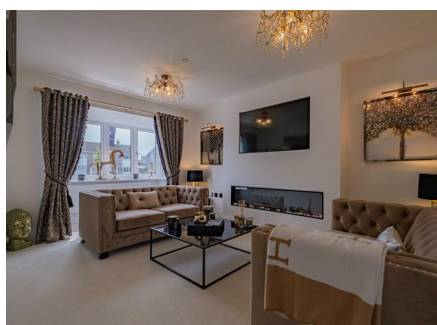


FOR SALE

HOUSE - DETACHED

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



£465,995

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

Welcome to The Oystermouth, an exquisite new build detached house nestled in the highly desirable suburb of Sketty, Swansea. This impressive property boasts a generous 1,384 square feet of living space, offering a harmonious blend of contemporary design and family-friendly comfort, making it an ideal choice for those seeking a vibrant community atmosphere. Upon entering, you are greeted by a spacious entrance hall that leads to a convenient WC and provides access to the garage. The expansive lounge, adorned with a charming bay window, is flooded with natural light, creating a warm and inviting space for relaxation. The heart of the home is the open plan kitchen, dining, and family area, which flows effortlessly into the utility room. This area is perfect for entertaining guests or enjoying family gatherings, enhanced by bi-fold doors that open up to the rear garden, allowing for a seamless connection between indoor and outdoor living. On the first floor, you will find four bedrooms, including a luxurious master suite that features an en-suite bathroom and bespoke fully-fitted wardrobes. A stylish family bathroom serves the additional bedrooms, ensuring comfort and convenience for all family members. The Oystermouth is ideally located on land that was once part of the esteemed Olchfa Comprehensive School, with a primary school just a short walk away, making it perfect for families with children. The Willows community is not only attractive to families but also appeals to young professionals seeking a welcoming neighbourhood. This exceptional home presents a unique opportunity to embrace modern living in one of Swansea's most sought-after suburbs. Do not miss your chance to make The Oystermouth your new family haven in the heart of Sketty. *Contribution to Stamp Duty available*

The Accommodation Comprises

Ground Floor

Entrance Hall

WC

5'2" x 3'5" (1.58m x 1.06m)

Lounge

10'4" x 16'10"* (3.15m x 5.14*)



Kitchen

13'7" x 10'4" (4.16m x 3.15m)
Open plan to the dining area.



Dining/Family Area

13'9" x 10'4"* (4.20m x 3.15m*)



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

Utility

6'5" x 5'2" (1.96m x 1.58m)

First Floor

Master Bedroom

10'5" x 18'5"* (3.19m x 5.62m*)



Bedroom 3

9'2" x 11'10"* (2.80m x 3.63m*)



En-Suite

8'8" x 6'4"* (2.66m x 1.94m*)



Bedroom 2

9'10" x 14'3"* (3.00m x 4.35m*)

Bedroom 4

9'5" x 9'2"* (2.88m* x 2.81m*)



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

Family Bathroom

8'3"* x 7'9"* (2.52m* x 2.38m*)



External



Garage

19'7" x 9'6" (5.97m x 2.91m)

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.

