



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

STAMP DUTY PAID + £5,000 WORTH OF INCENTIVES

An opportunity to live in an exceptional home in the heart of Sketty which is one of the most sought-after suburbs of Swansea. 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. The Willows is a highly desirable place to live for all, suitably placed for families and young professionals.

£439,995

The Pembroke The Willows, Olchfa

Sketty, Swansea, SA2 8NW



- NHBC 10 Year Warranty
- Master Bedroom with En-Suite
- Contemporary Development
- 3 Bedroom Detached
- 1164 Sq Ft
- Open Plan Kitchen/Dining/Family Room
- High Specification Throughout

Ground Floor

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)

Dining

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

First Floor

Master Bedroom

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

En-Suite

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

Bedroom 2

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

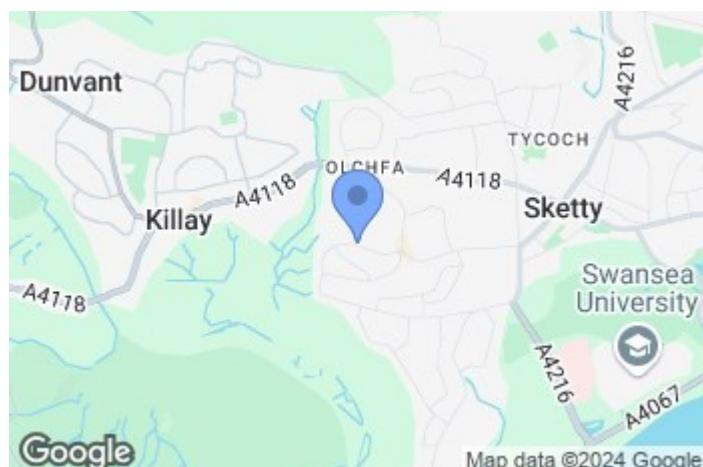
Bedroom 3

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

Family Bathroom

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

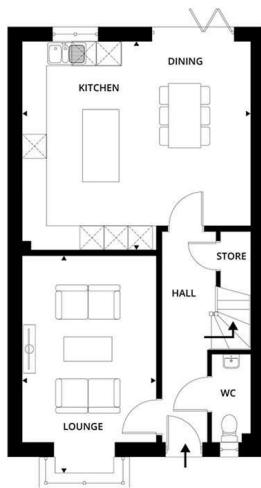
External



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F		
(1-0)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-81)	B		
(69-68)	C		
(55-55)	D		
(39-34)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			