

THE WILLOWS  
— OLCHFA  SKETTY —

An exceptional development set in the heart  
of the charming village of Sketty

THE WILLOWS  
OLCHFA SKETTY







## *Welcome to The Willows*

**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.

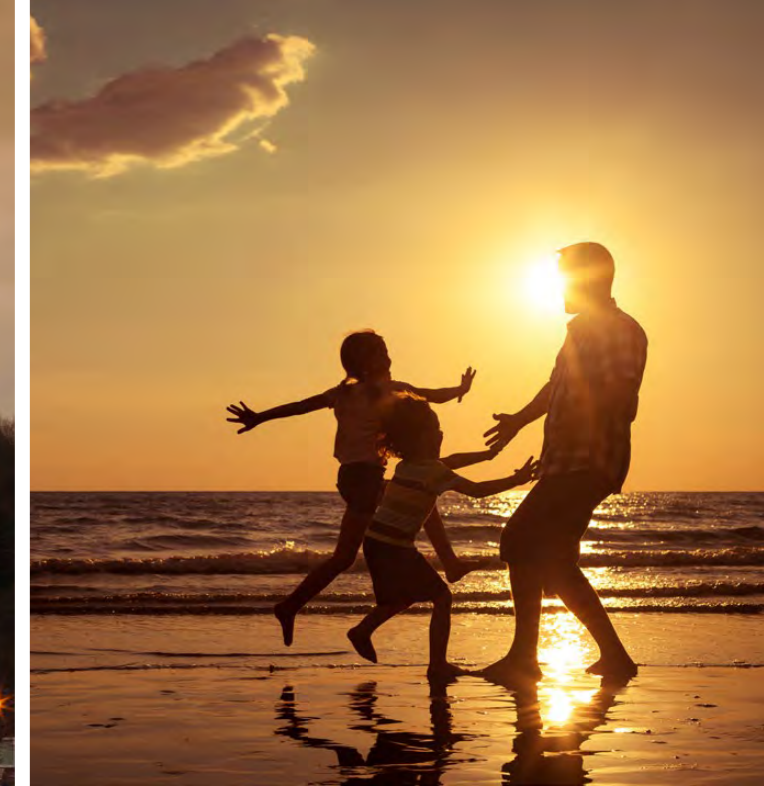
Bustling with energy and a rich culture, Swansea City is a thriving place to eat, drink, shop and socialise. Swansea's vibrant centre offers a selection of retail, nightlife and world class events in the iconic new Swansea Arena. The city features a spectacular waterfront, running from the pristine marina 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 with excellent local transport links and within easy reach of the M4 and Swansea Train Station, providing regular service to all major UK cities.









# The Development

**The Willows** has a range of three, four and five-bedroom homes, each carefully designed to offer the home owner the living space of their dreams.

The Willows seamlessly blends the charm and spirit of its traditional village community with the modern luxuriousness that has become synonymous with a Westacres home.

Externally, the development features Westacres' signature mix of Bradstone, crisp white render and slate effect roof tiles to create the optimal balance of contemporary and traditional. The use of natural materials combined with soft landscaping enhances the character of the surrounding area whilst still providing the very best of modern living.

Through skilled craftsmanship, meticulous attention to detail and a keen eye for comfort, these beautiful homes will be the setting for many happy memories – all played out in one of the most sought-after locations in South Wales.



## The Caerleon

**Bedrooms:** 5  
**Living area:** 162.58m<sup>2</sup> / 1,750ft<sup>2</sup>  
**Plots:** 3, 36, 37, 44, 45, 46, 47, 92, 93

## The Carew

**Bedrooms:** 4  
**Living area:** 142.79m<sup>2</sup> / 1,537ft<sup>2</sup>  
**Plots:** 35, 41, 42

## The Usk

**Bedrooms:** 4  
**Living area:** 137.40m<sup>2</sup> / 1,479ft<sup>2</sup>  
**Plots:** 30, 31, 32, 33, 69, 70, 96, 97, 99, 100

## The Harlech

**Bedrooms:** 4  
**Living area:** 131.27m<sup>2</sup> / 1,413ft<sup>2</sup>  
**Plots:** 28, 29, 38, 39, 66, 71

## The Oystermouth

**Bedrooms:** 4  
**Living area:** 128.57m<sup>2</sup> / 1,384ft<sup>2</sup>  
**Plots:** 2, 7, 8, 26, 27, 83, 84, 85, 94, 95

