

Brighter times ahead.

REBELS WITH A CAUSE: A REALLY GOOD CAUSE!

One of the most positive things to come out of the pandemic has been community spirit.

Find out more on page 8.

QUEEN OF THE SIDE HUSTLE

An ambitious, proud Welsh woman keen to celebrate her Welshness through this burning creativity.

See page 12 for inspiration.

THE PATTERNISTAS

Bringing colour and kindness to the streets of Cardiff.

Find out more on page 28.

**KINDNESS WILL KEEP
US TOGETHER**

2021

*Distinctive magazine is produced and
published by Designdough.*

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distinctive





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PORSCHE

The Return of Distinctive

I have great pleasure in welcoming you back to Distinctive, our first edition in over 12 months!

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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.

When the announcement was made last March that we would be heading into a national lockdown we made the decision to pause the magazine, with the aim of relaunching at the start of 2021. No one could have predicted we would be in the depths of our third lockdown at that time and need to delay publishing Distinctive further.

I am delighted that we are now in a position to relaunch Distinctive and we have taken this opportunity to refresh the look and feel of the magazine, where we focus on stories and people from across South Wales.

There is no doubt that it has been a tough year, yet through this uncertain time the property market has proven its strength and resilience. We're currently experiencing the busiest market we have seen in 15 years, with Rightmove and Zoopla both reporting record breaking figures and no signs of the market cooling yet.

We have all spent a lot of time at home recently, which has clearly made us reflect on how we live. This has fuelled the great demand for properties we have been seeing since the summer of 2020. We are finding that many people are reassessing their housing needs to include more space both internally and externally, with features such as a home office and large garden being high priorities. For those considering selling, now is certainly the time to get your property on the market in order to make the most of the favourable conditions. We're seeing a great excess of demand over supply, meaning sellers are in an excellent position to achieve a good price and a quick sale.

All of our branches are currently open and trading safely to a Covid-Secure Gold Standard. We follow strict physical distancing guidelines, wearing PPE and maintaining excellent hygiene practices.

We provide 360° virtual viewings, virtual mortgage appointments and request our customers to comply with regulations when attending face-to-face viewings, giving you some peace of mind.

Whether you're looking to sell, buy, let or rent, our specialist team are always available to support your next move safely.

We look forward to meeting you soon.

Andrew Barry

MANAGING DIRECTOR, PA BLACK
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Delivering a distinctive service for distinctive homes

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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.

Staff Blogs



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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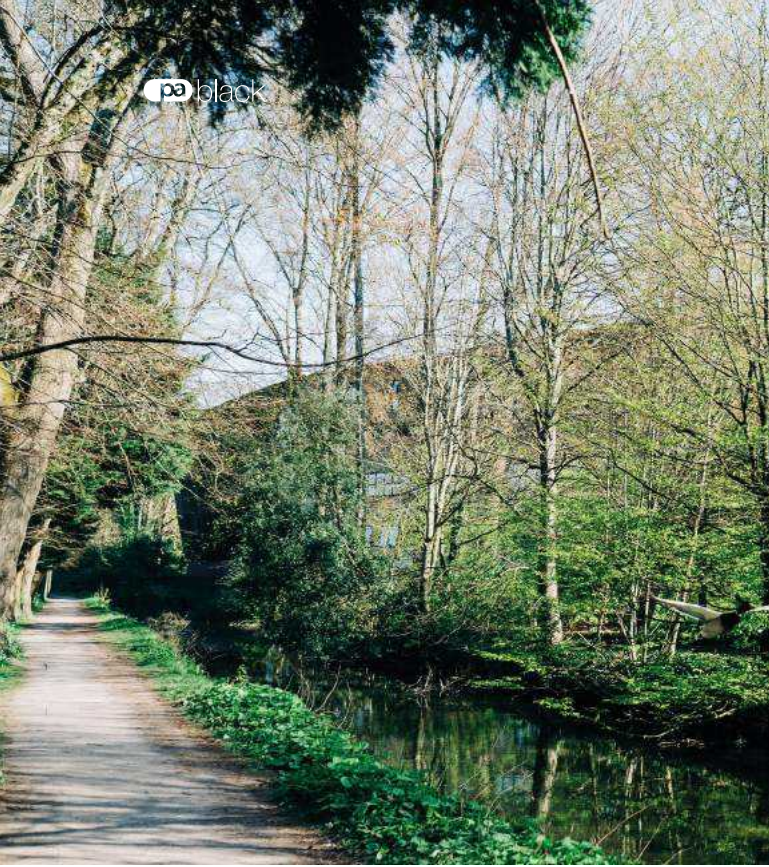
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The unexpected Covid effect that looks only set to continue

When the announcement was made in March 2020 that we'd be heading into a national lockdown, everyone held their breath. What would it mean for the property industry?

