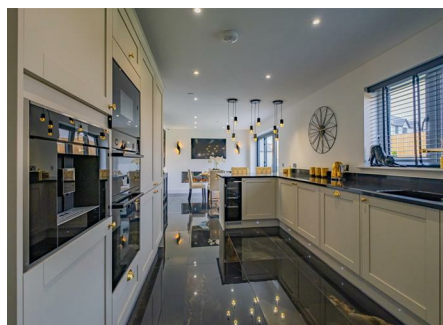


**FOR SALE**

**HOUSE - DETACHED**

**The Caerleon The Willows,  
Olchfa, Sketty,**



**£635,000**

# The Caerleon The Willows, Olchfa, Sketty, Swansea, SA2 8NP

Ready to move in before Christmas- The Caerleon is a remarkable new build detached house that epitomises modern living. Spanning an impressive 1,909 sq ft square feet, this exquisite property boasts five generously sized bedrooms, each accompanied by its own en-suite bathroom, ensuring comfort and privacy for all residents. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a lounge with a charming bay window that invites natural light to fill the space. The heart of the home is undoubtedly the open-plan kitchen, dining, and family area, which seamlessly flows into a delightful sun room, perfect for enjoying sunny afternoons or entertaining guests. The kitchen is designed with modern living in mind, and a convenient utility room provides access to the garage, enhancing functionality.

Upstairs, the master bedroom stands out with bespoke fully fitted wardrobes, offering ample storage and a touch of luxury. The additional four bedrooms are equally well appointed, each with its own en-suite, making this home ideal for families or those who enjoy hosting visitors.

Outside, the property features a driveway along with a garage for added convenience. The Caerleon is not just a house; it is a lifestyle choice, combining elegance, space, and modern amenities in a sought-after location. Furthermore, a contribution to Stamp Duty is available, making this an enticing opportunity for prospective buyers. Do not miss the chance to make this stunning property your new home.

## Introduction

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.

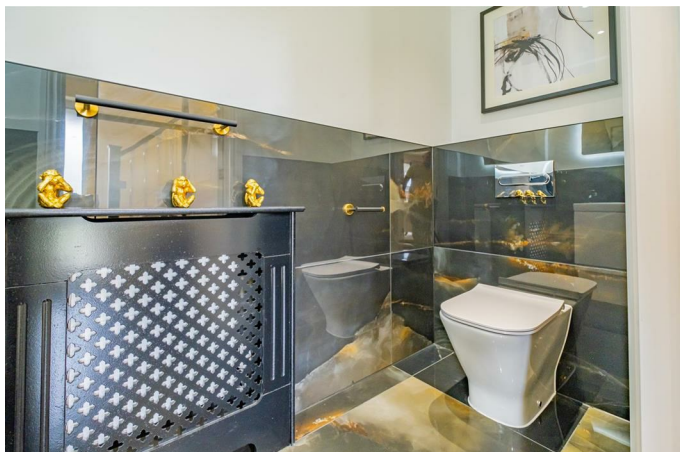
Built on land once forming part of the high achieving Olchfa Comprehensive School and with its very own primary school a stones' throw away, families of all ages will be well served. Suitably placed for young professionals, The Willows sits a short distance away from several campuses of the pioneering 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.

## Ground Floor

### Entrance Hall



### WC



# The Caerleon The Willows, Olchfa, Sketty, Swansea, SA2 8NP

## Lounge

11'11" x 18'2" (3.64m x 5.56m)

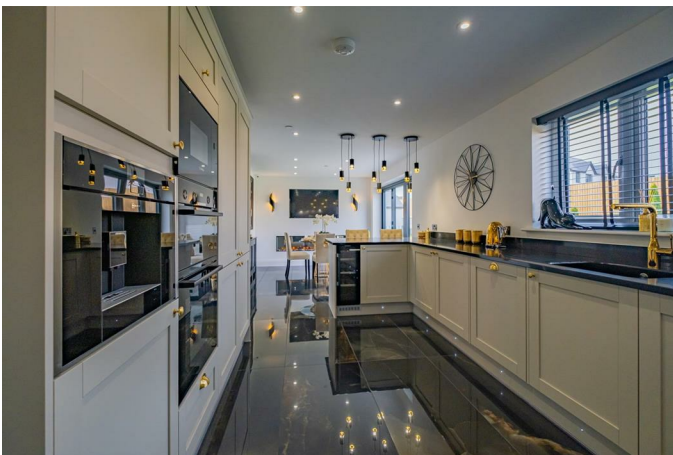


## Dining Area

11'10" x 10'1" (3.62m x 3.08m)



