



# Selling with us

## Property Details Approval Form

34 Cae'r Delyn, Oakdale,  
Blackwood, Gwent, Wales,  
NP12 0NW

**Date:** 09 April 2026

**Property Ref and Version:** BWD306737 - 0004

### 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. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

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.

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## Price

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£210,000

Tenure: Freehold

## Key Features

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- Car Port
- Sought after Location
- Close to Reputable Schools
- Local Transport Links
- Local Amenities
- Low maintenance enclosed rear garden
- Immaculately presented
- EPC Rating: B

## Short Description

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This immaculate three-bedroom semi-detached house, offers modern comfort and energy efficiency. In a sought-after location with excellent transport links, reputable schools and local amenities. Making it an ideal family home ready to move into.

## Long Description

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Presenting to the market this immaculate semi-detached house, perfectly positioned in a sought-after location renowned for its excellent public transport links, proximity to reputable schools, and access to local amenities. This exceptional family home is offered for sale in pristine condition, providing an ideal setting for families seeking modern comfort and convenience.

Upon entering, you are welcomed into a spacious and well-presented reception room, designed for both relaxation and entertaining guests. The layout seamlessly connects to a contemporary kitchen, finished to a high standard and offering ample space for meal preparation and family gatherings.

The property boasts three generous bedrooms, each thoughtfully arranged to maximise comfort and natural light. A stylish family bathroom is also included, featuring modern fixtures and finishes to a superb standard.

Energy efficiency is a key benefit, with the property achieving an impressive EPC rating of B, ensuring reduced running costs alongside environmental responsibility. Further enhancing the appeal, the house falls within council tax band D, providing an attractive balance between quality of living and ongoing outgoings.

Located within easy reach of reputable local schools and everyday amenities, this home offers an enviable lifestyle in a highly desirable community. Superb public transport connections make commuting straightforward.

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## Directions

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## Agent Note

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## Room Description

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### Entrance Hallway

### Downstairs W/C

### Office

5' 8" x 6' 7" ( 1.73m x 2.01m )

### Kitchen/Lounge

25' 1" max x 17' 2" max ( 7.65m max x 5.23m max )

### Bedroom One

12' 2" max x 10' 2" max ( 3.71m max x 3.10m max )

### En-Suite

### Bedroom Two

9' 5" x 10' 3" ( 2.87m x 3.12m )

### Bedroom Three

8' 3" x 6' 8" ( 2.51m x 2.03m )

### Bathroom

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## Property Images



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## Property Images

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## Floor Plan

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## Approval

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	Signature	Date
Tyla Evans		09/04/2026
Charlotte Dungey BDW Trading Ltd t/a Barratt Homes South Wales		