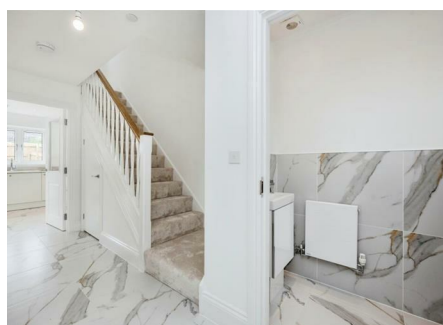


FOR SALE

HOUSE - SEMI-DETACHED

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



£325,000

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

COMING SOON - Welcome to The Camrose, a stunning semi detached new build located in the highly sought-after suburb of Sketty, Swansea. This exceptional three bedroom home offers a perfect blend of modern living and family friendly features, making it an ideal choice for both families and young professionals. Spanning an impressive 945 square feet, The Camrose boasts a thoughtfully designed open plan kitchen and dining area, which is bathed in natural light thanks to the beautiful French doors that open directly onto the rear garden. This seamless connection between indoor and outdoor spaces creates an inviting atmosphere, perfect for entertaining guests or enjoying quiet family moments. The ground floor also features a lounge, providing a space for relaxation and social gatherings. The entrance hall and convenient WC add to the functionality of this well planned home.

Upstairs, you will find a master bedroom complete with an en-suite bathroom and bespoke fully-fitted wardrobes. Additionally, there is a double bedroom, a single bedroom and a family bathroom, catering to the needs of all family members. Situated on land that was once part of the esteemed Olchfa Comprehensive School, The Camrose is ideally located for families, with a primary school just a stone's throw away. The Willows is a desirable community that offers a perfect balance of tranquillity and accessibility, making it an excellent choice for those looking to enjoy the best of suburban living in Swansea. With a driveway and a beautifully designed interior, The Camrose presents a unique opportunity to secure a modern home in a vibrant and welcoming neighbourhood. Don't miss your chance to make this exceptional property your own. ** Contribution to Stamp Duty available **

The Accommodation Comprises

Ground Floor

Entrance Hall

WC

2'8" x 6'9" (0.83 x 2.06m)

Lounge

10'8" x 14'2" (3.26m x 4.32m)

Kitchen

9'8" x 10'11" (2.96m x 3.33m)
Open Plan to the dining area,

Dining Area

8'0" x 10'11" (2.45m x 3.33m)

First Floor

Master Bedroom

10'7" x 10'8" (3.24m x 3.26m)

En-Suite

7'10" x 3'5" (2.41m x 1.05m)

Bedroom 2

10'8" x 10'7" (3.26m x 3.24m)

Bedroom 3

6'9" x 7'1" (2.06m x 2.16m)

Family Bathroom

6'3" x 6'9" (1.92m x 2.06m)

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 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.

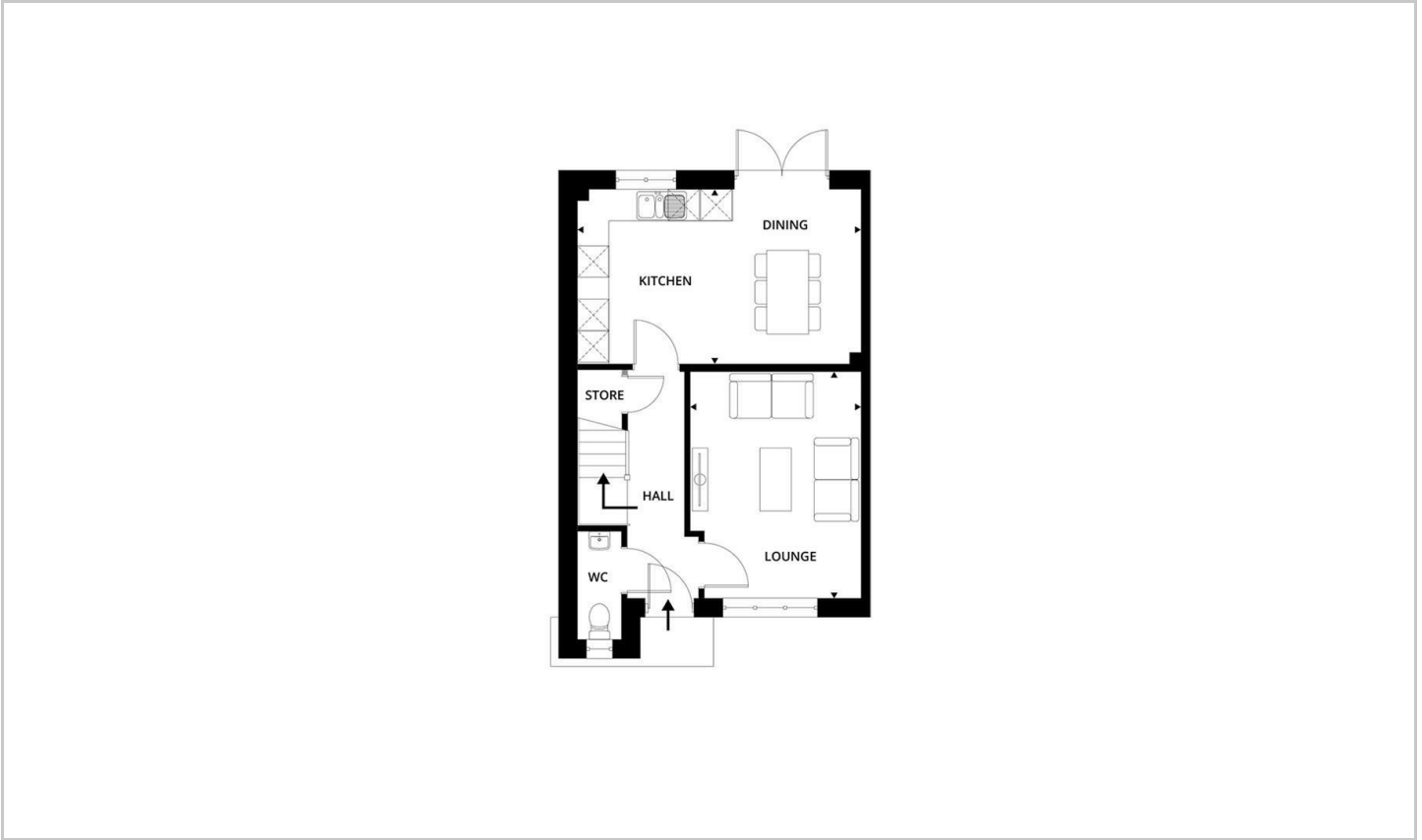
Bustling with energy and a rich culture, Swansea City is a thriving place to eat, drink, shop and socialise. Swansea's vibrant centre offers a selection of retail, nightlife and world class events in the iconic new Swansea Arena. The city features a spectacular waterfront, running from the pristine marina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

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

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	