

# Do something Diff-erent this winter.

## THE POWER OF POSITIVITY IN A PANDEMIC

Being positive is seeing the good in everything.  
Being positive is something we have all struggled  
with over the last 2 years.

*Find out more on page 6.*

## THEY GOT KNOCKED DOWN, BUT THEY GOT UP AGAIN

Celebrating small business resilience

*See page 8 for inspiration.*

## SOUTH WALES' LOCKDOWN HERO THE TYCOCH FAIRY QUEEN

Once upon a time, not so long ago, there was a lady  
named Emma Bevan who sprinkled her kindness  
upon the village of Tycoch.

*Find out more on page 20.*

*Distinctive magazine is produced and  
published by Designdough.*

distinctive





# Welcome to the final edition of 2021

After over 30 years of working in the property industry, 2021 has been one unlike any other I have experienced. It is set to be a record breaking year for the housing market, driven by a number of factors.

The initial lockdown in March 2020 saw the Welsh housing market shut down for 3 months, and when the industry reopened, we found that many homeowners had taken the time to reassess their priorities, with a clear need for changes in how and where they live.

This has not slowed down, and if anything, has intensified into what is now a clear 'race for space', with home offices, bigger gardens, proximity to green spaces and connections with local communities being high on the priority list. Also, despite the year-long Land Transaction Tax holiday for properties up to £250,000 ending in June 2021, the market has continued to outperform expectation and has resulted in a severe lack of supply to match the increasing demand.

Through this dramatic surge in demand, house prices have soared by 11.3% year on year in Wales, where the growth is currently the highest in the entire UK\*. As I write, in mid-October, market activity and house prices remain ahead of pre pandemic levels and currently are not showing any signs of slowing down.

Looking forward, there may potentially be economic changes coming down the track such as to interest rates and living costs, but the momentum in the market and the current lack of available housing is set to outweigh this and continue well into 2022.

If you are thinking of moving, it is clear you need to be 'buyer ready' and in a position to proceed as soon as the property you are looking for becomes available or you are highly likely to miss out. It is therefore important to get your home on the market now before you start the search for your dream home.

If you are looking to move or would like more information about the current property market, our specialist pa black team are always available to help. We look forward to seeing you soon.

*\*Rightmove House Price Index - October 2021*

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The prices and other particulars of properties featured in this issue are correct at time of publishing. Prices and specifications can be varied at any time and pa black advise interested parties to check the latest position with their local pa black branch before making any arrangements to view.



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# Delivering a distinctive service for distinctive homes

## Meet the people marketing your distinctive home.

pa black is the exclusive homes service from Peter Alan – Wales's biggest estate agency with over 50 years' experience of selling homes.

Our team of specialist property experts have unrivalled local and regional market knowledge combined with proven expertise to ensure the maximum value for your home.

We understand that moving home is one of the most important decisions you can make for you and your family. That's why we will assist, advise and support you at every stage of the selling process and promote your property as if it were our own.

## Who we are



**David Lovitt**  
Head of pa black

With over 38 years' experience in the South Wales property market, David Lovitt, Head of pa black, has a wealth of local property knowledge and an innate understanding of the most effective methods of marketing properties to buyers in Wales.

David has headed pa black since its inception and his friendly professional approach towards his clients has helped to grow pa black from its modest beginnings into a strong, recognised brand that people recommend and return to.

David is supported by a highly trained team of property professionals across our branches to further guarantee that when a client visits pa black they receive a service experience as distinctive as the properties we sell.



**Angela Davey**  
Head of pa black Lettings

With 28 years' experience of the rental market Angela is a highly regarded member of Peter Alan and the Welsh lettings scene as she was appointed as the President of ARLA (Association of Residential Letting Agents) in 2020.

Her wealth of experience led to the introduction of the lettings arm of the Peter Alan business over 15 years ago, and more recently Angela's knowledge of the industry was a key part of the hugely successful launch of pa black lettings.

The high-end rental proposition fills a real gap in the market in South Wales by meeting the demand for executive homes for those moving into the area.

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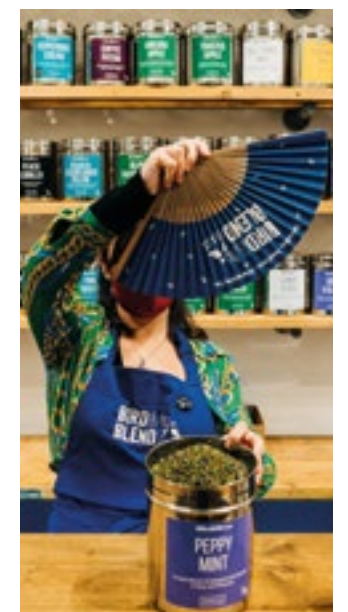
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# The power of positivity in a pandemic



Being positive is seeing the good in everything. Being positive is something we have all struggled with over the last 2 years. But at the heart of her success, Jennifer Barnfield-Lee has always had concrete self-belief and a positive mindset to match.

From a 3-year-old transfixed by Torvill and Dean inspired to skate to victory in the World Professionals Championships, to a self-made entrepreneur, Jennifer has had quite the career journey through lockdown and has come out the other side stronger than ever.

But it hasn't always been easy. After being made homeless at 18, becoming a teenage mum at 19, and a single mum at 21 following three years of domestic violence, Jennifer dug deep, and chose to rewrite her story by rebuilding her mindset.

Jennifer, now living in Llangennech in Carmarthenshire, had a 15-year competitive career as a professional ice skater. She became a multiple undefeated national figure-skating champion in Wales, Scotland and Britain, and an international silver medallist. She then went on to work as a figure skating coach alongside Ice Aid, the specialists in ice rink management. This passion for figure skating is what took Jennifer out to the deserts of Saudi Arabia in November 2019 to open two temporary ice rinks as part of the Middle East's award-winning event 'Winter Wonderland' pre-covid.

Another passion of Jennifer's was to help children with positive affirmation cards to improve their confidence and positive language for themselves. In 2017 she created The PEPP Method, a method which focuses on Positivity, Empowerment, Power (inner confidence) and Productivity. Inspired by her son Tobey, Jennifer's visited many schools with her motivational speaking and educational programme.

At the start of lockdown in 2020, Jennifer had several cancelled ice coaching contracts and was unable to deliver her school PEPP method, keynote speeches, programmes, and workshops as both the ice rinks and schools were closed. Jennifer used this time to promote and support families with her deck of affirmation cards for kids. These were very successful and helped a lot of children to understand their emotions and harness positivity at a really difficult time in their lives.



**“How can I use what I’ve done and help others without me physically being there?”**

It was July 2020 when Jennifer knew she needed to pivot and adapt her business to this new world and new way of working. It was uncertain as to when the schools and ice rinks would be open again so Jennifer made the bold decision to collate all her skills and experience to harness her positivity into a card deck publishing company. Jennifer is now the go-to expert in card deck publishing and is also able to successfully impart her coaching wisdom on those who join her courses or work with her on a one-to-one basis. Jennifer works with entrepreneurs who want to learn how to make and market their own card sets, either as marketing assets, team motivation or client gifts.

**“I’ve created card decks on bullying through to Chinese astrology. I love how varied it can be”**

Jennifer's vast life and work experiences are what have led her to where she is today. A successful entrepreneur living the beach life in Carmarthenshire with positivity at the core of absolutely everything she puts her mind to. A resilient and inspirational business owner who will no doubt inspire even more people along her journey through life.



**To find out more about Jennifer businesses, visit [thepeppmethod.com](http://thepeppmethod.com) and [carddeckpublishing.com](http://carddeckpublishing.com).**





# They got knocked down, but they got up again:

Celebrating small business resilience

## The digital fitness era

One of the biggest sacrifices we all had to make in lockdown was exercise. No more gyms, no more classes, no more swimming; all we had was Couch to 5K and Joe Wicks' PE to keep us all active. Personal Trainers like Katie Clement McCreesh had to flex and adapt their approach to keeping their clients both physically and mentally motivated whilst stuck in their homes all day. Is digital fitness something which is here to stay?

Katie Clement McCreesh, 22, from Port Talbot spent her last year of university setting up her personal training business. She invested all of her life savings kitting out her garage with top spec gym equipment when lockdown hit in March 2020. Completely derailed from her career ambition as a Personal Trainer, Katie made the decision to adapt her business and take it entirely online.

Knowing that she wouldn't be able to see her customers face-to-face again for a really long time, Katie researched the digital fitness and online coaching space where her business light bulb switched on. Katie set up KCM Fitness in the summer of 2020 and hasn't looked back since. She offers online coaching with bespoke fitness and nutrition plans for women. Where she thought she would be in the gym all day, she now spends all day on her computer creating nutrition plans, fitness workouts and having video calls with clients to check in on their fitness journeys. Katie's business is booming with over 60 clients on the books and plans to recruit towards the end of the year.

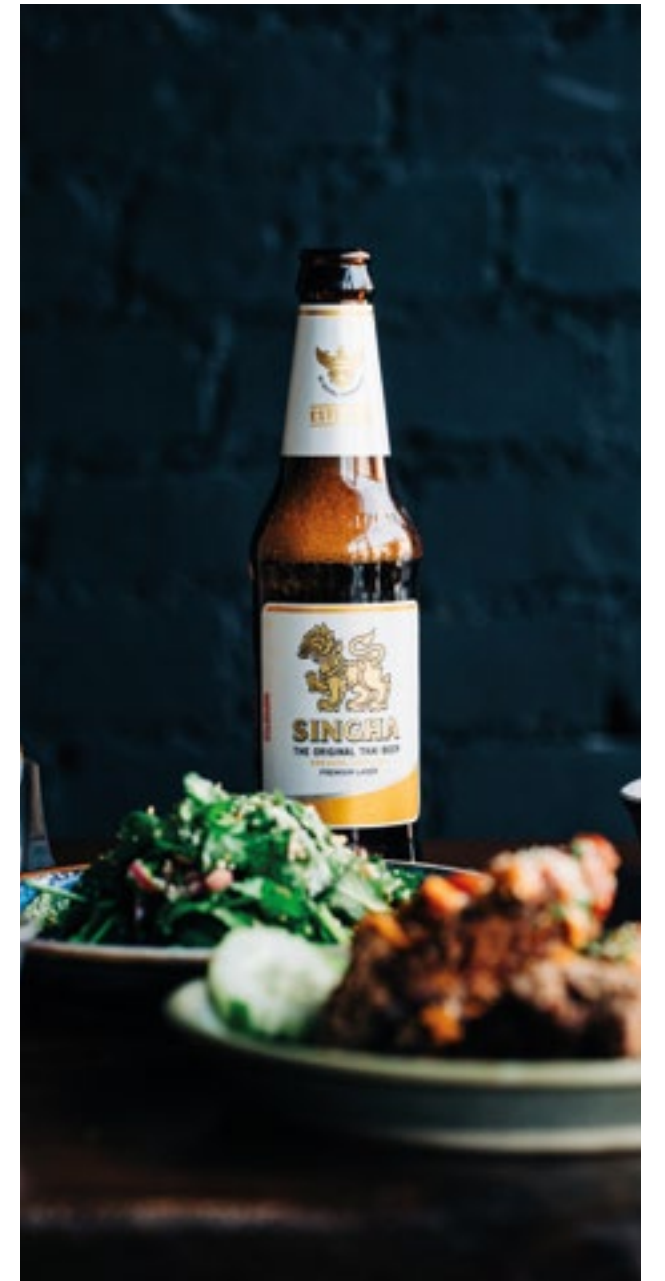
From fear comes bravery, and nothing helps you to see that lightbulb moment more than when you think you are at rock bottom. Katie's plan to be a PT had completely changed within months of her setting up her business. Another resilient business owner whose bravery and creativity helped her to embrace change and go online, a trend which is definitely here to stay despite lockdown being over.

"I love it! I love the freedom; I wouldn't change it for the world."

To find out more about Katie's online coaching programmes, visit [kcmfitness.online](https://kcmfitness.online).







# Cardiff's taste of Thailand

Holidays have been in short supply this year. So when Andrew Chongsathien decided to open his Brother Thai restaurant earlier this year, it went down a tropical storm!

Brother Thai has been a staple in Cardiff's Street food scene since 2015. They are renowned for their delicious Thai-style rotis and have been looking for the right premises to set up their Thai Roti Bar for a long time. When they found their spot on Whitchurch Road in Cardiff, Andrew knew he was in the right place at the right time and snapped up the opportunity to turn his street food business into a bricks and mortar restaurant – his lifelong dream.