## The Pembroke

**Bedrooms:** 3  
**Living area:** 108.13m<sup>2</sup> / 1,164ft<sup>2</sup>  
**Plots:** 1, 6, 9, 10, 34, 40, 43, 72, 86, 87, 98, 101

## The Camrose

**Bedrooms:** 3  
**Living area:** 87.79m<sup>2</sup> / 945ft<sup>2</sup>  
**Plots:** 4, 5, 14, 15, 16, 17, 55, 56, 64, 65, 67, 68, 79, 80, 81, 82

## The Dinas

**Bedrooms:** 3  
**Living area:** 94.48m<sup>2</sup> / 1,017ft<sup>2</sup>  
**Plots:** 90, 91

## The Dryslwyn

**Bedrooms:** 3  
**Living area:** 94.38m<sup>2</sup> / 1,016ft<sup>2</sup>  
**Plots:** 18, 19, 20, 21, 22, 23, 77, 78

## The Conwy

**Bedrooms:** 2  
**Living area:** 83.05m<sup>2</sup> / 894ft<sup>2</sup>  
**Plots:** 11, 12, 13, 24, 25

## The Powis

**Bedrooms:** 2  
**Living area:** 83.05m<sup>2</sup> / 894ft<sup>2</sup>  
**Plots:** 48, 49, 50, 57, 58, 59, 88, 89

## The Ruthin (GF)

**Bedrooms:** 1  
**Living area:** 45.24m<sup>2</sup> / 487ft<sup>2</sup>  
**Plots:** 51, 53, 60, 62, 73, 75

## The Ruthin (FF)

**Bedrooms:** 1  
**Living area:** 47.38m<sup>2</sup> / 510ft<sup>2</sup>  
**Plots:** 52, 54, 61, 63, 74, 76



# The Caerleon

Bedrooms: 5 | Internal living area: 162.58m<sup>2</sup> / 1,750ft<sup>2</sup> | Plots: 3, 36, 37, 44, 45, 46, 47, 92, 93

The Caerleon is an impressive five-bedroom home designed with natural light and space in mind. A striking property inside and out, this stunning home features a modern open-plan kitchen, dining and family area with a spacious lounge. Contemporary dual aspect bi-fold doors flood the internal space with an abundance of natural light and create a seamless transition from living space to garden.

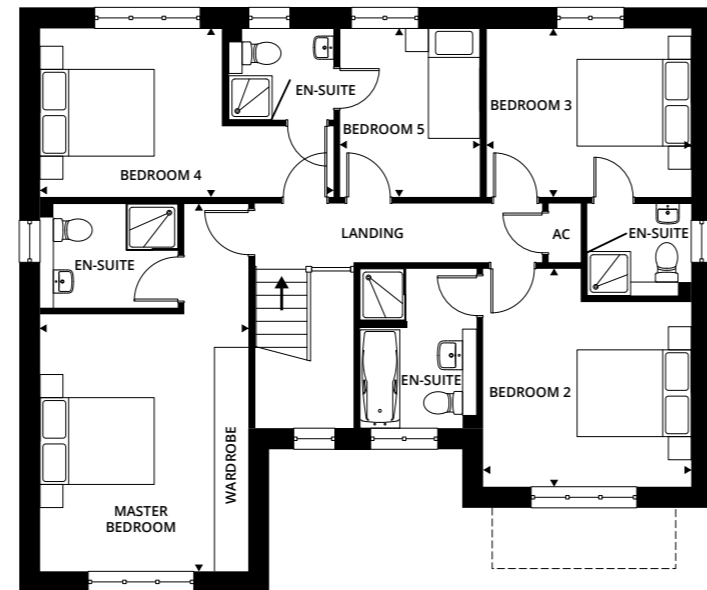
Upstairs, The Caerleon has the wow factor of five bedrooms, each with an en-suite. With a spacious master bedroom offering bespoke fully-fitted wardrobes.

## Ground Floor

<b>Kitchen</b>	5.37 x 3.09m	17.6 x 10.1ft	<b>Utility</b>	2.28 x 3.08m	7.4 x 10.1ft
<b>Dining</b>	3.62 x 3.08m	11.8 x 10.1ft	<b>WC</b>	0.95 x 1.78m	3.1 x 5.8ft
<b>Lounge</b>	3.64 x 5.56m*	11.9 x 18.2ft*	<b>Garage</b>	6.09 x 3.69m*	19.9 x 12.1ft*

