



Plot 39, The Harlech The Willows, Olchfa,, Sketty, Swansea, SA2 8BX

£479,995

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.

The first floor boasts four bedrooms, including a master suite complete with bespoke fitted wardrobes and a luxurious en-suite bathroom. A stylish family bathroom serves the additional bedrooms, ensuring comfort for all family members. This property also features a driveway, along with a garage for added convenience. The Harlech is ideally situated near Olchfa Comprehensive School and a primary school just a stone's throw away,

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)

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

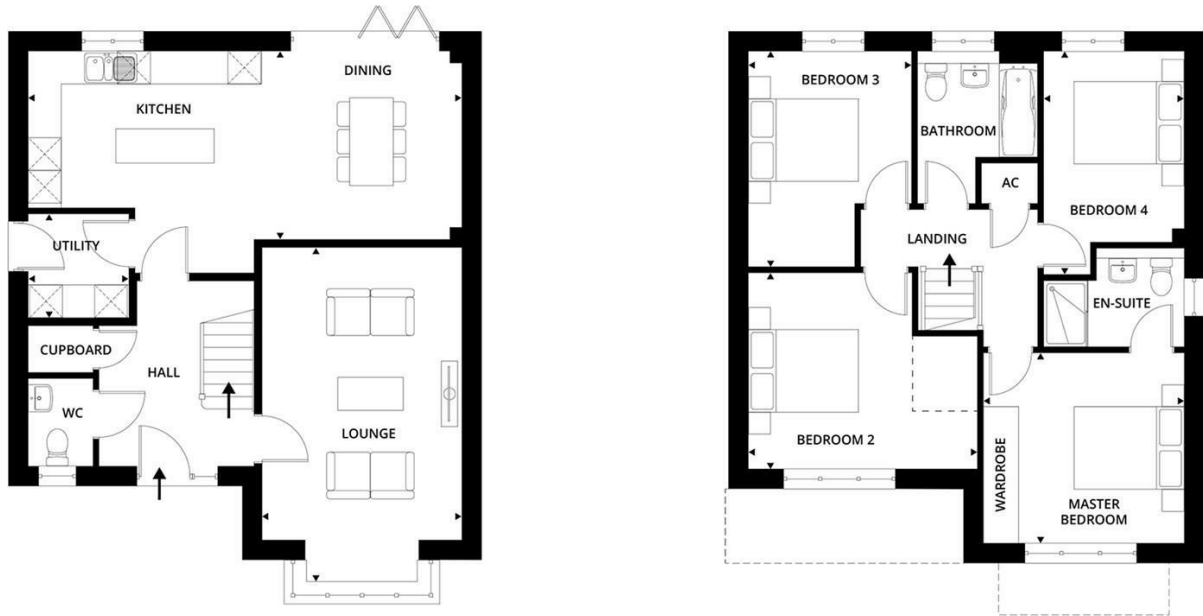
to compromise on accessibility to city life.

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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