Andrew was raised in Bridgend, but his grandparents are of Thai and Chinese origin. His grandfather was a street food cart welder in a factory in Thailand. Little did Andrew know then as a boy that he would be following family tradition and managing his own some day!

The pandemic had a seriously adverse effect on Andrew's plans for Brother Thai. Firstly, his plans were scuppered by the lack of events for their street food cart to attend. Secondly - even more devastating - Wales went into another lockdown just as he was planning to open a restaurant. Determined not to be defeated by the pandemic, Andrew and his team spent their lockdown renovating the shop, which was previously a bakery, into the restaurant it is today. Andrew loved the area, loved the neighbours, and knew instantly that this was the right location and the right time for Brother Thai to launch its Thai Roti Bar.

Since opening in July 2021, they have had continued support from their previous customers and have seen lots of familiar faces book into the restaurant. Based on their reputation, which they have built from the ground up, they have been booked up weeks ahead.

**A resilient business owner whose perseverance and positivity paid off.**

*If you're one of the many people looking to get your roti fix, visit [brotherthai.co.uk](https://brotherthai.co.uk)*



# All hands on Deck in Penarth

We've all seen how hard the hospitality industry has been hit by the coronavirus pandemic. Restaurants, cafes, and pubs have had to battle with ever changing government guidelines to keep their staff and customers safe. Add to that a fire, a storm, and a flood, and you have The Deck at Penarth Marina's story. A story of a phoenix rising from the literal ashes.

Philip Lay, Director of Coastline Bar Ltd, worked with his team in 2020 to completely renovate and relaunch The Deck restaurant with a new look, new menu, new everything. Having already juggled with a few delays caused by covid regulations, their plan to open in August 2020 went ahead. The team were fired up, the customers were queuing up to come and eat at the newest restaurant on Penarth Harbour – things were going extremely well.

*It was the evening of the 22nd August that Philip had received the call.*

“There had been a fire in the restaurant. I headed straight there and it was much bigger than I had anticipated. Everyone got out safely and that was the most important thing.”

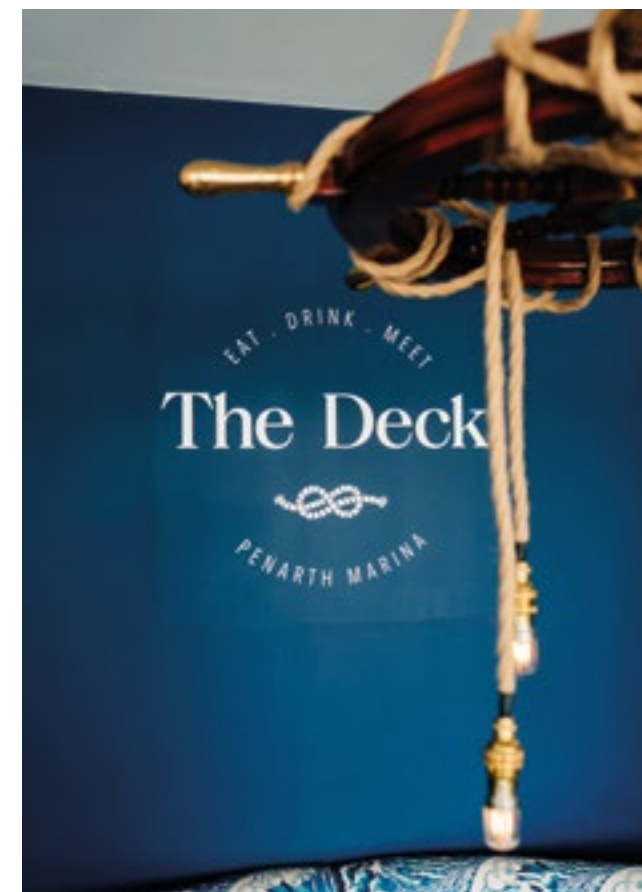
There had been an electrical fault on the first floor of the building which had caused huge fire damage to the top 2 floors. Philip described the

dining room as the Mary Celeste where diners had abandoned their half-eaten steaks to head outside to safety. The safety of the customers being the team's main concern.

A few days later, Storm Ciara decided to pay Penarth a visit. And with it, she blew the roof off of the already fire damaged building and filled it with rain. The ground floor dining room which was the only untouched room had now turned into a rainforest causing water damage throughout the entire building.

“The learnings for me were the people on the team. This series of tragic events have brought the team closer together than ever and we are so tight knit. The closest I've ever worked with in my career”.

Despite the covid delays, despite the fire, despite the storm – The team at The Deck pulled together and focused on getting the restaurant back to its former glory. The Jetty Bar opened with an additional marquee to make it suitable for all weathers while the restaurant underwent renovations. Now its doors have been reopened and the restaurant is doing phenomenally well. They still have the same existing team from August 2020 and are currently recruiting for more staff to meet the demand of their increasing customers. A truly resilient business who no matter what life threw their way, they took it in their stride and persevered. Their perseverance and strength have paid off.



“What I've learned from this whole experience is to focus on managing the manageable. Manage what's within your control. If things change, you just need to adapt, get on with it and find the good in it!”

To book your table on the Penarth Marina, visit [thedeckpenarth.co.uk](http://thedeckpenarth.co.uk)





# The post-covid build up

Us Brits are predicted to have spent £47 billion on home improvements in 2021. This is the year of transformations for British homes, with more than half of Brits claiming that they will be making home improvements with an average spend of £6,531 per household (Source: DIY Week).

We have all spent much more time in our homes over the last two years. Therefore, it's not a huge surprise that we want to make that space more comfortable, relaxing and stylish. Wales showed the biggest jump in house prices in the UK in October 2021, registering property inflation of 11.3% year on year (Source: Rightmove House Price Index - October 2021). Even though these rates are starting to fall, some homeowners have decided to invest in the properties they already own with new extensions, new kitchens or new windows. And it's great to see the construction industry booming off the back of it.

*We all have a lot of home improvement plans for our homes in 2021/2022. The most popular ones being:*

- Fresh lick of paint
- New carpets
- Creating home offices
- Refurbishing kitchens
- Adding a home bar
- Window replacements
- Extensions

We've spoken with Ty Rhys Gibbon, the owner of Ty Windows in Whitchurch, to get his view on how this home improvement trend has affected his window installation business and his prediction on how long it can continue. Ty has always had steady business and has a good reputation in his local area like many local tradesmen pre-pandemic.

**“Things went crazy after lockdown! It doesn't feel like it's slowing up!”**

As people spent more time working from home, they started to notice the issues which were annoying them. The cold conservatory, the flimsy front door, the ever-increasing energy bills from their poorly insulated windows. So as soon as they were able to, they were on the phone to Ty getting their new windows and doors booked in as soon as they could. With people having saved money from not going on as many holidays, investing in their homes seems to be at the top of their priority list.

With increased customer demand, Brexit, lack of HGV drivers and covid backlogs, supply and demand of materials has been one of the biggest

issues for the construction trade post covid. As the work ramps up, it has become harder and harder to fulfil it within the time frames that tradesmen like Ty are used to working within.

**“The price increases in materials have been a nightmare. I'm now having to order weeks in advance which I've never had to do before”**

Despite these hurdles, the construction industry is soaring which is a really positive after effect of the pandemic. But how long can it last?

As our lives begin to return to some sort of normality and we start to spend our money on holidays abroad again, the prediction is that this trend will start to quieten back down by the summer of 2022. For tradesman like Ty, it will likely be a welcome relief!





“After lockdown, I had so many enquiries I thought I would make hay while the sun’s shining. A year later, it seems the sun is still shining which I’m really grateful for! ”

—  
TY RHYS GIBBON

To find out more, visit [TyWindows.com](http://TyWindows.com)

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# Make sure to ‘winter-proof’ your home

Winter is traditionally a time when problems arise in properties, wreaking havoc with your home, leading to high costs and seriously affecting day-to-day life. Whilst there's never a good time for your pipes to freeze or your boiler to break, preparing for winter is key to minimising the impact of the weather on your home.

We have put together these top tips to help ‘winter-proof’ your home through the colder months

- 1. Check the pipes**  
Frozen pipes can burst and cause a big risk to properties in winter, so keeping the heating on low is vital, particularly if you are on holiday or have an empty rental property.
- 2. Check the heating system**  
Make sure all heating systems are fully working by bleeding the radiators and, if necessary, arranging to get your boiler serviced.
- 3. Maintain the exterior**  
Ensure the brickwork, drains, guttering and roof tiles are all in good condition and with no cracks for the rain and freezing temperatures to enter.
- 4. Keep the cold outside**  
Stop any drafts from coming in, and save on heating costs, by fitting draft excluders to doors and windows and making sure the lofts and walls are fully insulated.
- 5. Check the chimney**  
A big cause of carbon monoxide poisoning and chimney fires, Make sure the chimney is safe to use by having it swept annually.
- 6. Check the alarms**  
Ensure all alarms in the house are fitted and working. This includes smoke, carbon monoxide and burglar alarms.
- 7. Check the insurance policy**  
Make sure to read through all insurance documents to check that you’ve got enough protection for your needs. Most policies should cover theft, which increases during the darker months, and also cover damage from extreme weather conditions such as storms or flooding.
- 8. Protect your garden furniture**  
If you have anything in your garden, such as chairs or tables, that you aren’t using though the winter, store these in a secure garden shed, or cover them, to keep them protected and in good condition for next summer.

These simple steps could make a huge difference in preventing any issues arising, saving money on repairs and are essential for homeowners, landlords and tenants to enjoy a cosy and safe winter.

# Sicrhewch eich bod chi'n amddiffyn eich cartrefi dros y gaeaf

Yn draddodiadol, mae'r gaeaf yn adeg pan fydd problemau'n codi mewn eiddo, gan achosi problemau di-rif yn eich cartref, arwain at gostau uchel ac effeithio'n ddifrifol ar eich bywyd o ddydd i ddydd. Er nad oes byth amser da i'ch pibellau rewi neu eich boeler i dorri, mae paratoi ar gyfer y gaeaf yn allweddol er mwyn lleihau effaith y tywydd ar eich cartref.

Rydym ni wedi casglu'r canllawiau defnyddiol hyn i helpu i amddiffyn eich cartref dros y gaeaf ac yn ystod y misoedd oerach

- 1. Gwiriwch y pibellau**  
Gall pibellau sy'n rhewi ffrwydro ac achosi risg fawr i'ch eiddo dros y gaeaf, felly mae cadw'r gwres arno'n isel yn hanfodol, yn enwedig os ydych chi ar eich gwyliau neu mae gennych chi eiddo rhentu sy'n wag.
- 2. Gwiriwch y system wresogi**  
Sicrhewch fod yr holl systemau gwresogi yn gweithio'n llawn drwy ddiferu rheiddiaduron ac, os oes angen, trefnu i gael gwiriad ar eich boeler.
- 3. Ceisiwch gynnal y tu allan**  
Sicrhewch fod y briciau, y draeniau, y landeri a theils y to mewn cyflwr da, heb graciau i'r glaw a thymheredd isel iawn fynd i mewn iddynt.
- 4. Cadwch yr oerni y tu allan**  
Ceisiwch atal unrhyw ddrafftiau oer rhag dod i mewn ac arbed ar gostau gwresogi drwy osod rhimynnau drafftiau i ddrysau a ffenestri a sicrhau bod loftiau a waliau wedi'u hinswleiddio.
- 5. Gwiriwch y simnai**  
Mae'r simnai'n achos mawr o wenwyno carbon monocsid a thanau mewn simneiau, felly sicrhewch fod y simnai'n ddiogel i'w ddefnyddio drwy ei lanhau'n flynyddol.
- 6. Gwiriwch y larymau**  
Sicrhewch fod yr holl larymau yn y tŷ wedi'u gosod a'u bod yn weithredol. Mae hyn yn cynnwys larymau mwg, carbon monocsid a lladron.
- 7. Gwiriwch y polisi yswiriant**  
Sicrhewch eich bod chi'n darllen drwy'r holl ddogfennau yswiriant i wirio bod gennych chi ddigon o amddiffyniad ar gyfer eich anghenion. Dylai'r rhan fwyaf o bolisïau gynnwys lladrata, sy'n cynyddu yn ystod y misoedd tywyll, a hefyd gynnwys difrod o amodau tywydd garw, megis stormydd neu lifogydd.
- 8. Amddiffynnwch gelfi eich gardd**  
Os oes gennych chi unrhyw beth yn eich gardd, megis cadeiriau neu fyrddau, nad ydynt yn eu defnyddio drwy gydol y gaeaf, rhowch y rhain i gadw mewn sied ardd ddiogel, neu rhowch orchudd drostynt, i'w cadw'n ddiogel ac mewn cyflwr da ar gyfer yr haf nesaf.