## First Floor

<b>Master Bedroom</b>	3.64 x 6.34m*	11.9 x 20.8ft*	<b>Bedroom 3</b>	3.58 x 2.91m	11.7 x 9.5ft
<b>En-suite</b>	2.54 x 1.73m	8.3 x 5.6ft	<b>En-suite</b>	1.82 x 1.59m	5.9 x 5.2ft
<b>Bedroom 2</b>	3.64 x 3.76m	11.9 x 12.3ft	<b>Bedroom 4</b>	2.91 x 5.14m*	9.5 x 16.8ft*
<b>En-suite</b>	2.75 x 2.04m	9.0 x 6.6ft	<b>Bedroom 5</b>	2.91 x 2.44m	9.5 x 8.0ft
			<b>En-suite</b>	1.57 x 1.83m	5.1 x 6.0ft





# The Carew

**Bedrooms:** 4 | **Internal living area:** 142.79m<sup>2</sup> / 1,537ft<sup>2</sup> | **Plots:** 35, 41, 42

**The Carew** is an impressive four-bedroom home full of character and charm whilst still providing the very best of modern luxuriousness. This home features a large open plan kitchen and dining space with contemporary bi-fold doors that lead onto a beautifully landscaped rear garden. A generously sized utility room leads into a convenient integral garage. The ground floor also features a spacious lounge perfect for family life.

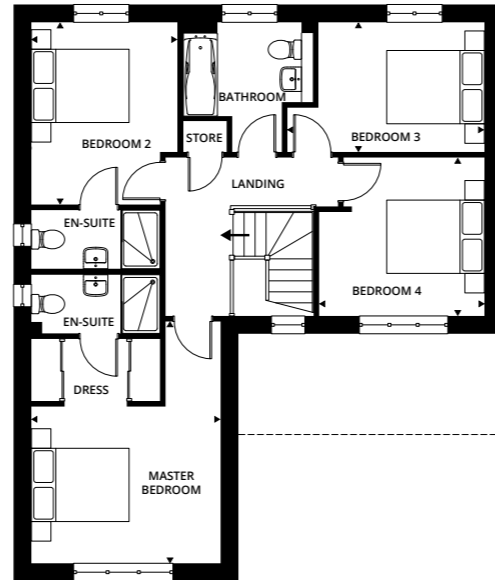
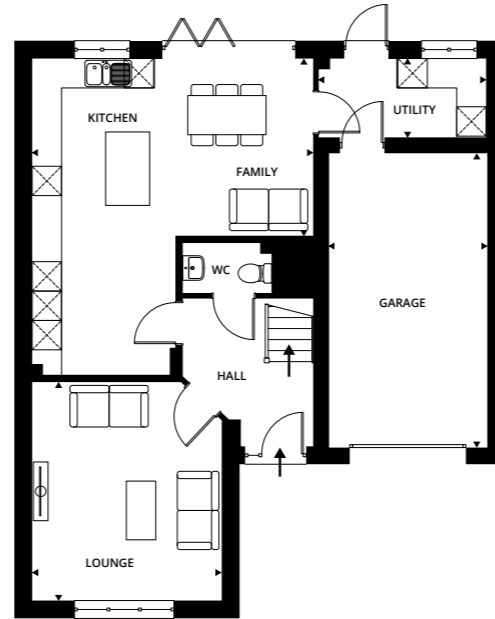
On the first floor you will find a spacious master bedroom featuring a bespoke dressing area and en-suite, along with three further double bedrooms (one with an en-suite) and a generous family bathroom.

## Ground Floor

<b>Kitchen</b>		<b>Utility</b>	
2.96 x 6.46m	9.5 x 21.1ft	1.61 x 3.83m	5.2 x 11.0ft
<b>Dining</b>		<b>WC</b>	
2.81 x 3.61m	9.2 x 11.8ft	1.01 x 1.81m	3.3 x 5.9ft
<b>Lounge</b>		<b>Garage</b>	
3.87* x 4.46m*	12.7* x 14.6ft*	6.01 x 3.23m	19.7 x 10.6ft

## First Floor

<b>Master Bedroom</b>		<b>Bedroom 3</b>	
3.87 x 4.94m*	12.7ft x 16.2ft*	2.65 x 4.03m	8.7 x 13.2ft
<b>En-suite</b>		<b>Bedroom 4</b>	
1.20 x 2.63m	3.9 x 8.6ft	3.37 x 2.88m*	11.0 x 9.4ft*
<b>Bedroom 2</b>		<b>Family Bathroom</b>	
2.98 x 3.73m*	9.8 x 12.2ft*	2.65* x 2.66m*	8.6* x 8.7ft*
<b>En-suite</b>			
1.20 x 2.63m	3.9 x 8.6ft		





