

FOR SALE

HOUSE - SEMI-DETACHED

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



£412,000

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

COMING SOON - Finished to an incredible standard. The Usk, an exquisite town house located in the highly sought after suburb of Sketty. This impressive new build spans an ample 1,479 square feet across three thoughtfully designed floors, offering a perfect blend of modern living and family comfort. As you enter the property, you are greeted by a spacious entrance hall that leads to a convenient ground floor WC. The generous lounge, adorned with a charming bay window, invites an abundance of natural light, creating a warm and welcoming atmosphere. The contemporary open plan kitchen and dining area is a true highlight, featuring large dual-aspect bi-fold doors that seamlessly connect the indoor space to the rear garden, ideal for entertaining or enjoying quiet family moments. The first floor is home to three spacious double bedrooms, one of which boasts its own en-suite bathroom alongside a well-appointed family bathroom. Ascend to the second floor, where you will find the impressive master bedroom, complete with bespoke fully-fitted wardrobes and an en-suite, providing a private sanctuary for relaxation. Perfectly situated within The Willows, a desirable community that offers excellent amenities and is conveniently located near the highly regarded Olchfa Comprehensive School. With a primary school just a stone's throw away, this property is ideal for families of all ages. Additionally, its location makes it equally appealing to young professionals seeking a vibrant and welcoming neighbourhood. With parking for two vehicles and a beautifully landscaped garden.

The Accommodation Comprises

Ground Floor

Entrance Hall

WC

7'1" x 3'1" (2.17m x 0.96m)

Lounge

11'2"* x 17'7"* (3.42m* x 5.38m*)



Kitchen

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



Dining Area

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



First Floor

Bedroom 2

14'2"* x 9'3" (4.33m* x 2.82m)



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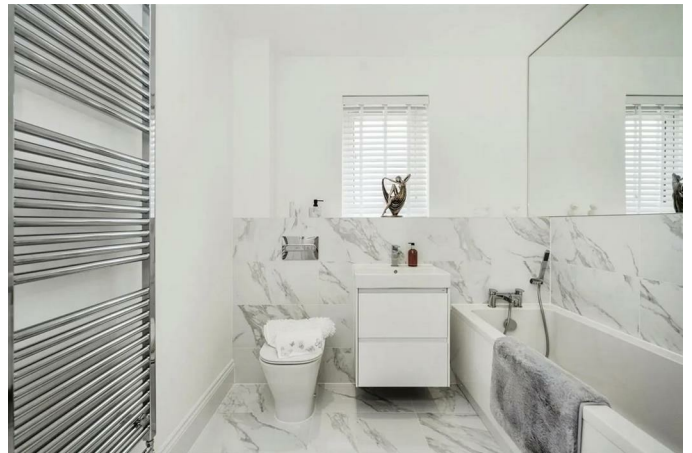
En-Suite

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



Family Bathroom

6'3" x 7'2" (1.92m x 2.19m)



Bedroom 3

10'7" x 9'7" (3.23m x 2.94m)



Bedroom 4

10'7" x 8'6" (3.23m x 2.61m)

Second Floor

Master Bedroom

14'11" x 12'9" (4.56m x 3.90m*)

En-Suite

4'9" x 11'5" (1.47m x 3.50m*)

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

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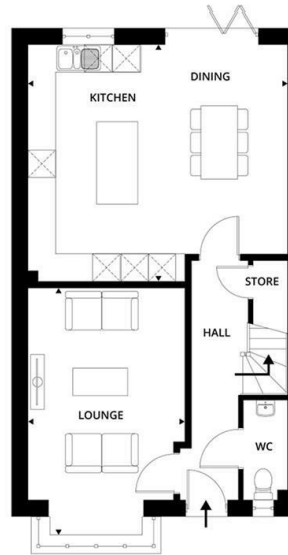
doorstep, ranging from hidden coves, charming country pubs, a bustling city centre and idyllic coastal walks.

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.

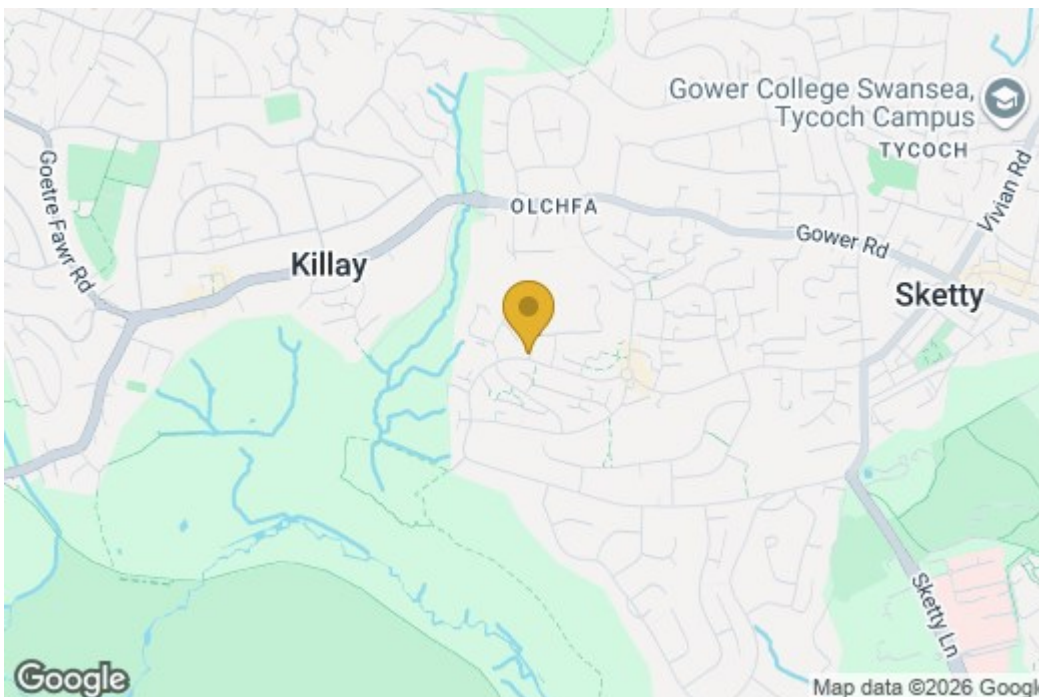
Bustling with energy and a rich culture, Swansea City is a thriving place to eat, drink, shop and socialise. Swansea's vibrant centre offers a selection of retail, nightlife and world class events in the iconic new Swansea Arena. The city features a spectacular waterfront, running from the pristine marina 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 (CO ₂) 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			
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