Gallai'r camau syml hyn wneud gwahaniaeth mawr wrth atal problemau rhag codi, gan arbed arian ar waith atgyweirio, ac maent yn hanfodol i berchnogion tai, landlordiaid a thenantiaid er mwyn mwynhau gaeaf cysurus a diogel.





# South Wales' Lockdown Hero

The Tycoch Fairy Queen



Once upon a time, not so long ago, there was a lady named Emma Bevan who sprinkled her kindness upon the village of Tycoch. But Emma was no ordinary lady, oh no! Emma and her family had set out to build community spirit in the face of adversity and to keep the families of Tycoch entertained and calm, despite the scary giant pandemic going on outside.

It's fair to say that the coronavirus pandemic has affected every single one of us in different ways. It has brought communities closer and made us all appreciate our friends, families and even our jobs, more than ever before. We asked the people of South Wales to vote for their 'Lockdown Hero'. Someone who has stayed resilient and positive through lockdown; someone who has gone above and beyond to help others. Here's the story of our extremely worthy Lockdown Hero...

Meet Emma Bevan, Customer Service Manager from Tycoch in Sketty. Emma was furloughed and clinically shielding when Lockdown was enforced in March 2020. As a mother of three children, Emma didn't want them to feel scared about what was going on around them. She spoke to her father who had lived through World War 2 and asked him how everybody back then kept themselves calm when there was a national life-threatening crisis going on. The answer her father gave was 'community spirit'. Community spirit was the one thing which kept everybody calm and united throughout all that was going on in the world outside beyond their control.

With this in mind, Emma ordered some design your own fairy doors for her children Alexandra, Jessica and James to decorate. Keeping them entertained whilst being cooped up in the house. As Emma was clinically shielding, she was unable to go any further than her front garden, so they decided to put the fairy doors outside and create a fairy garden for the children in the local neighbourhood to see when they went for their daily walks.

Here is where the plot thickens...

Word of the Tycoch Fairy Garden spread far and wide across Sketty and more and more people came to see it. What had started as a few decorated fairy doors had soon become a full-scale fairy garden trail with hundreds to see and find. The community spirit Emma's father had reminisced about had come to Sketty!

**“One child even brought her fairies to come and live here!”**





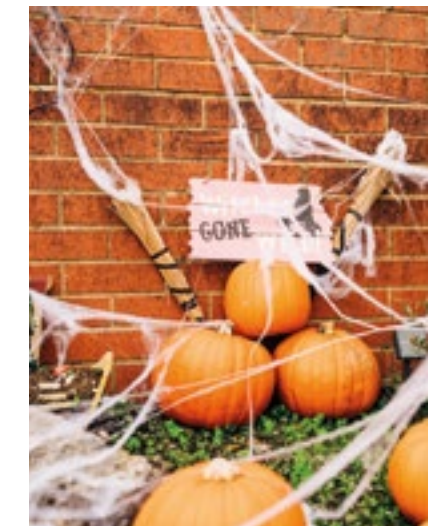
As Wales headed back into its 2nd and 3rd lockdowns, Fairy Queen Emma felt sad that the children in the community wouldn't get a normal Halloween or Christmas. Following the magical success of her fairy garden trail, Emma went on to create a Halloween treasure hunt with spooky fairy doors and a Christmas code breaker trail. All the family dressed up as characters to really get into the spirit of each event and help to make Halloween and Christmas fun for the local children. Each child received a treat at the end of each activity, which brought Emma such joy. To get the whole community involved, Emma sought the support of local shops to provide treats and get involved with such a great community cause.

**“I thought people would think I’m bonkers! I’m still known as Winnie the Witch!”**

The seasonal fun had spread so far and wide that Emma had to adopt measures to keep everyone covid safe. An online booking system was set up and implemented through social media platforms where people could book themselves a slot to come and visit each event.

Working full time, Emma’s hobby has now turned into a self-declared obsession! The community spirit she and her family have helped to create is not something they want to fizzle out – they want to keep it alive more than ever. Halloween 2021’s scarecrow trail has just taken place and there is more to come from Emma and her sidekicks this Christmas.

**“This time we have lived through will be in the history books. When my children’s great-grandchildren ask them about this time, I want them to be proud of what they did and what they achieved. And they are.”**



*If you live in Sketty and want to find out more about local events such as these, join the Sketty and Killay Community Forum and Sketty online groups on Facebook to stay up to date.*



LOCATION:  
**TYCOCH**

*Keep up with the The Tycoch Fairy and their upcoming projects by visiting their Facebook - [@tycochfairyqueen](#)*





# Tips for greener living from Authentic House

Change your home. Change the world. That's the ethos behind Authentic House, a plastic-free subscription box and online shop run by Cardiff-based Alice Ojeda with the help of her family.

## 1. Fall back in love with what you have.

"Often, the most eco-friendly product is the one you already have at home", Alice says. "If you can use it up, do! Even fast fashion clothes are sometimes handmade and worth repairing – you can do it yourself or get help at many dry cleaners."

## 2. Buy less, but better.

"This is the fun part!", Alice tells us. "If you're careful not to waste what you own, you're probably not going to shop as often. When you do, take the time to choose products that match your values." Alice tries to shop with small businesses, choose organic where possible, and buy things second hand if she can.

## 3. Reduce your plastic waste.

According to National Geographic in 2018, 91% of plastic waste isn't recycled, and that's a big problem for nature. "If you don't want archaeologists finding your single-use packaging, opt for plastic-free products where you can", Alice suggests. "These can be refills in aluminium, glass or home compostable packaging."

Authentic House stocks soap and haircare bars for a lower waste bathroom as well as concentrated cleaning refills which are gentler and make a big difference to your waste.

## 4. Eat more plant-based food.

"It's one of the best things you can do to reduce your carbon emissions and support a system that's kinder to animals." If you love meat and dairy, Alice recommends feasting on fake meats, cheese and plant-based milk alternatives to see how delicious vegan food can be. "If you're not eating animal products, your portion size can be bigger too – and that's okay! Eventually, you'll start to notice the tastes and textures of vegetables too and find yourself getting cleverer with spices and marinades."

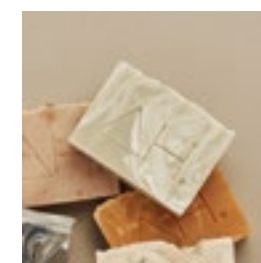
## 5. Talk about it.

Making changes to live in a greener way is a long process, and it's more rewarding when you do it in good company. "I've learnt some of my best eco tips from friends", Alice admits. "If your family isn't that eco-conscious, just show them what you're doing. You'll be surprised at the ripple of changes that can come just from you trying to live in a way that's better for the planet at home."



## 01 Sweet orange washing up bar

- £6.80, AUTHENTIC HOUSE



For more products and tips visit:  
[authentichouse.co.uk](https://authentichouse.co.uk)  
[instagram.com/authentichouseuk](https://www.instagram.com/authentichouseuk)



## 02

**Toilet bombs (pack of 36)**  
- £15.50, AUTHENTIC HOUSE



## 03

**Bamboo washing up brush with replaceable head**  
- £5.00, AWESOME.WASTE



## 04

**Bergamot and cedarwood facial moisturiser cream**  
- £15.50, AUTHENTIC HOUSE



## 05

**Toilet bombs (pack of 36)**  
- £15.50, AUTHENTIC HOUSE



## 06

**Zero Waste shopping bags**  
- £11.99, AWESOME.WASTE



## 07

**neat. Concentrated cleaning refill**  
- £3.00, AUTHENTIC HOUSE

## 08

**Mutiny razor in chrome or rose gold**  
- £15.00, SERO ZERO WASTE





Where girls learn without limits



HOWELL'S PREP SCHOOL  
Llandaff

GDST  
GIRLS' DAY SCHOOL TRUST

# Get the party started: recipes for great nights in

With the long, dark nights drawing in, many of us will be reminded of last year's winter lockdown. But gone are the evenings of boredom at home. Unlike during those dreary times, there are dozens of independent businesses across South Wales with plenty to keep us entertained this winter. From cosy evenings with the family to seeing in the New Year with friends, we've brought together recipes for five unforgettable great nights.

## The rainy day

If you thought craft kits were just for kids, think again. Whether you're a maestro with your hands or fancy trying something new, you can enjoy a creative night in with craft kits from two of South Wales' most talented artists.

Run by workshop leader Gemma Forde, Lark Design Make is a crafts studio just off the hustle and bustle of Crwys Road in Cardiff. Gemma's DIY craft kits include macrame plant hangers, geometric earrings, candle making and crocheting - and kits for kids too. Having previously trained as a secondary school design and technology teacher, it's no surprise that the instructions included in Gemma's kits are simple and clear, and leave you with beautiful crafts you'll be proud to show your family and friends, either by wearing them or adorning your home.

From the other side of the river Taff, you'll find more colourful DIY kits from Charlotte who runs TwinMade. Renowned for her dungaree-making workshops and crafty hen parties, Charlotte focuses on sustainability and upcycling with materials sourced from ethical manufacturers and scrap stores. Her DIY craft kits include embroidery hoops, wall banners, tapestries and wreaths, and will no doubt add a splash of colour to your home.

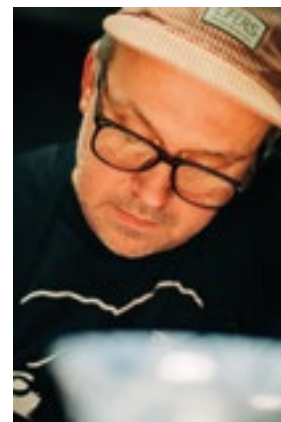
Find them at:  
[larkdesignmake.co.uk](http://larkdesignmake.co.uk)  
[twinmade.com](http://twinmade.com)



## The mid-week slump

What could better beat the mid-week slump than a ramen party with friends? Authentic ramen is a labour of love, and no one knows this more than James Chant. After becoming disillusioned with the music industry, self-confessed 'ramen geek' James dedicated his time to mastering the art of ramen making, and then went on to set up Wales' only 'proper' ramen shop in 2019, Matsudai Ramen. His pop-ups and kitchen take-overs continue to sell out as he fills bowls and bellies across South Wales.

Diversifying during the pandemic, Matsudai Ramen now delivers fresh and frozen ramen kits to your doorstep. Shopping through the website, you'll find a range of classic ramen, delicious toppings and even tableware for an authentic experience at home.



