

Selling with us

Property Details Approval Form

29 Auckland Close,
Penmaen, Blackwood, Gwent,
Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details **approval form**

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Price

offers over£250,000

Tenure: Freehold

Key Features

- Highly desirable location
- Dorma Bungalow
- Council Tax D
- Driveway
- Viewing is a must.
- Multiple Garden Storage Sheds
- EPC Rating: D

Short Description

Situated in close proximity to rail links to Cardiff, several reputable primary and secondary schools and local amenities,

Long Description

This immaculate semi-detached bungalow is currently for sale and offers a unique blend of modern comfort and traditional charm. The property boasts a generous number of rooms, including three bedrooms, two bathrooms, one kitchen, and two reception rooms. The EPC rating is D, indicating that the property is reasonably energy efficient.

One of the standout features of this property is its location. It benefits from excellent public transport links and is situated near reputable schools, perfect for families with children of all ages. The property is also close to a variety of local amenities, ensuring that all your daily needs are within easy reach. Despite being so well-connected, the property is in a quiet area, offering the perfect balance between convenience and tranquillity. The strong local community in this area further enhances the appeal of this property, providing a welcoming and friendly environment for all residents.

The property also offers a range of unique features that are sure to impress. There is a garage, providing secure and convenient parking, as well as additional off-street parking. The property also boasts a well-maintained garden, offering ample outdoor space for relaxation and entertainment.

Overall, this bungalow represents an excellent opportunity for those seeking a comfortable and well-located home. With its perfect blend of character, convenience, and community, this property is sure to attract a lot of interest.

Property details **approval form**

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Agent Note

Property details **approval form**

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Room Description

Hallway

Entered through a UPVC glazed door with laminate effect vinyl flooring, painted finish to walls, textured finish to ceiling with coving, storage cupboard under stairs, plus additional cupboard.

Lounge

10' 1" x 16' 1" (3.07m x 4.90m)

UPVC window overlooking front garden, painted finish to walls, textured finish to ceiling with coving, carpet flooring, stairs leading to first floor.

Kitchen

8' 5" x 8' 11" (2.57m x 2.72m)

A newly fitted kitchen with an abundance of work top and cupboard space with integrated oven and hob.

Family Bathroom

Bath with shower over, toilet and basin. As well as cupboard space for storage.

Dining/conservatory

13' 7" x 8' 11" (4.14m x 2.72m)

An amazing addition to the property for further seating or dining whilst enjoying the rear views.

Bedroom One

14' 4" x 9' 10" (4.37m x 3.00m)

UPVC window to rear, painted finish to walls with feature wall, textured finish to ceiling, carpet flooring.

Bedroom Three

10' x 14' 6" (3.05m x 4.42m)

UPVC window to rear, painted finish to walls, textured finish to ceiling, laminate flooring.

Bedroom Two

8' 8" x 14' 4" (2.64m x 4.37m)

Leading on from the kitchen, a good-sized Bedroom with a large double bed along with space for double wardrobes and still plenty of room

Wc

Laminate effect vinyl flooring, low level WC, pedestal sink, access to under eaves storage, option to install shower enclosure.

Property details **approval form**

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Room Description

Property details **approval form**

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Room Description

Property details approval form

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Property Images



Property details approval form

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Property Images



Property details **approval form**

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Property Images



Property details approval form

29 Auckland Close, Penmaen, Blackwood, Gwent, Wales, NP12 0UW

Date: 23 July 2024

Property Ref and Version: BWD304982 - 0008

Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approval

Signature

Date

	Signature	Date
Kyle Jones		
Mrs S.E. Williams		