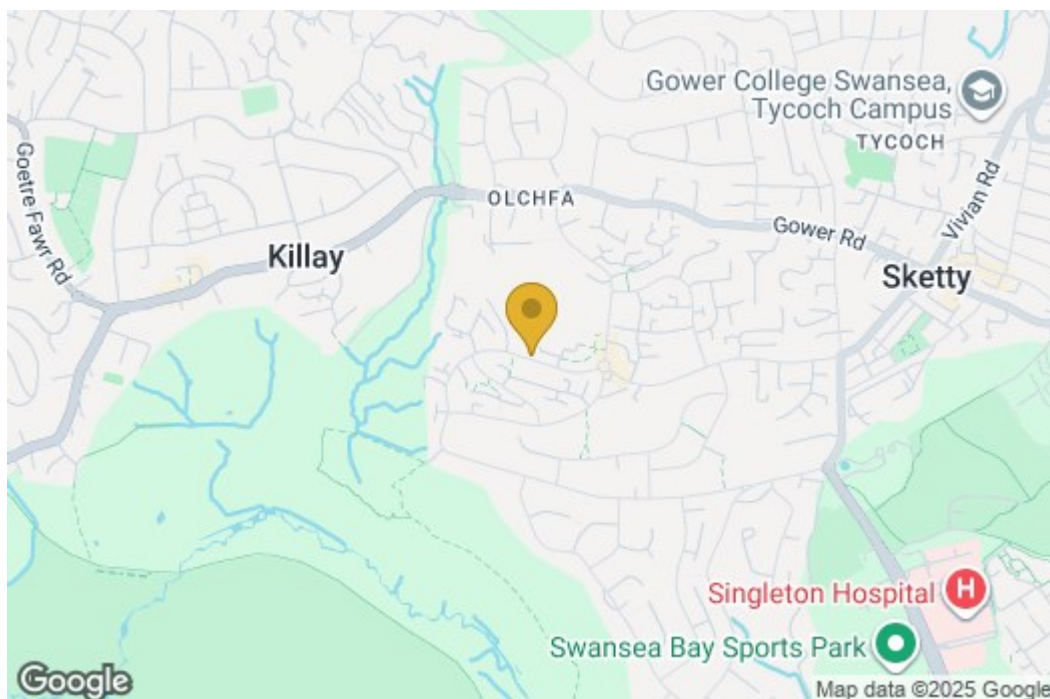
Bustling with energy and a rich culture, Swansea City is a thriving place to eat, drink, shop and socialise. Swansea's vibrant centre offers a selection of retail, nightlife and world class events in the iconic new Swansea Arena. The city features a spectacular waterfront, running from the pristine marina 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.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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