**Find them at:**  
[matsudai.co.uk](https://matsudai.co.uk)

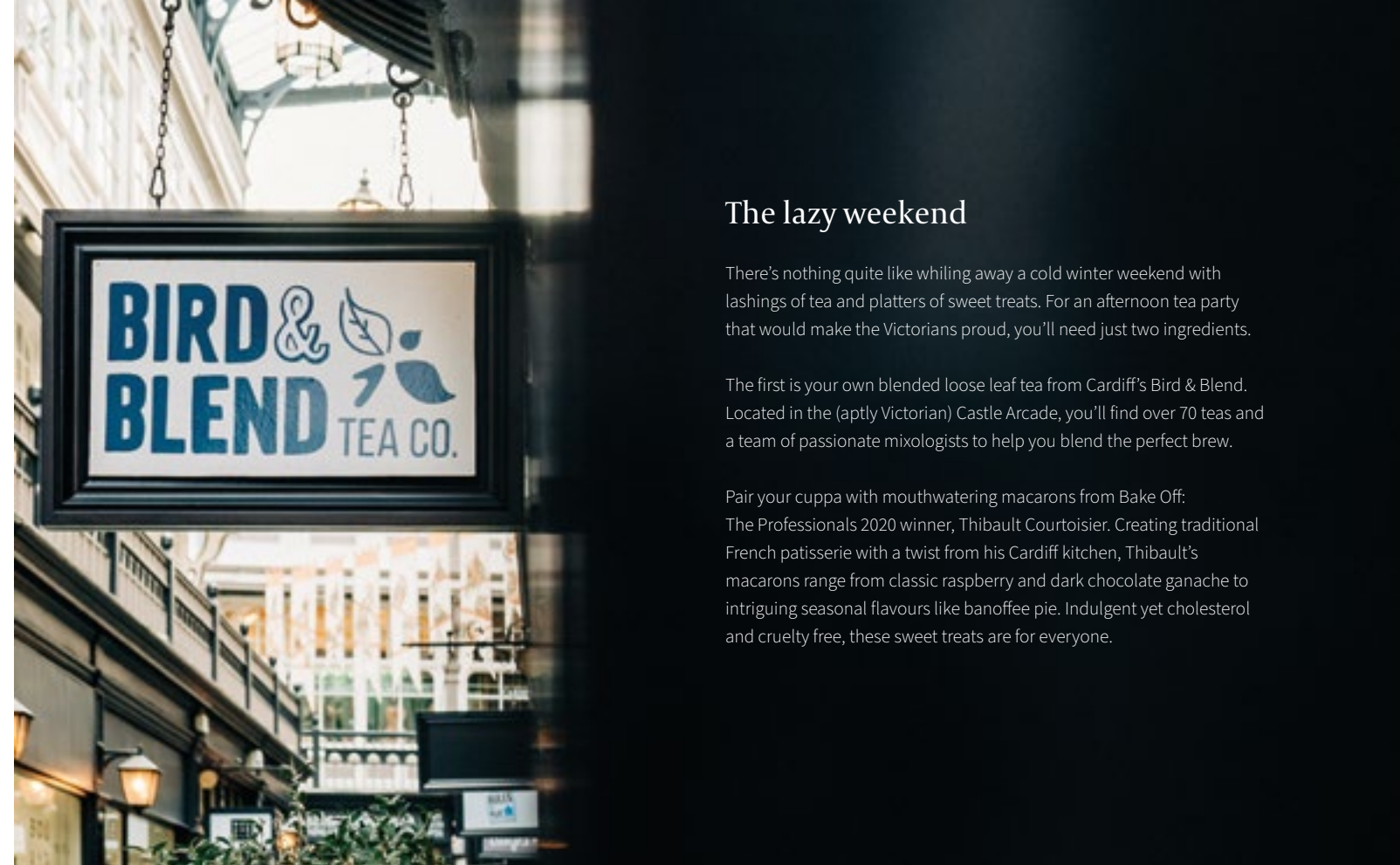
## The Christmas gathering

Love it or loathe it, Christmas will represent so much more than gift buying and sales shopping this year. Those of us who were unable to be with loved ones last year will be making up for lost time.

If you're planning a Christmas gathering or two at home, you might appreciate a helping hand from Gays Who Wine, Cardiff's independent LGBTQ+ wine club and community. Founded by Shaun Houcke as an addition to clubbing and karaoke in the city, the club brings people together over a glass of great wine.

Since the pandemic, Gays Who Wine has curated a hugely popular monthly hamper brimming with wines, cheeses, nibbles and a surprise from other local producers. Sign up to their 'Home plus' service and they'll bring all you need for a (socially responsible) night in directly to your home. They'll not only supply the flowers and linen, wine and glassware, and cheese and nibbles, but they'll set the table and take care of the washing up too! So you can relax, kick back and make the most of your time with your family and friends.

**Find them at:**  
[gayswhowine.com](https://gayswhowine.com)



## The lazy weekend

There's nothing quite like whiling away a cold winter weekend with lashings of tea and platters of sweet treats. For an afternoon tea party that would make the Victorians proud, you'll need just two ingredients.

The first is your own blended loose leaf tea from Cardiff's Bird & Blend. Located in the (aptly Victorian) Castle Arcade, you'll find over 70 teas and a team of passionate mixologists to help you blend the perfect brew.

Pair your cuppa with mouthwatering macarons from Bake Off: The Professionals 2020 winner, Thibault Courtoisier. Creating traditional French patisserie with a twist from his Cardiff kitchen, Thibault's macarons range from classic raspberry and dark chocolate ganache to intriguing seasonal flavours like banoffee pie. Indulgent yet cholesterol and cruelty free, these sweet treats are for everyone.



**Find them at:**  
[birdandblendtea.com](https://birdandblendtea.com)  
[thibaultcourtoisier.com](https://thibaultcourtoisier.com)



## The New Year party

Some of us prefer to celebrate the new year without the inconvenience of leaving our home. Bring the party to you with cocktail kits to tickle any taste bud from the Beer Box Company. Run by hospitality pros Andy, Abee and Ben, the Beer Box Company can usually be found running bars, pulling pints and pouring joy and happiness into weddings and special events across South Wales.

Each cocktail box contains ingredients for 6 cocktails, a shaker, garnish and instructions. Whether you like yours shaken or stirred, you'll find crisp classics such as Tom Collins and lockdown-inspired 'quarantinis'. Couple your cocktails with plenty of glitter and glam to welcome in 2022 in style!

**Find them at:**  
[thebeerboxcompany.co.uk](http://thebeerboxcompany.co.uk)



# We are Mind. We're here to fight for mental health.

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**Join the fight at [mind.org.uk](http://mind.org.uk)**



# Do something Diff-erent this winter

Three years on, she's seen how small changes to protect the planet can transform the way we live for the better. Every step you take helps to form a collective impact too. With the help of customers, Authentic House has planted 2,847 trees around the world - that's 4.7 square kilometres reforested! Do you want to explore a greener way of living that's kind to people, wildlife and the environment? Alice shares her top 5 tips with us to get you started:



## 01 Tackle hunger and food waste with FareShare Cymru

Winter is a time filled with turkey and stuffing, hearty soups and hot chocolate galore for many families, but for others, it's a reminder of financial hardship as they struggle to put food on the table. Whether you have surplus food through your business or a pound or two to spare, you can help tackle hunger and food waste with FareShare Cymru.

The UK's longest running food redistribution charity, FareShare opened their regional centre in Wales in 2010. Last year, FareShare Cymru diverted 511 tonnes of surplus food from landfill – enough to provide almost 950,000 meals to homeless shelters, school breakfast clubs and community centres.

### How you can help:

- **Donate** - just £1 provides four meals for children in need.
- **Volunteer** your time at a FareShare centre.
- **Give** surplus food from your business.

Get involved at [fareshare.org.uk](https://fareshare.org.uk)



## 02 Provide a warm welcome to refugees with Oasis

Wales is a country known for its warm hospitality, but what you may not know is that it became a nation of sanctuary for refugees and asylum seekers in 2019. Navigating a new life in a new country isn't easy, and no one knows this better than Cardiff charity, Oasis.

From humble beginnings operating from a small church room, Oasis now receives over 150 visitors a day to its centre in Splott. In addition to providing free healthy meals every weekday, the team supports refugees and asylum seekers with an incredible mix of classes, advisory and advocacy sessions, cultural and sports trips around Wales, and community events like their Home Supper Club with delicious dishes from around the globe.

### How you can help:

- **Volunteer** your skills, whether that's in teaching, cooking, crafts, sports or music.
- **Donate** - just £5 provides a week's worth of healthy meals for one family.
- **Stock up** on tea, coffee and spices from their online shop.

Get involved at [oasiscardiff.org](https://oasiscardiff.org)



## 03 Add your business to FOR Cardiff's Safe Places network

After lighting up 35 screens across the Welsh capital to make freshers' fortnight safer after dark, FOR Cardiff has called on businesses to collaborate and join a national network of safe places where anyone feeling intimidated, at risk or scared can take refuge.

Whether part of the day or night-time economy, registered businesses provide a friendly face, someone to talk to, and a call, whether that's to a **friend, taxi or 999**.

By registering, you'll receive a training and resources toolkit, a window sticker for your premises, and be added to the Safe Places app and the FOR A Safer Cardiff website.

### How you can help:

- **Register** your business and join the Safe Places network.
- **Share** Cardiff's safe places with your family and friends.



“With Cardiff's businesses registering to be a Safe Place, we can do our bit to create a safer and more welcoming environment for all who live, work or visit Cardiff city centre.”

### ADRIAN FIELD

*Executive Director at FOR Cardiff*  
*Get involved at [FORASaferCardiff.com](https://FORASaferCardiff.com)*



## 04 Donate clothing and toiletries to those experiencing homelessness

The Huggard, one of Wales' leading charities for people experiencing homelessness, has been operating across the city for over 30 years. Their Critical Intervention Hub on Hansen Street is open 24/7 where anyone can call in for a hot drink and meal, a shower, and to do laundry or get a change of clothes. They also run a hostel, emergency accommodation, and shared accommodation across Cardiff.

In addition to shelter, the Huggard provides advocacy, a substance misuse services and needle exchange programme, volunteer groups and skill share projects to help anyone seeking help and refuge from the streets.

### How you can help:

- **Donate** - just £10 provides shelter and support for someone who is sleeping rough for a night.
- **Donate** clothing, trainers, sleeping bags and unopened travel-size toiletries.

*Get involved at [huggard.org.uk](https://huggard.org.uk)*

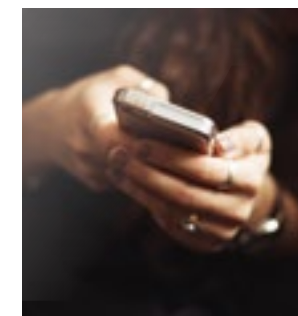
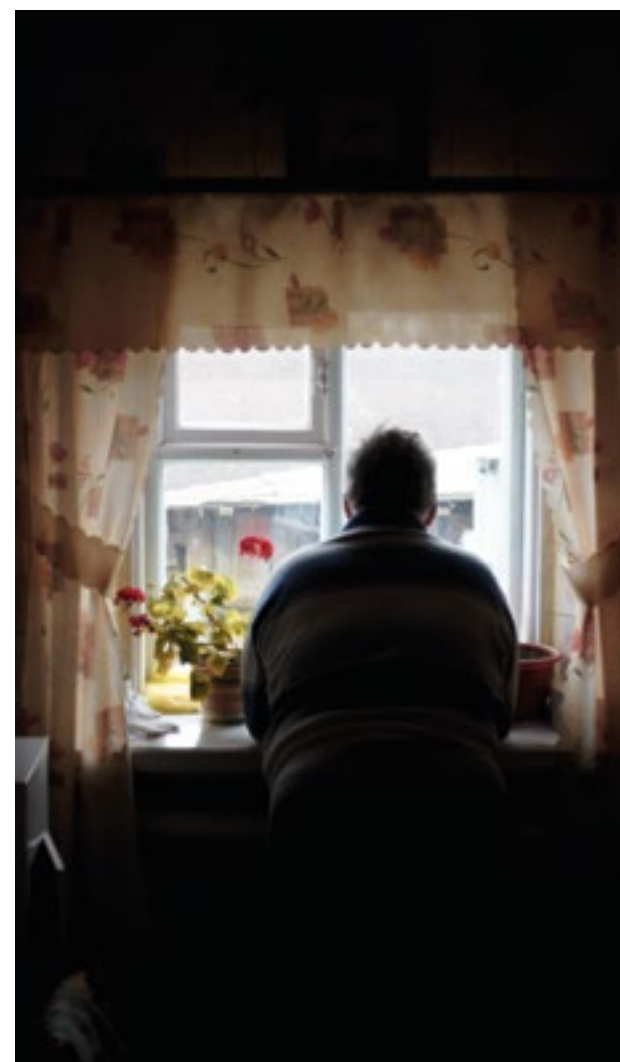
## 05 Help combat loneliness with Age Connects Cardiff

If there's one thing the pandemic has shown us, it's that community spirit is alive and well, and great things happen when people come together. Yet as we ease out of lockdown and restrictions and get back to 'life as normal', many people will continue facing loneliness and isolation.

Age Connects Cardiff helps combat this. With a team of over 350 volunteers who give their invaluable time and skills, the charity provides a range of services including advocacy, befriending and practical support to help older people live healthier, more active and independent lives.

### How you can help:

- **Donate** - just £5 covers expenses for a volunteer to visit someone at home twice a month.
- **Volunteer** to befriend someone by phone or pick up shopping and prescriptions.