## Open Plan Kitchen/Dining Room



## Sun Room



## Kitchen Area

17'7" x 10'1" (5.37m x 3.09m)



## Utility Room

7'5" x 10'1" (2.28m x 3.08m )

## First Floor

## Landing

## Master Bedroom

11'11" x 20'9" (3.64m x 6.34m)

# The Caerleon The Willows, Olchfa, Sketty, Swansea, SA2 8NP



## En-Suite

8'3" x 5'8" (2.54m x 1.73m )

## Bedroom 2

11'11" x 12'4" (3.64m x 3.76m )



## En-Suite

5'11" x 5'2" (1.82m x 1.59m)

## Bedroom 4

9'6" x 16'10" (2.91m x 5.14m)



## En-Suite

9'0" x 6'8" (2.75m x 2.04m)

## Bedroom 3

11'8" x 9'6" (3.58m x 2.91m)



## En-Suite

5'1" x 6'0" (1.57m x 1.83m )

## Bedroom 5

9'6" x 8'0" (2.91m x 2.44m )

# The Caerleon The Willows, Olchfa, Sketty, Swansea, SA2 8NP



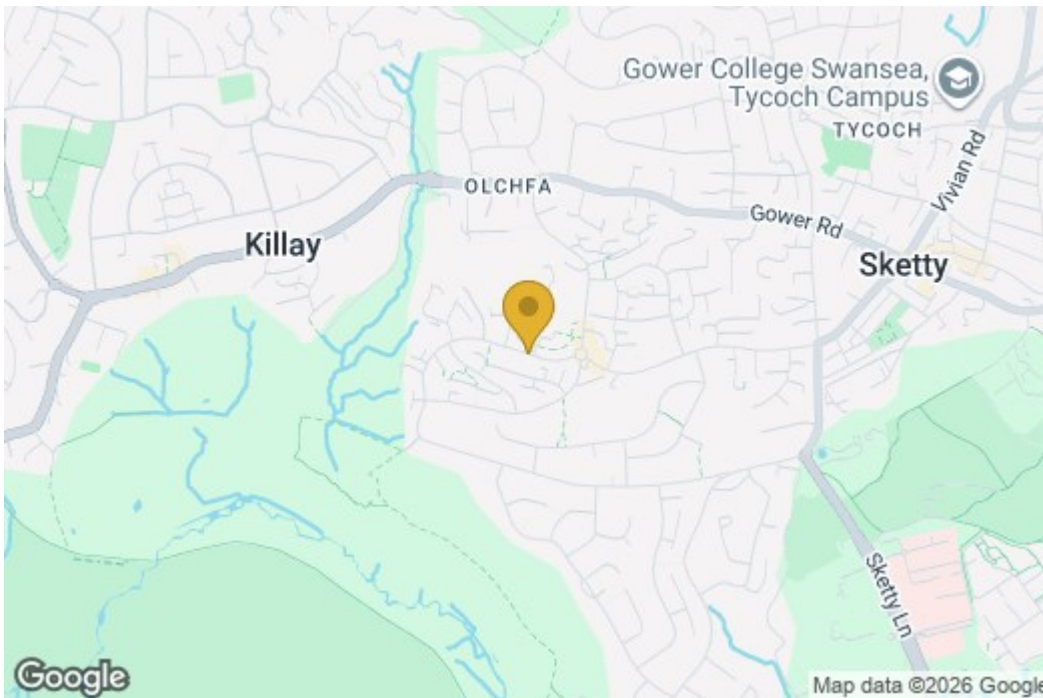
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**Floor Plan**



**Area Map**



**Energy Efficiency Graph**

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

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