

**FOR SALE**

**HOUSE - DETACHED**

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



**£525,000**

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

COMING SOON - Nestled in the desirable area of Olchfa, Sketty, Swansea, this stunning new build detached house offers a perfect blend of modern luxury and traditional charm. Spanning an impressive 1,537 square feet, this property boasts five spacious bedrooms and three well-appointed bathrooms, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that leads to the lounge providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the expansive open plan kitchen and dining area, which is enhanced by contemporary bi-fold doors that seamlessly connect the indoor space to a beautifully landscaped rear garden. This feature not only invites natural light but also creates a perfect setting for al fresco dining and family gatherings. The ground floor also includes a convenient utility room with direct access to an integral garage, ensuring practicality for everyday living. Ascending to the first floor, you will discover four bedrooms, including a master suite that boasts a bespoke dressing area and a luxurious en-suite bathroom. The second bedroom also benefits from its own en-suite, providing additional comfort and privacy. With driveway and garage, this property is not only stylish but also functional. The Carew is a remarkable home that promises a lifestyle of comfort and elegance in a sought-after location. Whether you are looking to entertain guests or enjoy quiet family evenings, this residence is sure to meet all your needs. Don't miss the opportunity to make this exquisite property your own. \*Contribution to Stamp Duty available\*

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

#### WC

3'3" x 5'11" (1.01m x 1.81m)

#### Lounge

12'8" x 14'7" (3.87m x 4.46m)

#### Kitchen/Dining/Family Room

#### Kitchen Area

9'8" x 21'2" (2.96m x 6.46m)

#### Dining/Family Area

9'2" x 11'10" (2.81m x 3.61m)

#### Utility Room

5'3" x 12'6" (1.61m x 3.83m)

### First Floor

#### Landing

#### Master Bedroom

12'8" x 16'2" (3.87m x 4.94m )

#### Dressing Area

#### En-Suite

3'11" x 8'7" (1.20m x 2.63m )

#### Bedroom 2

9'9" 12'2" (2.98m 3.73m )

#### En-Suite

3'11" x 8'7" (1.20m x 2.63m)

#### Bedroom 3

8'8" x 13'2" (2.65m x 4.03m)

#### Bedroom 4

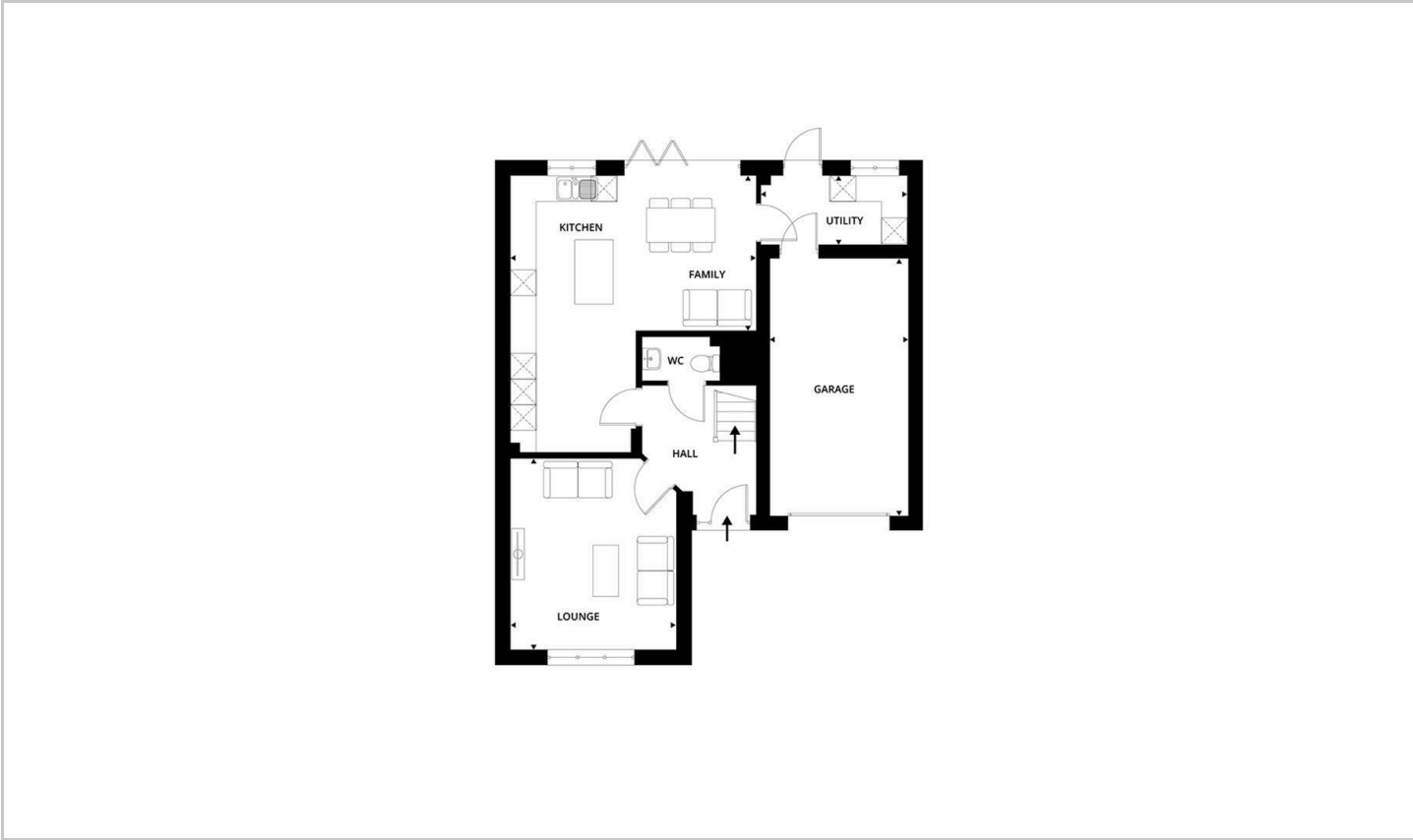
11'0" x 9'5" (3.37m x 2.88m)

#### Bathroom

8'8" x 8'8" (2.65m x 2.66m)

#### Driveway & Garage

**Floor Plan**



**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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