*Get involved at*  
*[ageconnectscardiff.org.uk](https://ageconnectscardiff.org.uk)*





# What are your festive family traditions?

It's that time of year again where we're dusting off our Christmas decorations and festive family traditions. Love them or hate them, we all have them. But our Covid Christmas of 2020 put a candy cane in the works and many of us had to abandon our usual family Christmas plans and traditions to stay home and stay safe.

With Christmas 2021 looking like it's very much back on (fingers crossed), will you be reviving your festive traditions this year? Or did you create new traditions in your lockdown Christmas which you now prefer? We've asked the people of South Wales to share their traditions with us, and here are our top 5 fun festive traditions which we loved!

**01** Every year, Mia from Rhiwbina buys her two sons new Christmas pyjamas and new Christmas bedding which "the elves" put on while they are sleeping. They go to bed as normal, and magically wake up in Christmas pyjamas and bedding. What sneaky, clever little elves they are!

**02** Claire from Cardiff loves to add a bit of spice to her traditions! Every Christmas Eve, she takes her family to see the panto, followed by a trip to the local curry house for a festive balti and peshwari naan.

**03** Ali from Swansea hails from Dutch heritage so has a very different kind of tradition. On the 5th of December every year, they leave a letter for Santa in a shoe on the windowsill outside. This is to allow Santa a decent turnaround on getting those presents ready!

**04** Ben from Whitchurch has a tradition which he plans to keep doing despite his family asking him not to. Every Christmas Day, he makes tonnes of cranberry and bacon balls for Christmas dinner which everyone hates. Nobody eats them and he gets in a huff every year but relentlessly tries again the following year. To be honest Ben, we think they sound quite nice – they're the ones missing out!

**05** In her lockdown Christmas, Jodie from Newport wanted to make sure that the kids didn't miss out and that Christmas morning was still fun, even if their grandparents couldn't join them as planned. Those sneaky little elves made another appearance - only this time they put wrapping paper over the lounge door on Christmas morning for the kids to break through to get to their stockings! The kids loved it so much that the elves have been invited back this year and this is a new tradition they will be keeping.



# New Year, new you

The new year is always a time of reflection, spring cleaning, and resolutions. Some of us see it as a blank canvas and revamp our lifestyles entirely. Yet the excessive optimism of the New Year's rush can cause us to set unrealistic goals that we give up after a few weeks. Instead of vowing to start each day with a run or hit the gym each night after work, perhaps 2022 is the year for trying something new.

Inspired by the phenomenal record-breaking champions at the 2021 olympics and paralympics, it's no surprise that many people are trying their hand at new sports and challenges. We caught up with three people in South Wales to hear their thoughts on activities on the rise: wild swimming, climbing and stand up paddle boarding.

## Stalk the dawn and take a dip

Lisa Whittaker is an Information and Support Worker at Mummy's Star, a charity providing cancer support in and around pregnancy. Over the last year, she's found her happy place in wild sea swimming, an experience she shares with the Dawnstalkers at Penarth.

*"I love trying new things, and was inspired by a friend's photo of the view of a stunning sunset from the sea", Lisa tells us. Before that, she had never been a sea swimmer and her dislike of the sea was even a running joke in her family. "But I like challenging myself and finding new things that make me happy."*

When we ask about her first experience, she says *"I felt such a sense of pride, achievement and exhilaration when I took my first morning dip at Penarth."* Even though she didn't catch the dawn that morning, Lisa went on to contact Dawnstalkers' founders, Grant and Lene. *"They gave me such a warm welcome, and it was lovely to get into the sea and watch the sunrise with new people"*, she tells us.



Find out more at  
[dawnstalkers.com](https://dawnstalkers.com)

(Photo credit: James Richardson)

*"Although getting out of a warm cosy bed so early in the morning can be a struggle, it's always worth it and I spend the rest of the day smiling", she admits.*

When you have a busy family and work life, it can be hard to carve out any time for yourself. *"Getting up before dawn for a swim at sunrise means I can be back at home in time for breakfast with the family. I start the day having done something for myself without missing any family time."*

And the best thing about being part of the Dawnstalkers? *"It's a welcoming and supportive group, and there's a real sense of community too"*, Lisa replies. *"For example, we helped fundraise for a new camera part for our incredible photographer, James, and we all chipped in when a dry robe went missing. And Piotr who runs Stol*

*Coffee is always there at the seafront with warm coffee and freshly-baked cookies which is a perfect post-swim treat!"* she adds.

Fancy giving it a go? Lisa recommends finding someone experienced at wild swimming to guide you the first time as the water can be dangerous. Or if you're near Penarth, you can always get in touch with the Dawnstalkers. As Lisa says, *"the Dawnstalkers are a great group to go sea swimming with, and it's a wonderful way to push yourself out of your comfort zone, try something new, and meet like-minded people!"*



## Stand up and get paddling

Jeni Calnan works for the NHS as a Data Protection Officer for GP Practices in Wales. She shares her thoughts on finding safety and freedom in stand up paddle boarding - a sport she hopes to share with her golden retriever, Buddy someday.

“Something that drew me to paddleboarding was that you can be totally alone in the middle of a river but still feel very secure in your solitude”

*“As a woman, it’s hard to find an outdoor sport where you feel safe all year around. I’ve paddled along rivers alone, but wouldn’t feel comfortable walking it alone. In a way, it feels like you can take back your freedom”,* she explains.

What benefits has Jeni found in paddle boarding? *“Well, firstly if you use a hand-held pump, you’re going to get an intense 20 minute cardio workout pumping the board up!”*, she laughs. *“But you can choose routes based on how much you want to engage physically. And a river in the summer is usually a very calm paddle!”*, she reassures us.

Gliding down the river or bobbing in the sea was a grounding experience during the pandemic, and a wonderful way to observe nature, as Jeni tells us. We ask her about her favourite time to paddle down the river. *“Near dusk”,* she replies, *“when the ducks and birds come back to the river to settle for the night. It’s lovely to see wildlife from the water rather than the path.”*

For anyone wanting to try paddle boarding, Jeni and a friend learnt at Cardiff International White Water Centre which offers women-only and mixed courses. *“They teach you everything you need to know to keep safe”,* she says. *“And once you get on the board, you won’t be thinking about how you look or what someone else is thinking of you. There’s too much to enjoy!”*



Find out more at [ciww.com](http://ciww.com)



“It’s been great to see old faces returning and meeting lots of new faces who want to try their hand at the sport.”

Find out more at [bouldersuk.com](http://bouldersuk.com)



## Hit the ropes and the high walls

Liz Ayres, Head of Base Camp at Boulders Climbing Centre in Cardiff reflects on how climbing isn’t just great for your physical and mental health, but is an inclusive and fun way to meet people with a shared passion.

Like most businesses, Boulders Climbing Centre has had a difficult eighteen months and been impacted by restrictions. *“However, we’re really lucky to have a supportive community who were itching to get back to climbing”,* Liz tells us.

If you’re planning on getting fit in the new year and considering joining a gym, you may want to give climbing a try first. *“Climbing is a great way to keep fit as it works on all your muscles at once, so you never feel like you’ve skipped leg day!”* Liz says. *“It also engages your brain as you have to solve problems and think of creative ways to get up the wall. It encourages you to challenge yourself in new ways, and is great for mental health too”,* she adds.

*“It’s so inclusive!”* Liz replies when we ask about the main benefits of climbing for her. *“Our community includes people of all ages and abilities, with varying fitness levels and different disabilities. The sport is so accommodating to people regardless of your background and people are always happy to chat about climbing.”*

We ask Liz what she would tell anyone considering getting into climbing. *“Just give it a go!”* she exclaims. *“Climbing can feel intimidating if you’ve never done it before, but we’re here to show you it’s really not! Our team specialises in introducing climbing in a fun, friendly and safe way.”* Boulders offers classes and courses for all levels, including those where they (quite literally) show beginners the ropes. *“Our team loves climbing and would love to share the sport with you”,* Liz tells us. *“Try it once - you won’t be sorry!”*



THE 18th  
THE LINKS



Show Home



Show Home

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Dolphins spotted by the RNLI this summer at Rest Bay

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# How we market homes of distinction

## Delivering the finest service

Homes of distinction are not just thrown together. Time, effort and often love have gone into building your home. This is why we consider selling your luxury home in Wales an honour. We are therefore committed to delivering you the very finest service. Regardless of whether you're an open or discreet seller, our proven marketing strategies together with our highly experienced, hand-selected team will ensure your home is seen by the right buyers. We've taken all of these skills and have launched pa black lettings which see us also bring impeccable homes of distinction to the lettings market.

## Never forgotten

A prospective buyer can fall in love with your property in an instant and we utilise all the technology available to make sure that happens. With such a competitive industry and market place it is essential to keep up with these advances, while retaining that human touch which never goes out of date. We embrace the technological advances that get results and improve the experience for you, our clients. With professional photography and an HD video of your home, we aim to ensure your property will always stick in a buyer's mind.

## Hand-selected for their expertise

People do not just buy and sell luxury homes on a whim. It is a huge decision and process which requires a real understanding of the property market to undertake. Put simply, selling a luxury home can be a challenge. Because of this, our bespoke pa black team has been hand-selected due to their experience, expertise and ability to deliver. Their warm and dedicated approach extends to both seller and buyer, which results in a smoother sales process and provides a welcoming experience. We don't leave things to chance, which is why we proactively search for potential buyers to ensure your home is sold as swiftly as possible.

## Distinctively designed

Although online activity is vital, so are our printed materials. There is something comforting about having a beautifully put together property brochure in your hand that you can relax and read at your leisure. Our property details are designed with the discerning buyer in mind. The very fact you have this magazine in your hands right now means you have, or are at least considering, owning a property in Wales. This magazine is more than a simple list of properties. It tells the stories from inside the very communities where we sell homes. By understanding the areas in which we work, we are able to market our property properly - and give them the platform they deserve.

We're proud of our Distinctive Magazine. It is frequently requested in our branches, with each unique edition allowing us to share our passion for the communities that we serve.

## Growing our network

pa black may be exclusive to Wales, but your buyer may not be.

Peter Alan is part of one of the most successful estate agency companies in the UK. Formed in 1936, the Connells Group is a network of around 1,200 branches, strengthening our connections and increasing the opportunities open to us to attract buyers from across the UK.

## Our web portal - MyAccount

Our DNA is as a high street agent. However that doesn't mean that we don't understand the enormous benefits that the internet can offer. That is why we have an online offering that matches up to (and usually exceeds) any of the online agents. One part of this is our brand new web portal - MyAccount. The portal is available any time and unlike many agents you don't have to download or install a specific app. It will work on your desktop, tablet or mobile.

MyAccount lets you view the status and progress of your transaction without having to contact the branch for an update. It also offers useful information and guides, tailored to the stage the customer is at, with interactive features, such as the ability to approve particulars online and add appointments to a personal calendar.

We understand that one of the most frustrating parts of buying or selling your home of distinction is not knowing how the exact stage your transaction is at. This tool takes away that uncertainty and is just part of our online offering.



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*For more information see page 72*

## Widening our reach

How people look for a new home is constantly changing and we always aim to be ahead of the curve, while retaining that human touch. The importance of online marketing is enormous and growing. It reaches buyers who may not be actively looking to move. Your home will have the benefit of being featured on Peter Alan's website, which according to the Homeflow benchmarking tool, attracts 40% more visitors than the average estate agent website.

Advertising on social media is the perfect boost for your property. By using our accurate targeting tool, you'll get optimised exposure for your property to relevant buyers. We constantly analyse people's search criteria on our website and improve the targeting in real time. This means we can ensure that your property is advertised to the right people on social media at all times. Not only that but we also invest in the "premium listings" on the leading property portals, such as Rightmove and Zoopla, because we want to give your home an edge.

## Providing an alternative way to view

Despite using all the technology available to us to market your home there is one inescapable fact - people don't buy homes from screens, they buy homes from people. This is why, when it is COVID-safe to do so, we use open houses. An open house provides an opportunity for a buyer to view your home in a more relaxed setting. They often stay longer, as many prospective buyers are viewing the property at the same time, so they don't feel the need to rush. Potential buyers can explore your property at ease and start to see how they could make it their home. A member of our pa black team is always on hand to answer any questions, and taking those first steps into negotiation with those who want to take it further.