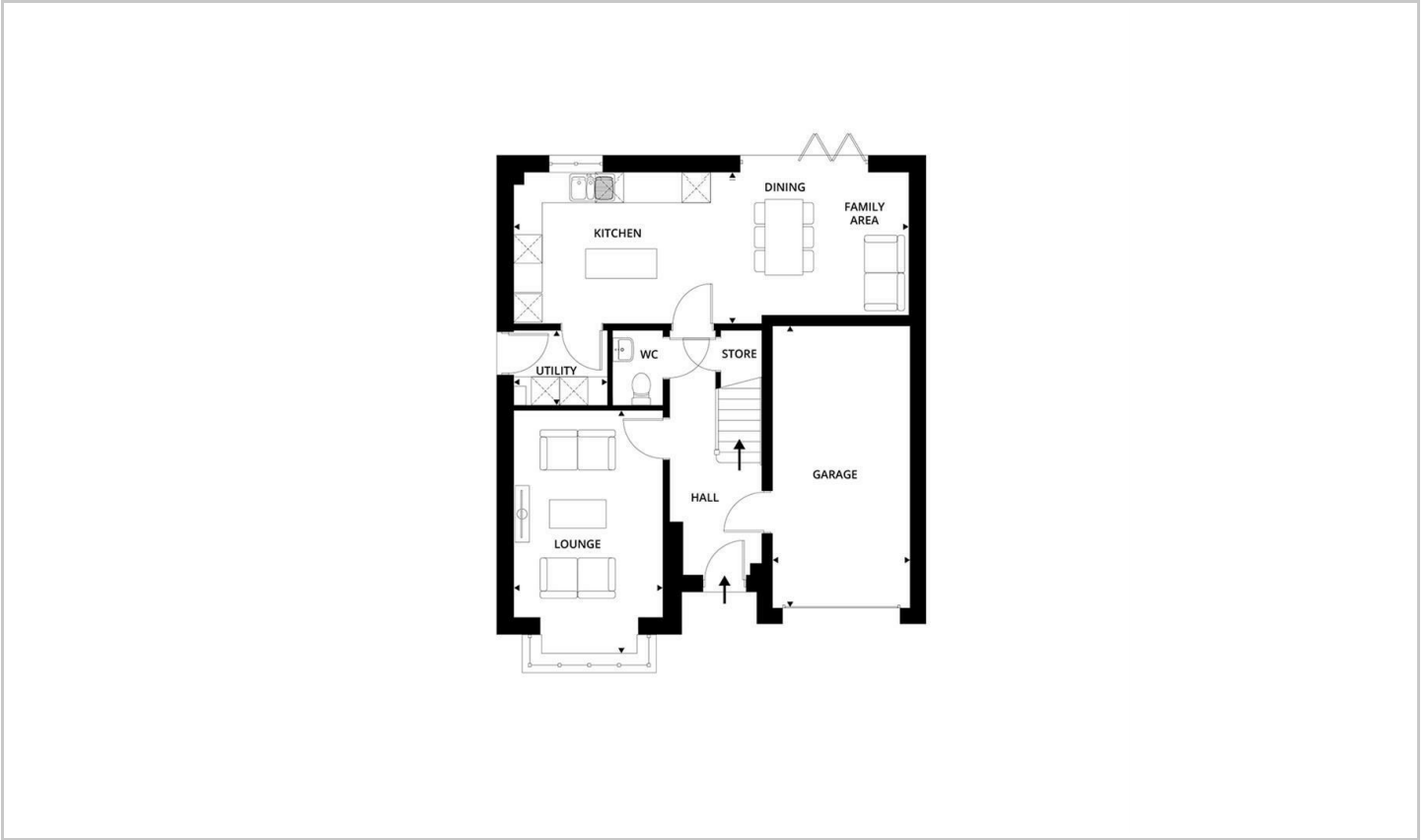
A location for Life, located in a peaceful setting that offers an enviable balance of modern convenience and coastal escape, The Willows is a highly desirable place to live for all. With the heart of Swansea at your fingertips, the development is perfectly located for those seeking tranquil surroundings without wishing to compromise on accessibility to city life.

Bustling with energy and a rich culture, Swansea City is a

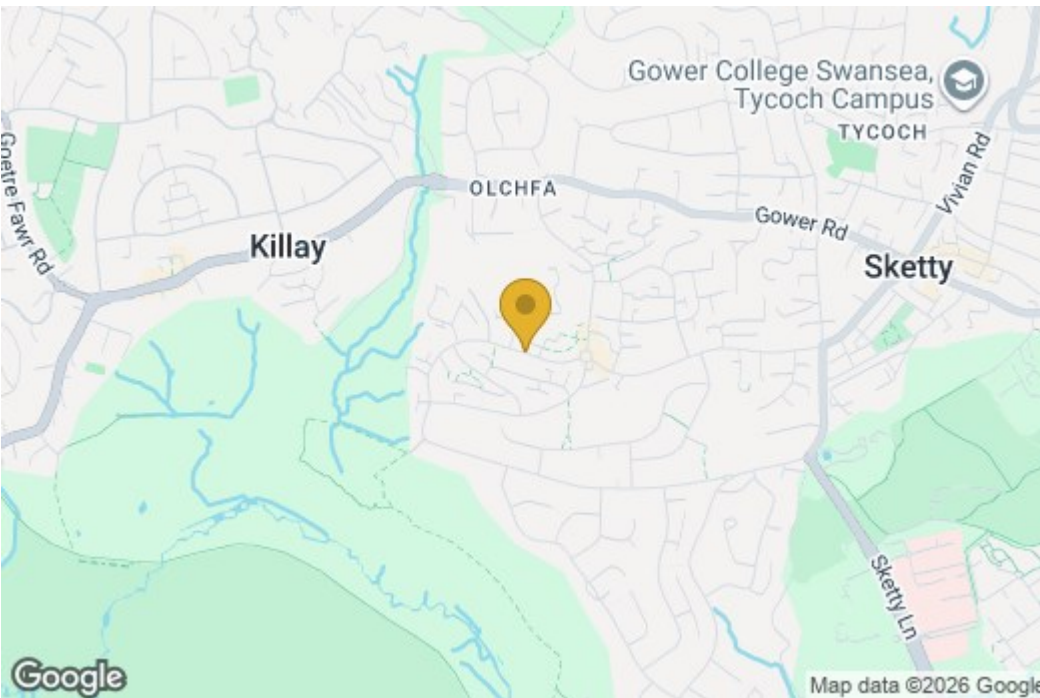
thriving place to eat, drink, shop and socialise. Swansea's vibrant centre offers a selection of retail, nightlife and world class events in the iconic new Swansea Arena. The city features a spectacular waterfront, running from the pristine marina to the charming fishing village of Mumbles, providing 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.

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			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	