# The Usk

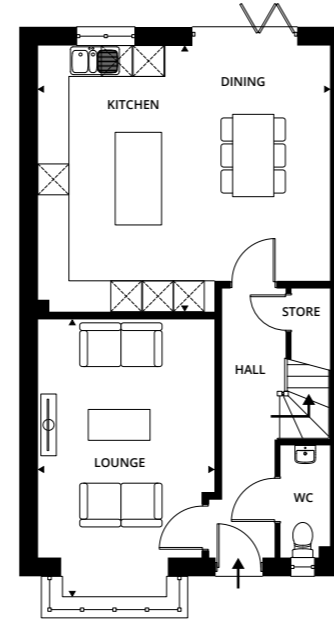
**Bedrooms:** 4 | **Internal living area:** 137.40m<sup>2</sup> / 1,479ft<sup>2</sup> | **Plots:** 30, 31, 32, 33, 69, 70, 96, 97, 99, 100

With an emphasis on light and space, this modern four-bedroom family home boasts a contemporary open plan kitchen and dining area with large dual aspect bi-fold doors designed to create a seamless connection to the stunning wider landscape of the rear garden. The ground floor also features a generous lounge with a feature bay window that soaks the room in natural light.

The first floor boasts three spacious double bedrooms (one with an en-suite) and a generous family bathroom. The second floor is similarly well-presented, featuring an impressive master bedroom with bespoke fully-fitted wardrobes and an en-suite

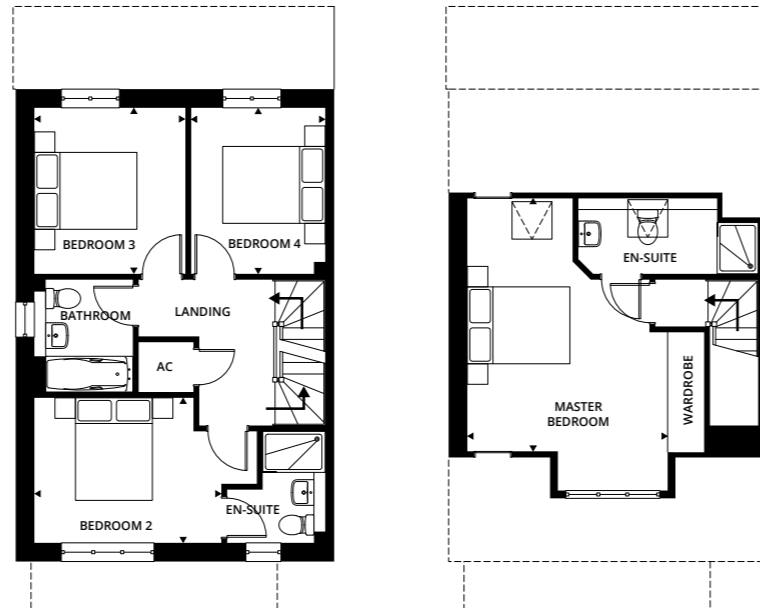
## Ground Floor

<b>Kitchen</b>		<b>Lounge</b>	
5.17 x 3.23m	16.9 x 10.5ft	3.42* x 5.38m*	11.2* x 17.6ft*
<b>Dining</b>		<b>WC</b>	
2.44 x 4.57m	8.0 x 14.9ft	2.17 x 0.96m	7.1 x 3.1ft



## First Floor

<b>Bedroom 2</b>		<b>Bedroom 4</b>	
4.33* x 2.82m	14.2* x 9.2ft	3.23 x 2.61m	10.6 x 8.5ft
<b>En-suite</b>		<b>Family Bathroom</b>	
1.91* x 2.17m*	6.2* x 7.1ft*	1.92 x 2.19m	6.2 x 7.1ft
<b>Bedroom 3</b>			
3.23 x 2.94m	10.6 x 9.6ft		



## Second Floor

<b>Master Bedroom</b>		<b>En-suite</b>	
4.56* x 3.90m*	14.9* x 12.8ft*	1.47* x 3.50m*	4.8* x 11.5ft*









# The Harlech

**Bedrooms:** 4 | **Internal living area:** 131.27m<sup>2</sup> / 1,413ft<sup>2</sup> | **Plots:** 28, 29, 38, 39, 66, 71

At the heart of this exceptional four-bedroom family home is a spacious open-plan kitchen, dining and family area with a set of dual-aspect bi-fold doors aimed to utilise and distribute natural light throughout. The continuation of open space onto a large rear garden creates the perfect backdrop to an ultimate haven of privacy. A spacious lounge with a feature bay window further utilises natural light to create a lighter and larger space, perfect for family life.