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## Angela Davey explains Distinctive second homes

### Angela Davey sy'n esbonio'r Ail Gartrefi Unigryw

The purchasing of second homes is an area of the housing market that has increased recently and has become more popular in certain parts of the country, especially in coastal areas across Wales. In such areas, seeing homes purchased for holiday lets or staycations when local demand is high for traditional purchasing or letting, raises questions about how to manage this part of the market, whilst maintaining supply for pre-existing need.

Just as the existence of second homes has pros and cons, so does regulation of the issue. As a lettings practitioner, is it not the right of the homeowner to make their own choice on how they use their property? Can you really tell someone they cannot buy a property unless they use it for certain reasons?

There are discussions around the possible introduction of a Property Act and other fixes such as the use of planning laws to determine the numbers of holiday homes in certain areas. But would the seller need to secure planning permission or the buyer? Without intervention, certain areas of the country, which are hot spots for the purchasing of second homes, have the potential to become unbalanced, meaning outside of holiday periods the communities become empty and desolate.

In Peter Alan and specifically within PA Black Lettings, we can assist on meeting the needs to both owners of second homes and incoming clients.

We have recently secured a high number of quality properties, for relocating corporate clients with monthly rentals in the region of £3,000. If you are looking for advice on letting your property or are searching for the perfect property to rent please get in touch.

Mae prynu ail gartrefi yn rhan o'r farchnad tai sydd wedi cynyddu'n ddiweddar ac wedi dod yn boblogaidd iawn mewn rhannau penodol o'r wlad, yn enwedig mewn ardaloedd arfordirol yng Nghymru. Mewn ardaloedd o'r fath, mae gweld cartrefi'n cael eu prynu fel cartrefi gwyliau pan fo galw lleol yn uchel ar gyfer prynu neu osod traddodiadol yn peri i ni ofyn sut y gallwn ni reoli'r rhan hon o'r farchnad, wrth gynnal y cyflenwad ar gyfer angen sydd eisoes yn bodoli.

Yn union fel manteision ac anfanteision ail gartrefi, mae rheoleiddio'r broblem yn cynnig manteision ac anfanteision. Fel ymarferydd gosod, ai nid hawl perchennog y cartref yw dewis sut maent am ddefnyddio eu heiddo? Allwch chi wir ddweud wrth rywun na allant brynu eiddo oni bai eu bod nhw'n ei ddefnyddio am resymau penodol?

Mae trafodaethau ynghylch cyflwyniad posib Deddf Eiddo ac atebion eraill megis defnyddio cyfreithiau cynllunio i bennu nifer y cartrefi gwyliau mewn ardaloedd penodol. Ond a fyddai'n rhaid i'r gwerthwr gael caniatâd cynllunio, neu'r prynwr?

Heb ymyrraeth, mae gan rai ardaloedd penodol o'r wlad, sy'n hynod boblogaidd o ran prynu ail gartrefi, y potensial i golli cydbwysedd, sy'n golygu y gallai cymunedau fod yn wag ac yn unig y tu allan i adegau gwyliau.

Yn Peter Alan ac yn benodol yn PA Black Lettings, gallwn ni gynorthwyo wrth fodloni anghenion perchnogion ail gartrefi a chleientiaid newydd.

Yn ddiweddar, rydym ni wedi sicrhau nifer uchel o eiddo o safon ar gyfer cleientiaid corfforaethol sy'n adleoli gyda rhenti misol o tua £3,000. Os ydych chi'n chwilio am gyngor ar osod eich eiddo neu os ydych chi'n chwilio am yr eiddo perffaith i'w renti, cysylltwch â ni.

To view lettings please turn to the next page.

I weld tai i'w gosod, trowch i'r dudalen nesaf.



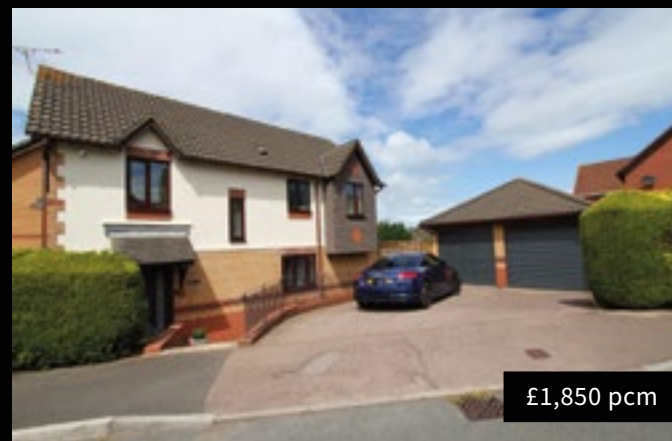


£2,000 pcm



### Capel Newedd, Monmouth

- Superb detached converted and extended chapel
- Semi-rural location with stunning views
- Original features
- Four bedrooms
- Half an acre with paddock and gardens
- Ample parking



£1,850 pcm



### Lewis Way, Chepstow

- 4 bedroom detached home
- Unfurnished
- Master ensuite with bath and standalone shower
- Enclosed rear garden
- Drive and garage



£2,000 pcm



### Maes Y Rhiw Court, Cwmbran

- Stunning five bedroom detached home
- Furnished throughout
- 2 bathrooms and 2 reception rooms
- Large plot
- Hot tub
- Double garage



£1,400 pcm



### The Links, Porthcawl

- Brand new development
- Breath-taking coastal location
- Underfloor heating throughout
- Contemporary kitchen with integrated appliances



### Little Hervells Court, Chepstow

£3,000PCM

A newly built detached family home within this exclusive private development. The spacious accommodation is designed over 4 floors and briefly comprises: entrance hallway, lounge, kitchen/breakfast room, cloaks/wc, basement lounge/family room with glazed doors leading out to paved sunken garden, utility, cloaks/wc, five bedrooms (two with en-suite), family bathroom, garage and driveway providing parking for several vehicles.

- Luxury 5 bedroom detached home
- 3 bathrooms
- 31ft kitchen/breakfast room
- 2 reception rooms
- Secure gated development
- Garage and off road parking







£440,000



Wyncliffe Gardens, Cardiff

EPC = D

- Extended with a 24FT orangery
- Top of the range kitchen with integral appliances
- Landscaped larger than average rear garden
- Three reception rooms
- Two bathrooms cloakroom
- Double width driveway



£495,000



Fairoak Road, Roath Park

EPC = D

- Six double bedrooms
- 28ft lounge and dining room
- 28ft kitchen and breakfast room
- In close proximity of schools such as Cardiff High School
- Within walking distance to Roath Park lake and other beautiful surroundings
- Decent sized garden with a garage / outhouse



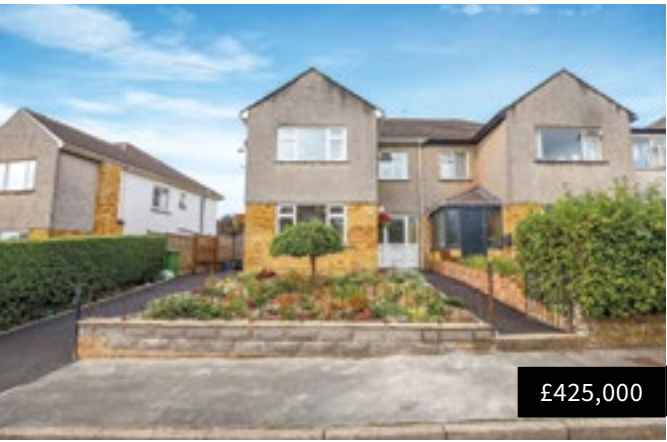
£430,000



Romilly Road, Canton

EPC = E

- Large five bedroom three storey bay fronted mid terrace house of character
- Three reception rooms with many period features
- Gas heating, pvc double glazing
- Modern roof, walled gardens, versatile living space
- Great location close to both Pontcanna and Canton



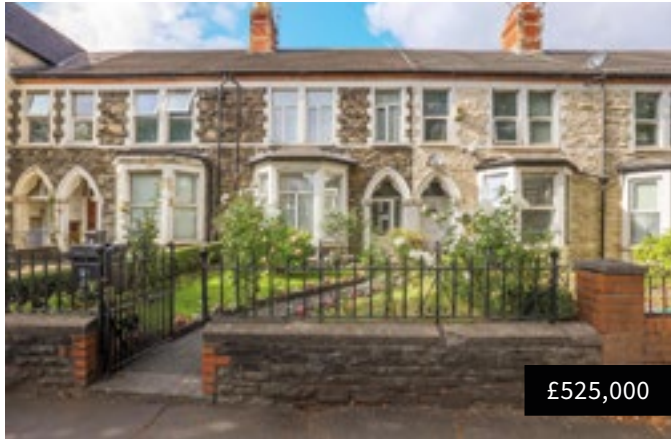
£425,000



Heol Lewis, Rhiwbina

EPC = TBC

- Three bedroom house close to heol Llanishen Fach, superb rear garden
- Two separate reception rooms with woodblock flooring, ikea fitted kitchen with appliances and downstairs wc
- A luxury four piece bathroom, gas heating with worcester combi boiler
- Detached garage and driveway for up to four cars



£525,000



Richmond Road, Roath

EPC = D

- Large three double bedroom 1900 mid terrace house
- Three living rooms
- With two storey detached Coach House
- Perfect for an owner occupier, a long term investment buyer or a student parent



Sale Agreed

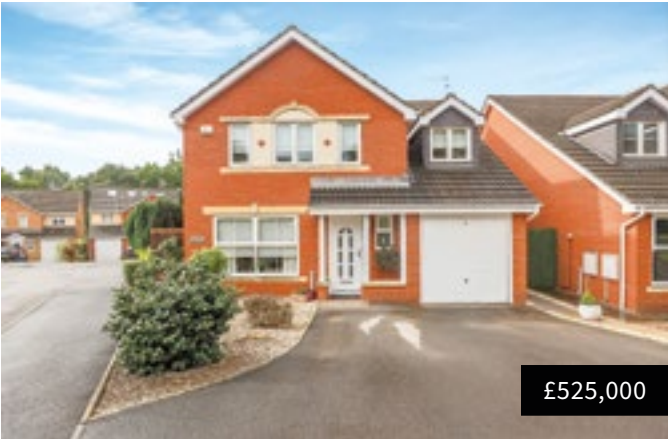
£550,000



Waterloo Road, Penylan

EPC = D

- Imposing gable fronted four bedroom end or terrace house of character
- Reception hall, three living rooms, down stairs cloak room
- Two stylish bathrooms one being ensuite, gas heating
- Double glazing, stunning walled gardens



£525,000



Bassetts Field, Thornhill

EPC = D

- Detached five bedroom house with three bathrooms, two being ensuite
- Downstairs cloak room, 16 ft kitchen breakfast room, formal dining room, pvc conservatory, utility room
- Whitchurch high school catchment. no chain



Sale Agreed

£670,000



Rowan Way, Lisvane

EPC = D

- Five bedroom detached double fronted family house, pvc double glazing, gas heating, new cloakroom
- 24 ft lounge, 16 ft family room, 17 ft kitchen, 17 ft breakfast room two stunning luxury bathrooms, many improvements
- New composite front entrance door 2021





£700,000



Llwyn Y Pia Road, Lisvane

EPC = C

- Detached five bedroom house
- Overlooking fields and countryside
- Stylish 23 ft kitchen and breakfast room
- Two stunning bathrooms
- South facing rear gardens



£850,000



The Oaks, Mill Road, Lisvane

EPC = C

- Detached five bedroom, double fronted residence
- Fronting private gated exclusive close just off Mill Road
- Four reception rooms, downstairs cloak room, utility room
- two bathrooms, private gardens, select position



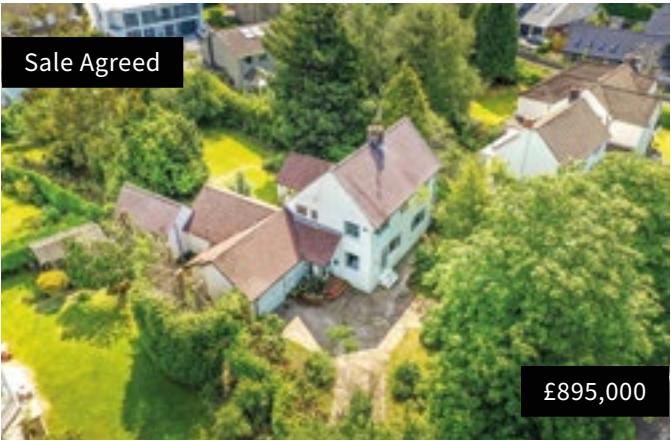
Mill Close, Lisvane

EPC = C

£550,000

- Detached three double bedroom house in exclusive Lisvane,
- 1750 square feet
- Large and private corner gardens
- High quality contemporary stylish fittings
- Two modern recently fitted bathrooms
- Stunning improvements, fabulous living space

A truly stunning beautifully modernised larger three double bedroom detached house on a superior corner plot at the far end of a very quiet private residential close, approached from Mill Road Lisvane. Extensive improvements, capacious living space, charming private landscaped gardens!



