



Plot 34, The Pembroke The Willows, Olchfa, Sketty, Swansea, SA2 8BX

£425,000

MOVE IN READY - The Pembroke is an impressive new build detached home, complete with a garage, porcelain marble tiling, plush carpets throughout, and upgraded kitchen appliances. Situated in the highly sought-after suburb of Sketty, this stunning property offers an excellent blend of modern living and classic style, making it ideal for families and professionals alike. Spanning approximately 1,164 sq ft, the heart of the home is the open plan kitchen, family, and dining area, enhanced by large bi-fold doors that open onto the beautifully landscaped rear garden, flooding the space with natural light and creating a seamless indoor-outdoor feel. The ground floor also comprises a welcoming entrance hall, a convenient WC, and a spacious lounge with a charming bay window, perfect for relaxing evenings. To the first floor are three well proportioned bedrooms, including a master suite with en-suite bathroom and bespoke fitted wardrobes. A stylish family bathroom completes the accommodation. Located within The Willows development, on land formerly part of Olchfa Comprehensive School, the property is ideally positioned for families, with a primary school nearby and excellent access to local amenities and transport links into Swansea city centre. A superb opportunity to acquire a high-quality, turnkey home in a desirable location.

The Accommodation Comprises

Ground Floor

Entrance Hall

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)



Open Plan to the dining area.

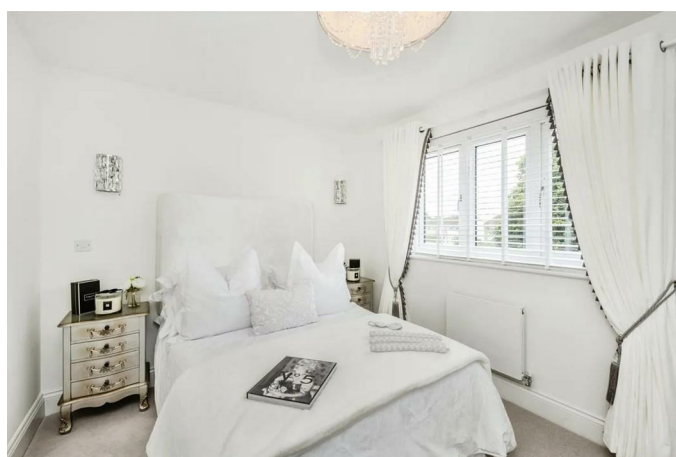
Dining Area 8'0" x 14'11" (2.44m x 4.57m)



First Floor

Landing

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



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



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



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



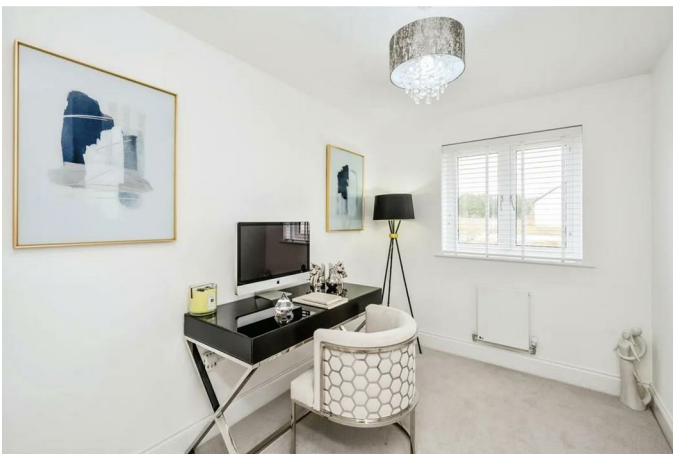
External



Driveway and garage.

Elegant, Inspirational, Breathtaking...

Bedroom 3 7'5" x 10'2" (2.27m x 3.11m)



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 breath-taking 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

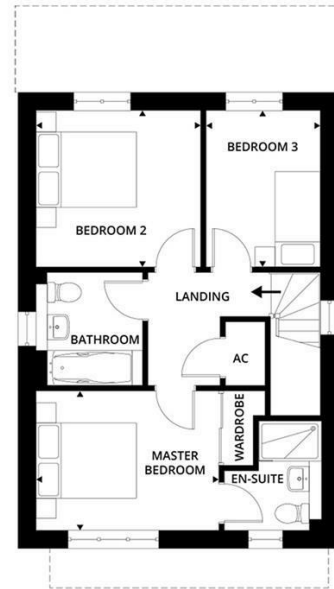
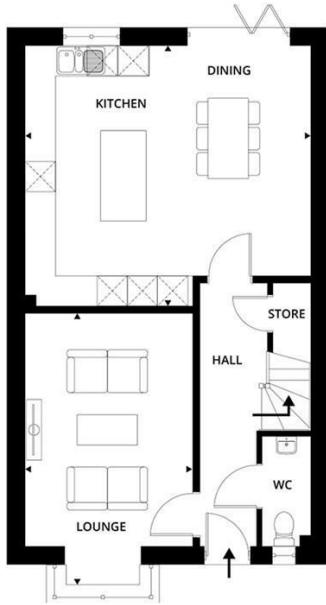
those seeking tranquil surroundings without wishing to compromise on accessibility to city life.

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	

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