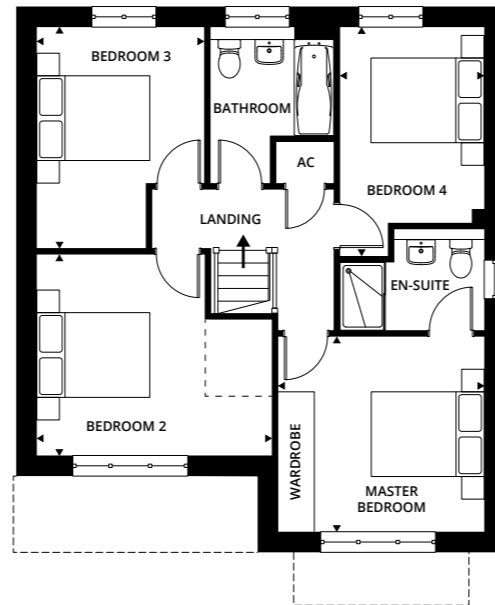
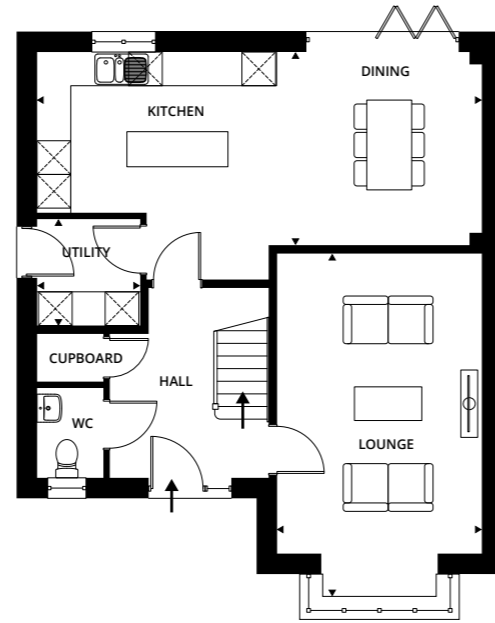
The first floor features a master bedroom with bespoke fully-fitted wardrobes and an en-suite, along with three further double bedrooms and a family bathroom.

## Ground Floor

<b>Kitchen</b>		<b>Utility</b>	
4.26 x 4.05m*	13.9 x 13.2ft*	1.89 x 1.83m	6.2 x 6.2ft
<b>Dining</b>		<b>WC</b>	
3.65 x 3.44m	11.9 x 11.2ft	1.18 x 1.60m	3.8 x 5.2ft
<b>Lounge</b>			
6.10* x 3.64m	20.0* x 11.9ft		

## First Floor

<b>Master Bedroom</b>		<b>Bedroom 3</b>	
3.45 x 3.64m	11.3 x 11.9ft	2.96* x 3.22m*	9.7* x 10.5ft*
<b>En-suite</b>		<b>Bedroom 4</b>	
2.55* x 1.78m*	8.3* x 6.1ft*	2.55 x 4.05m*	3.8 x 5.2ft*
<b>Bedroom 2</b>		<b>Family Bathroom</b>	
2.97 x 4.15m	9.7 x 13.6ft	2.17 x 2.76m	7.1 x 9.0ft





# The Oystermouth

Bedrooms: 4 | Internal living area: 128.57m<sup>2</sup> / 1,384ft<sup>2</sup> | Plots: 2, 7, 8, 26, 27, 83, 84, 85, 94, 95

The **Oystermouth** is a beautiful four-bedroom home which features a contemporary open-plan kitchen, dining and family area. Bi-fold doors featured in a large open space create an uninterrupted view of the soft landscaping of the private rear garden. Stunning without compromising on practicality, the Oystermouth hosts a generous lounge with a feature bay window and access into a large integral garage via the hallway.