Sale Agreed

£895,000



Mill Road, Lisvane

EPC = D

- Detached five bedroom house with a third of an acre garden
- sunny and totally private
- Down stairs cloak room, 17 ft kitchen breakfast room, 18 ft lounge
- 17 ft sitting room, utility room, two bath rooms
- Superb position, no chain



£400,000



Weekes Close, Llanrumney

EPC = D

- Granny annex
- Beautiful garden
- Summer house
- Newly fitted kitchens
- Cul de sac position





£445,000



### Hastings Crescent, Old St. Mellons

EPC = E

- Detached four bedroom family house, many improvements
- Gas heating
- 32 ft 2014 open plan kitchen, breakfast room and family room
- Front lounge, down stairs cloak room, utility room
- Two 2014 bathrooms
- Possession available end of march 2022



£455,000



### Cypress Crescent, St. Mellons

EPC = B

- A stylish four bedroom home
- Bright, modern kitchen
- French doors leading to the garden and an adjoining utility
- Elegant bay fronted lounge and study
- Master bedroom with ensuite



From £600,000



### St. Mellons Road, Marshfield

EPC = E

- Brand new detached home
- 4 double bedrooms
- Large spacious kitchens
- Stylish bathrooms
- Garage South-Westerly facing private rear garden 10 year structural warranty



Sale Agreed

£700,000



### Springfields, Castleton

EPC = C

- A most impressive larger style four double bedroom
- Detached family home fronting a small select close in highly sought after Castleton
- Boasting a popular local Village Primary School and Bassaleg High School Catchment
- Stunning new 2019 26 FT Sigma 3 Kitchen & dining room
- Lovely sizeable gardens



£525,000



### Wentloog Rise, Castleton

EPC = C

- Detached five bedroom stylish house
- Downstairs cloak room
- 26ft kitchen and dining room
- Four bathrooms
- Delightful rear gardens



£565,000



### Marshfield, Marshfield

EPC = D

- Detached three/four bedroom house in quiet private close
- 33 x 26 ft open plan stylish fitted kitchen, dining room and lounge
- 17 ft sitting room, three bathrooms
- Gas heating, pvc double glazing, drive with space for three cars detached 18 ft garage



£825,000



### Began Road, Michaelston Y Fedw

EPC = E

- Large semi-detached house of character, five double sized bedrooms
- 18 ft kitchen breakfast room, 17 ft sitting room, 18 ft lounge formal dining room, quality conservatory
- Beautiful location with panoramic country views, 2591 square feet
- Fibre broadband direct to property with speeds up to 1,000 megabytes per second making the property ideal for home working



£425,000



### Timothy Rees Close, Cardiff

EPC = C

- Chain free
- Detached four bedrooms with master en-suite
- Two reception rooms, dining room and conservatory modern fitted kitchen
- Great location perfect for the growing family





£500,000



Ash Grove, Whitchurch

EPC = C

- Large 4/5 bedroom detached family home
- Gas heating, PVC windows
- Stylish fitted kitchen, breakfast room, dining room
- Downstairs cloakroom, 29ft lounge, porcelain tiled floors
- Three bathrooms, one en-suite
- Three car drive with electric gates, secluded gardens



£415,000



Kyle Avenue, Whitchurch

EPC = D

- Semi detached spacious three bedroom bungalow
- Quiet tree lines road
- Many improvements
- Modern fitted kitchen
- 28ft conservatory



£425,000



Birch Hill, Tongwynlais

EPC = D

- Five bedroom house
- 27 ft lounge dining room
- Gas heating, pvc double glazing
- Study, fitted kitchen, utility room, three bathroom facilities
- Pretty sunny gardens, garage, parking
- Quiet close location



Sale Agreed

£450,000



Heol Wernlas, Whitchurch

EPC = D

- Detached three bedroom bungalow
- Lovely quiet road, short walk to the village
- 18 ft lounge with bi-folding doors, 16 ft kitchen dining room
- gas heating, pvc double glazing, charming south facing rear gardens
- Many improvements, no chain



Deepwood Close,  
St Fagans

EPC = D

£575,000

A versatile detached four bedroom family house in a very quiet location with a large corner garden and a converted detached double garage providing a self contained one bedroom annex. Features include a large awning style out door canvas sun lounge, a summer house/home office and a hot tub!

- Detached four bedroom house with separate one bedroom self contained annex and large private corner gardens
- 20 ft lounge, 20 ft kitchen and dining room, down stairs cloak room
- Gas heating, pvc double glazing
- Outdoor canvas style awning sun lounge, summer house/home office, space for a hot tub
- Superb cul de sac location





£700,000



### Main Road, Gwaelod-Y-Garth

EPC = E

- Detached period 1871 former chapel, four bedrooms, three bathrooms, separate annex accommodation
- Extensive improvements, gas heating, entrance drive, garage large and lovely private gardens
- Delightful location with stunning rural views
- Must be seen!



£725,000



### Heol Isaf, Radyr

EPC = D

- Detached five bedroom family house with large and private surrounding gardens, 4/5 car drive, cloak room, 29 ft lounge dining room
- Two bathrooms, five bedrooms
- Sun balcony, snug, sitting room
- Deceptive living space, fine location, no chain



£500,000



### Higher End, St Athan

EPC = TBC

- Dormer bungalow backing onto fields and farmland
- Four bedrooms, including master with en suite shower room to the ground floor
- Three reception rooms plus kitchen and conservatory
- A great deal of storage throughout
- Gated off road parking for several vehicles plus garage



£480,000



### Nant Talwg Way, Barry

EPC = D

- 5 bedroom detached house
- 3 reception rooms
- Forestry walk ways to Porthkerry Park
- Quiet cul-de-sac
- Close to link roads



£550,000



### Highlight Lane, Barry

EPC = D

- Exclusive private end of highlight lane
- Individually designed detached family residence
- Potential to develop and extend further
- 3 reception rooms 3/ 4 bedrooms
- Driveway to front rear - 2 garages



£500,000



### Cory Crescent, Peterston-Super-Ely

EPC = D

- Entire Plot Size of Approximately 9000 SQ FT. Potential to improve
- Well proportioned 3 bedroom
- Bungalow plus study set on a generous plot within easy walking distance to local park, school, village and shop
- Self Contained living area to the first floor driveway parking for several cars plus detached garage and summerhouse front, side and rear gardens



Sale Agreed

£650,000



### Port Road East, Barry

EPC = B

- Spacious and versatile family home 4 double bedrooms
- 3 reception rooms cloakroom, en-suite, shower and family bathroom
- Two thirds of an acre rear garden - panoramic views overlooking
- Meadows detached double garage - larger than average driveway



Sale Agreed

£550,000



### Morris House, Hensol Castle Park

EPC = B

- Launch 18th September 2021 by appointment only
- Luxurious, contemporary high specification apartment
- Views over the superb exclusive landscaped setting
- Allocated parking for two cars
- Own paved garden sitting area with glazed balustrade





£625,000



### West Lodge, West Aberthaw

EPC = E

- Detached property with ample driveway
- Approx 1 acre of manicured grounds
- Outbuilding with lapsed planning permission
- 3 double bedrooms
- Rural setting yet close to local amenities
- New boiler installed 2019



£525,000



### The Mount, Dinas Powys

EPC = E

- Detached Coach House - surprisingly spacious interior
- Near Village centre
- 2 Double bedrooms
- Large bathroom
- Extensively fitted kitchen with integrated appliances & granite worktop



£525,000



### Rothbury Cottage, Mill Road

EPC = E

- Charming 18th century detached cottage, near village centre beautiful gardens large garage, electric door
- 4 Bedrooms - Dressing room/study from one thick walls, beamed ceilings
- Original stone stairs intact



£675,000



### Wordsworth Avenue, Penarth

EPC = D

- Detached five bedroom family home
- Circa 3369 ft of living space
- Large 8/10 car drive
- Stunning picturesque views
- Large lounge
- Study
- Cinema room



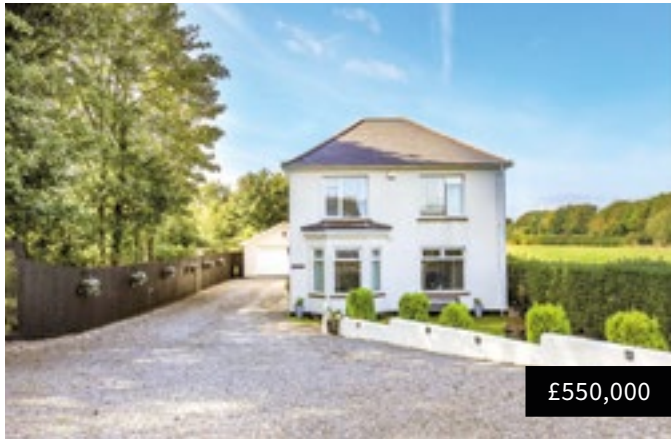
£700,000



### West Aberthaw Farm, West Aberthaw

EPC = EXEMPT

- Detached 17th century four bedroom, two bathroom character farmhouse with 2.8 acres of mature gardens, paddock and outbuildings
- New detached stable block, extensive improvements, historic connections, coastal location, new roof, new heating, new wiring, many stunning period features.



£550,000



### Gileston Road, Barry

EPC = E

- Four bedroom home located close to the Heritage Coastline
- Two reception rooms
- Modern kitchen breakfast room with log burner
- Large private and enclosed rear garden
- Large driveway for several vehicles
- Detached garage with workshop/ studio



£675,000



### Mill Road, Dinas Powys

EPC = E

- Charming detached cottage close to village centre
- Set in large grounds with off road parking
- 4 bedrooms family bathroom
- 3 reception rooms
- Plus conservatory fitted kitchen with aga range cooker



£600,000



### Cog Road, Sully

EPC = D

- Converted period property
- Excellent location
- 9 x bedroom home or 5 x self contained units
- Tenants in situ, if required, circa £32000 per annum
- Prominent city location
- No onward chain





£700,000



**Burnham Avenue, Sully**

EPC = C

- Detached four double bedrooms
- Two reception rooms kitchen / breakfast room
- Utility Room
- Off road parking
- Walking distance to Sully school catchments for Stanwell High School



£950,000



**Cherwell Road, Penarth**

EPC = B

- Spectacular detached extended bungalow,
- Beautifully presented large landscaped garden
- Gymnasium, 15' summer house covered hot tub
- 4 Double bedrooms - En-Suite shower room bathroom
- 2 Large living rooms stunning kitchen with dining bi-fold doors, CCTV, solar panels air heat source pump



£1,100,000



**Redlands Road, Penarth**

EPC = B

- Exceptional detached family home boasting nearly 4,500 Sq. Ft. of living space
- 8 living rooms
- 5 double bedrooms & 7 bathrooms
- Set in impressive grounds accessed via electric gates
- Includes home cinema, solar panels, C.C.T.V. & security clarm



£400,000



**Meadow Close, Coychurch**

EPC = D

- Detached home
- Six bedrooms
- Sought after location
- Generous family home
- Driveway



**Abergarw Meadow,  
Brynmenyn**

EPC = EXEMPT

**£800,000**



We are pleased to present this new executive detached home due for completion in around 9 months time. This beautiful home will comprise of six bedrooms, an extensive kitchen/diner/ family room, four well proportioned bathrooms and utility room. Outside there will be ample off road parking with a double garage and driveway. The rear garden will be landscaped with a patio area for outdoor seating with stunning views.

Please note these photos and some features and fixtures are for illustrative purposes only

- Detached Executive Home
- Six Bedrooms
- New Development
- Driveway And Double Garage
- Stunning Family Home Views





£400,000



Victoria Avenue, Porthcawl

EPC = E

- 6 Bedroom Edwardian Semi detached property
- Sought after Porthcawl town location
- Close Proximity to Blue Flag beaches Versatile accommodation over three floors Enclosed rear garden
- Rear lane access and parking Views to the front of All Saints Church



£400,000



George Thomas Close, Porthcawl

EPC = C

- Extended detached
- Home conservatory
- Bathroom plus shower room
- Off Road parking
- Viewing recommended



From £650,000



Curlew Close, Porthcawl

EPC = C

- Beautifully presented detached home
- Located within short distance of Rest Bay
- Four Bedrooms, En-Suite, Bathroom Wet Room
- Several receptions rooms
- Well Maintained gardens
- Viewing highly recommended



£875,000



Cwrt Buchan Lane, Margam

EPC = E

- 5 Bedroom Detached (inclusive of Annex)
- Versatile accommodation
- Multiple reception rooms
- Two En Suite shower rooms
- Conservatory with bi folding doors to rear
- Private grounds Countryside views



£480,000



Springfield Avenue, Porthcawl

EPC = E

- Detached Dormer Bungalow, 4 Bedrooms
- Versatile accommodation
- Extended open plan kitchen / family room
- Off road parking
- No ongoing chain
- Sought after location



£595,000



Hutchwns Close, Porthcawl

EPC = C

- 6 Bedroom Detached
- Sea Views
- Sought after location
- Early enquiries welcome
- Driveway and garage
- 3 En-suites



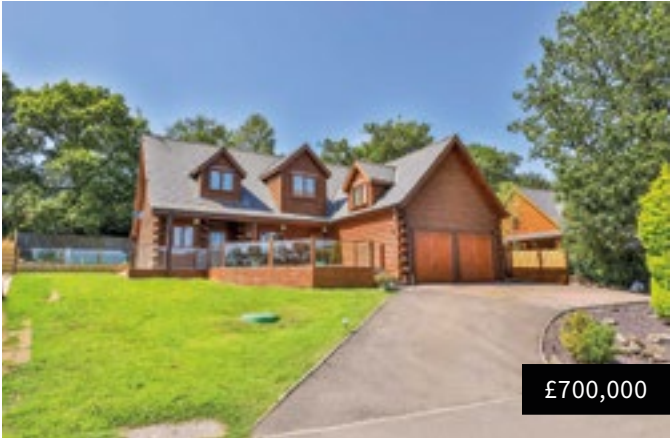
From £425,000



The Links, Rest Bay

EPC = TBC

- Ground floor two bedroom Apartment
- Open plan kitchen, living dining kitchen with intergrated BOSCH appliances, stone worktops
- Underfloor heating terrace looking on to gardens
- Two allocated parking spaces
- 10 Year structural warranty



£700,000



Oakmead Road, Llanharan

EPC = D

- Canadian style log cabin
- Private gated entrance 12 acre grounds which includes both woodland and a lake
- A little piece of paradise in Meiros Valley
- Five bedroom detached, three reception rooms, home office viewing highly recommended





## Wick Road, Ewenny

Pa Black, Cowbridge are delighted to offer to the market this charming, detached family home in Ewenny. "Brynawel" is full of character and history and this delightful property offers versatile and generous living accommodation.

The accommodation briefly comprises, a large lounge with a feature stone fireplace, a sitting room with a log burner, a dining area, kitchen, 40ft storage area and a sizeable conservatory. Upstairs are four double bedrooms, three of which have built in storage, an ensuite to the master bedroom and a family bathroom. There is driveway parking for several vehicles, and a detached garage with a large utility room.

Externally, private, side and rear gardens with a raised decked area and a further sun terrace, perfect for al fresco dining.

EPC = D  
£600,000



## Westfield Gardens, Newport

EPC = B

- Well presented modern 5 bedroom detached property
- Small cul-de-sac location
- Three floors
- Master bedroom with dressing room and ensuite
- Electric car charging point



## Ffos-Y-Fran, Bassaleg

EPC = D

- Situated in the popular Ffos-Y-Fran estate
- Four bedroom detached home
- Off road parking
- Multiple reception rooms
- Close to local amenities



## Vicarage Lane, Abersychan

EPC = E

- Set within 1/3rd of an acre of grounds is this elegant former vicarage dating back to 1856, Includes a granny annex to the ground floor
- Benefiting from 2 large garages, large lawned enclosed rear garden and exceptional off road parking to the front
- 5 bedrooms, the master has a walk in dressing room leading into a large en-suite



## Liswerry Road, Newport

EPC = E

- Newly Refurbished
- Parking for multiple vehicles
- Planning for two properties
- Close to local amenities
- Excellent transport links





£550,000



Heol Y Parc, Cefneithin

EPC = E

- Freehold
- 7 acres of land
- Detached house
- Various outbuildings
- Off the main road



£600,000



Culfor Road, Loughor

EPC = E

- Double fronted detached family home
- Three bedrooms with one ensuite
- Two reception rooms
- Set in approx 6 acres of land
- Ample parking
- Viewing essential



Laurel House, Pontyclun

This stunning and extremely well presented five bedroom detached family home offers excellent living space throughout and is situated in the quaint and beautiful village of Groesfaen, the property benefits from having miles of open countryside views to the rear. Perfect for the growing family.

- Large Detached Property with Views
- Five Double Bedrooms
- Village Location
- Modern Kitchen which opens onto the Dining Room
- Impressive Entrance Hall
- Large Lounge
- Summer House
- Private Garden and Detached Double Garage

EPC = D

£700,000



£650,000



Aber Llwhwr, Llangennech

EPC = C

- 6 Bedroom detached family home
- Sought after executive development
- Three en-suites
- Two family bathrooms
- Detached garage
- Enclosed rear garden



£600,000



Rhyd Y Gwin, Craig-Cefn-Parc

EPC = C

- Detached
- 4/6 Bedrooms
- 2/4 Reception rooms
- Rural location
- Approximately 3 acres of land





## School Lane, Abersychan

EPC = E  
£450,000

Just a stone throw away from the village of Abersychan, Pontypool with a lovely sense of community. This beautiful spacious detached house would be ideal for a large family or dual/ multi-generational living. Set on a elevated position with extensive views over the the mountains and woodland with lots of outdoor space garage and parking.

- Semi rural location
- Large plot with amazing views
- Dual or multi-generation living
- Garage with private lane access
- Multi log burners



£450,000



## Meadow Way, Caerphilly

EPC = C

- A beautiful five bedroom detached property
- Five bedrooms
- Master bedroom with an ensuite shower room
- The property sits on a lovely plot with both front and rear gardens
- To the front there is an off road parking on the driveway and a double garage



£400,000



## Beech Tree View, Caerphilly

EPC = B

- Detached family home
- Four bedrooms
- Immaculately Presented
- Town centre location
- Off road parking garage



£425,000



## Church Street, Bedwas

EPC = D

- Four bedroom School house
- Popular village location
- Spacious gardens
- Well presented throughout
- Abundance of off road parking



Sale Agreed

£435,000



## Heol Cwarrel Clark, Caerphilly

EPC = C

- Detached bungalow
- Off Road parking
- Beautiful countryside views
- Four bedrooms
- Swimming pool, sauna
- Double garage





Mountain Road, Bedwas

EPC = D

- Detached family home
- Three bedrooms
- Beautiful countryside views
- Garage driveway
- Office/study



Pontmorlais, Merthyr Tydfil

EPC = D

- Renovated modern
- Pleasant location
- Driveway double garage
- 4 bedrooms plus 2 bedroom apartment



Church Road, Gelligaer

Peter Alan are delighted to present for sale this substantial sized detached property with Annex located in the sought after area of Hengoed. The property is within easy access via Road and Rail to neighbouring towns and Cities and is sits within a peaceful setting enjoying stunning grounds.

- Self Contained Annex
- Set in a peaceful location
- Ample off road parking for multiple vehicles
- Enough room for home working
- Beautiful gardens

EPC = D

£495,000



Mount Pleasant, Heolgerrig

EPC = C

- Beautifully presented detached house built in 2011
- Includes under floor heating, bi-fold doors, electric blinds, C.C.T.V, integral double garage, 2 electric doors
- 4 Double bedrooms - 2 en-suites bathroom lounge, garden room, home office
- Stunning kitchen, dining, sitting room and log burner



Werfa, Abernant

EPC = D

- Unique property
- Sunken loune
- Mature grounds
- Sought after location
- Stunning modern detached bungalow
- No chain





**Felin Fach, Bedwas**

EPC = D  
£530,000

- Be quick to not miss out on this rare to the market home offers panoramic countryside views, large terrace, four bedrooms & double garage.
- Detached Family Home
  - Four Bedrooms
  - Panoramic Countryside Views
  - Large Terrace To The Front
  - No Ongoing Chain

**Great Spring Road, Sudbrook**

EPC = B  
£449,995

- A fantastic opportunity to purchase this larger than average three double bedroom (Three en-suites) family home situated within the popular village of Sudbrook. Recently constructed by Redrow Homes and positioned on a prime plot with fantastic views towards the Severn Bridge.
- Spacious accommodation, larger than average
  - Three bedroom detached
  - Three en-suites
  - Well presented
  - Garage
  - Driveway
  - Garden
  - Must be viewed!





£465,000



**Copperfields, Parc Seymour**

EPC = E

- Beautiful setting just outside Wentwood Forest Reserve
- Three large bedrooms
- Stunning grounds with attractive gardens
- Immaculately presented throughout
- Scope to extend with previous planning permission
- Large driveway



£500,000



**Hill Barn View, Portskewett**

EPC = C

- Fantastic family home
- Five / six bedrooms
- Good size private gardens
- Gated driveway with generous parking
- Spacious and well presented



£540,000



**Lower Church Street, Chepstow**

EPC = EXEMPT

- Luxury penthouse apartment
- Over 1400 sqft of interior space
- Wrap-around roof terrace
- Views of Chepstow Castle
- Hi-specification finishes
- Two allocated undercroft parking spaces



£569,995



**Manor Chase, Tutshill**

EPC = TBC

- Final 5 bedroom home remaining
- 30 minutes' drive from Bristol, a short drive from Chepstow
- French doors on to rear garden via lounge, open-plan kitchen dining area with integrated kitchen appliances
- En-suite to master bedroom and bedroom
- 2 Double integral garage



**Larkfield Grove, Chepstow**

EPC = C

£600,000

A superb rare opportunity to purchase this 6 bedrooms (Two en-suites) detached family home situated in this highly sought after prestigious development. Ideal for commuting with Chepstow railway station and road links to the M48 & M4 motorways. Deceptively large accommodation which must be viewed!

- Six bedrooms
- Detached
- Three storey
- Detached double garage
- Superb location
- Must be viewed





**Albany Road**  
02920 462 246

**Barry**  
01446 733 224

**Blackwood**  
01495 231 199

**Bridgend**  
01656 657 201

**Caerphilly**  
02920 867 611

**Canton**  
02920 397 171

**Chepstow**  
01291 630 876

**Cowbridge**  
01446 772 857

**Cwmbran**  
01633 484 855

**Dinas Powys**  
02920 513 151

**Gorseinon**  
01792 894 422

**Heath**  
02920 231 670

**Llanishen**  
02920 618 552

**Maesteg**  
01656 736 136

**Merthyr Tydfil**  
01685 722 223

**Monmouth**  
01600 714 355

**Morrison**  
01792 798 201

**Neath**  
01639 635 115

**Newport**  
01633 221 892

**Penarth**  
02920 703 799

**Pontypridd**  
01443 485600

**Porthcawl**  
01656 771 600

**Rumney**  
02920 792 888

**Swansea**  
01792 641 481

**Swansea Marina**  
01792 463 780

**Talbot Green**  
01443 222 851

**Victoria Park**  
02920 397 077

**Whitchurch**  
02920 612 328



**Hazeldene, Mitchel Troy Common**

EPC = D  
£700,000

A superb opportunity to purchase this fantastic substantial family home with a detached holiday let set in 1 Acre.

- Superb 5 bedroom detached
- Two en-suites, shower room and family bathroom
- Ground floor underfloor heating
- Detached
- 3 Bedroom holiday let
- Approximately 1 acre with the main house
- Driveway
- Superb location

If you would like to discuss our services further,  
or would like to arrange a free, no obligation market appraisal  
then please email [distinctive@pablack.co.uk](mailto:distinctive@pablack.co.uk) or call 0845 3402911





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for distinctive homes