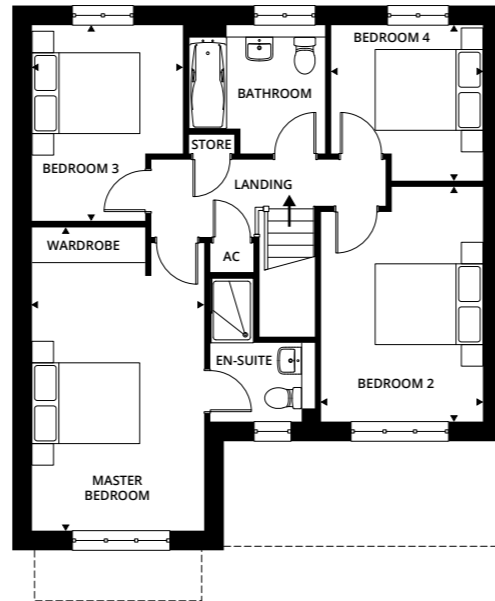
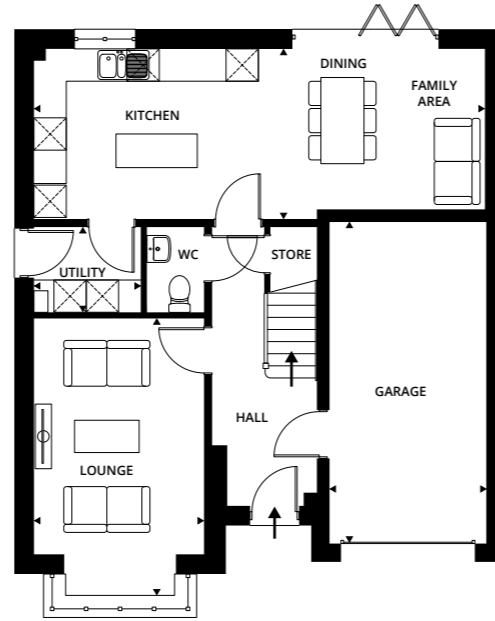
The first floor benefits from a generous master bedroom with an en-suite and bespoke fully-fitted wardrobes, three further double bedrooms and a family bathroom.

## Ground Floor

<b>Kitchen</b>		<b>Utility</b>	
4.16 x 3.15m	13.6 x 10.3ft	1.96 x 1.58m	6.5 x 5.1ft
<b>Dining</b>		<b>WC</b>	
4.20 x 3.15m*	13.7 x 10.3ft*	1.58 x 1.06m	5.1 x 3.4ft
<b>Lounge</b>		<b>Garage</b>	
3.15 x 5.14m*	10.3 x 16.8ft*	5.97 x 2.91m	19.5 x 9.5ft

## First Floor

<b>Master Bedroom</b>		<b>Bedroom 3</b>	
3.19 x 5.62m*	10.4 x 18.4ft*	2.80 x 3.63m*	9.1 x 11.9ft*
<b>En-suite</b>		<b>Bedroom 4</b>	
2.66 x 1.94m*	8.7 x 6.3ft*	2.88* x 2.81m*	9.4* x 9.2ft*
<b>Bedroom 2</b>		<b>Family Bathroom</b>	
3.00 x 4.35m*	9.8" x 14.2ft*	2.52* x 2.38m*	8.2* x 7.8ft*





# The Pembroke

**Bedrooms:** 3 | **Internal living area:** 108.13m<sup>2</sup> / 1,164ft<sup>2</sup> | **Plots:** 1, 6, 9, 10, 34, 40, 43, 72, 86, 87, 98, 101

Offering an exceptional level of classic style, this three-bedroom home boasts an open plan kitchen, family and dining area with large bi-fold doors that provide an uninterrupted view of the soft landscaping of the rear garden. The ground floor is further host to a spacious lounge with a beautiful feature bay window.

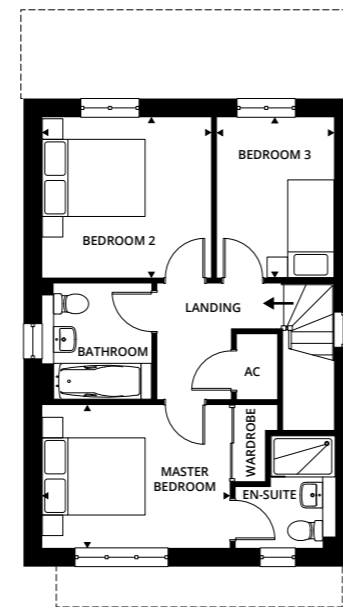
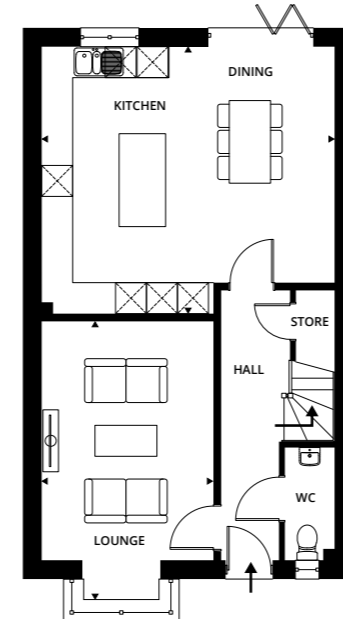
The first floor offers a generous master bedroom that benefits from an en-suite and bespoke fully-fitted wardrobes, a double and single bedroom and a family bathroom.

## Ground Floor

<b>Kitchen</b>	<b>WC</b>
3.23 x 5.17m	0.96 x 2.18m
10.5 x 16.9ft	3.1 x 7.1ft
<b>Dining</b>	
2.44 x 4.57m	
8.8 x 17.9ft	
<b>Lounge</b>	
5.38* x 3.32m	
17.6* x 10.9ft	

## First Floor

<b>Master Bedroom</b>	<b>Bedroom 3</b>
2.77 x 4.55m	2.27 x 3.11m
9.1 x 14.9ft	7.3 x 10.2ft
<b>En-suite</b>	<b>Family Bathroom</b>
1.91* x 2.17m	2.25 x 2.12m
6.2* x 7.1ft	7.3 x 6.9ft
<b>Bedroom 2</b>	
3.11 x 3.28m	
10.2 x 10.7ft	





# The Camrose

**Bedrooms:** 3 | **Internal living area:** 87.79m<sup>2</sup> / 945ft<sup>2</sup> | **Plots:** 4, 5, 14, 15, 16, 17, 55, 56, 64, 65, 67, 68, 79, 80, 81, 82

At the heart of this charming yet resolutely modern three-bedroom home is an open plan kitchen and dining area with stunning French doors that lead onto a beautifully landscaped rear garden. With space and functionality firmly in mind, this home offers a spacious lounge that will be the perfect setting for entertaining guests.

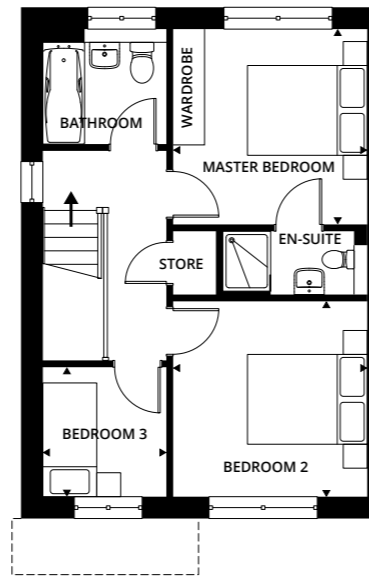
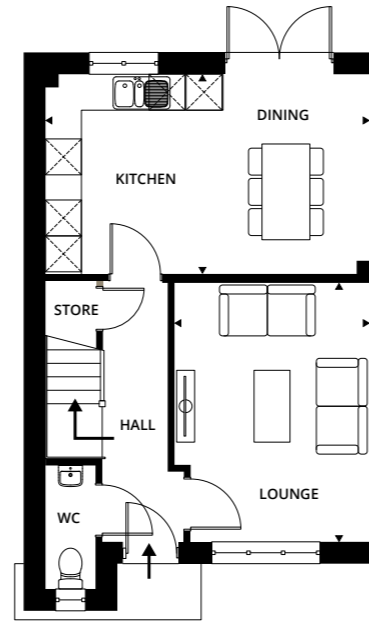
Upstairs hosts a master bedroom with en-suite and bespoke fully-fitted wardrobes, a double and single bedroom and a family bathroom.

## Ground Floor

<b>Kitchen</b>	<b>WC</b>
2.96 x 3.33m 9.7 x 10.9ft	0.83 x 2.06m 2.7 x 6.7ft
<b>Dining</b>	
2.45 x 3.33m 8.4 x 10.9ft	
<b>Lounge</b>	
3.26 x 4.32m 10.7 x 14.1ft	

## First Floor

<b>Master Bedroom</b>	<b>Bedroom 3</b>
3.24 x 3.26m 10.6 x 10.7ft	2.06 x 2.16m 6.7 x 7.0ft
<b>En-suite</b>	<b>Family Bathroom</b>
2.41 x 1.05m 7.9 x 3.4ft	1.92 x 2.06m 6.2 x 6.7ft
<b>Bedroom 2</b>	
3.26 x 3.24m 10.7 x 10.6ft	





# The Specification

Designed and finished to the highest standard, the specification of these beautiful homes leaves nothing to be desired. With a passion for quality, every Westacres home is given the utmost care and attention throughout the design and construction process.

For further peace of mind, each home is covered by a NHBC 10-year Buildmark warranty which guarantees the highest standards for design, materials and craftsmanship.

## EXTERNAL:

- Charcoal keyblock paving to individual drives and brindle coloured block paving to shared driveways
- Thermally efficient cavity walls with reconstituted stonework and coloured render
- Security fencing to external boundaries and timber close board fencing with decorative panels to internal boundaries
- Secure energy efficient double-glazed windows and French doors (where applicable) externally finished in contemporary anthracite grey
- Fitted powder coated aluminium bi-fold doors finished in anthracite grey
- Cottage entrance doors in grey with contemporary frosted glass side panels (where applicable) affording a multi-3-way locking system
- Outside tap to rear garden
- Landscaped front and rear gardens which include paving to paths and patio
- Moulded feature guttering and downpipe

## INTERNAL FINISHES:

- Interior walls and ceilings decorated with a white matt finish
- Deep moulded Ogee skirtings with matching moulded architraves
- Contemporary two panel moulded interior doors with a matching glazed panel door to the kitchen
- Polished chrome door handles
- White modern softwood stairs and balustrading with beautifully finished oak handrails and newel caps
- Custom fitted wardrobes to master bedroom

## KITCHEN:

- Symphony designed fully fitted kitchen in a choice of style and colours
- Bosch built-in high level double oven
- Bosch touch control induction hob
- Bosch 70/30 fully height integrated fridge freezer
- Stylish laminate worktops with matching upstand
- Feature drop down ceiling over kitchen island (where applicable)

## EN-SUITES:

- Roca contemporary designed sanitaryware including modern white vanity unit and basin
- Shower area with drench Vado Aquablade thermostatic shower to Master En-suite and Vado Thermostatic Shower to all other en-suites
- Heated towel rail finished in chrome
- Roca designed floor mounted soft close WC with concealed unit
- Choice of full height tiling to shower enclosure and splash back behind sanitaryware

## MAIN BATHROOM:

- Roca contemporary designed sanitaryware including modern white vanity unit and basin
- Roca contemporary designed bath
- Vado tap and fittings
- Heated towel rail finished in chrome
- Choice of half height tiling around bath, full height tiling to shower enclosure and splash back behind sanitaryware
- Roca designed floor mounted soft close WC with concealed unit
- Vado thermostatic shower mixer to bath

## CLOAKROOM:

- Contemporary designed sanitaryware including white vanity unit and basin
- Roca designed floor mounted soft close WC
- Choice of tiling to basin splash back

## SECURITY AND COMMUNICATIONS:

- Sensor security lighting to front and rear elevations
- Mains linked smoke detectors
- Lockable windows
- Fire protection system throughout
- BT points fitted in lounge and master bedroom

## HEATING, ELECTRICAL & LIGHTING:

- Low energy LED spotlights to kitchen, dining/family room, cloakroom, main bathroom and ensuites
- Pendant lighting to feature in all other family areas, hallways, landing and bedrooms
- Gas central heating is provided with a quality energy efficient Ideal Logic boiler
- Modern compact style radiators throughout
- Provisional wiring for future installation of 7KW electric car charging point
- Media points fitted in lounge, family areas and master bedroom

## WARRANTY:

- 10 Year NHBC Buildmark Home Warranty











**At Westacres we are passionate about providing luxurious and bespoke homes, designed to allow the homeowner the very best in contemporary and modern living.**

With a vision of instilling quality at the heart of every development, we can guarantee that every aspect of the design and construction process is carried out with exemplary standards of workmanship. We engage with a range of traditional and innovative techniques to create high quality imaginative design and layout. Using only the best materials, we consider every small detail, allowing you to enjoy comfortable living in classic homes of distinction.

Customer satisfaction is key to our company ethos. We don't just build houses, we build homes, and deliver our purchasers the living space of their dreams.





# THE WILLOWS

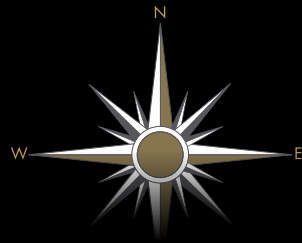
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**Web:** [www.westacres.co.uk](http://www.westacres.co.uk)





WESTACRES

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**Web:** [www.westacres.co.uk](http://www.westacres.co.uk)

The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales executive for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

Property marketing material by [www.thefactioncgj.com](http://www.thefactioncgj.com)