Overnight, the market came to a halt, mortgage products were withdrawn, sales were suspended and almost all of our staff were furloughed.

Yet now, well over a year into the Covid-19 pandemic, the market is booming. Unlike many other industries, the UK property market has proven its strength and resilience over the past few months. No one could have predicted the record breaking market we are currently experiencing, the likes of which we haven't seen for some 15 years.

The housing market boom has been fuelled by Government incentives such as the Stamp Duty holiday (Welsh Land Transaction Tax), which has now been extended and the 95% LTV mortgage guarantee scheme. Recent Rightmove figures have reported a buying frenzy for new stock, with both the average number of days to sell a property reaching its lowest ever level, and the number of houses selling within a week reaching its highest ever level. The property portal has also reported that the number of sales agreed up by 55% on same period two years ago.

What changed for pa black?

The most obvious change has been to our day to day work life, as we now ensure we consistently work to a Covid-Secure Gold Standard. This includes following strict physical distancing guidelines, a branch cleaning protocol, wearing PPE when entering properties including face masks and gloves and maintaining the highest possible hygiene practices to keep our staff and customers safe.

Further to this our staff continue to work behind locked-doors, a practise we no longer legally have to follow, due to non-essential shops now being allowed to open, but something we choose to do for the safety of our customers and staff alike.

We have invested in new products and services to allow us to be able to meet our customer's needs. We now provide 360° virtual tours on our properties and we can carry our mortgage appointments remotely, which not only helps to keep everyone safe, but also saves customer's valuable time.

Have buying trends changed?

There is currently a 'race for space' among buyers as people re-evaluate their needs, with home offices, spare bedrooms for remote working and bigger gardens now being high on the priority list.

Many employees are expecting to continue working remotely long term, meaning movement out of cities is likely to occur, to areas where you can get more for your money.

In fact a recent report from PwC has predicted that the population of London could drop in 2021 for the first time in more than 30 years, as the fallout from the pandemic prompts people to reconsider 'big-city' life. Many people are now rethinking their living situations in light of the pandemic, and re-evaluating the importance of larger homes, green spaces and connections with their local communities.

What does the future hold?

As lockdown restrictions ease and more homes come on to the market meaning greater choice and a rise in general public confidence, thanks to the easing of restrictions and the vaccine rollout, it looks set to drive a second surge in buyer appetite.

Although the market may slow down a little later in the year once some of the government schemes end, activity is expected to remain robust for the rest of 2021 and beyond.



Rebels with a cause: A really good cause!



If I told you that while you were sleeping, there were a dozen mams writing 80s song lyrics on the pavements outside your house, would you believe me? No, this isn't a dream. This is the handiwork of the YGC Rebel Mams!



One of the most positive things to come out of the pandemic has been community spirit. With people being told to stay home and stay local, community groups and neighbourhoods have gotten stronger and have pulled together more than ever before.

Lockdown has turned a group of mams from the local Ysgol Glan Ceubal (YGC) school into rebels determined to spread some cheer around Llandaff North and Gabalfa. Now branded as the 'YGC Rebel Mams', we caught up with one of the mams, Pam French, to find out more about their amazing pop-up projects and their motivations behind it.

The Grand National or the 'Pam' National? This is where it all began for Pam and the YGC Rebel Mams. On the deserted streets of Llandaff North and Gabalfa early in the first lockdown, Pam was wearing an inflatable horse costume to complete her run and raise £1,000 for the Welsh Air Ambulance.

“My 3 year old wanted a horse ride for his birthday which was in lockdown. I bought a horse costume and before I knew it, I was running around the neighbourhood with everyone dressed up like they were going to the races cheering me on!”

This was before they were christened the YGC Rebel Mams, but the spirit of fun and community very much started here.

Deflated after the Pam National, they YGC mams got together on WhatsApp and devised their next plan. In the dead of night, a dozen of the crew got together to write 80s song lyrics on the pavements throughout the area. 100 different song lyrics! What followed was a huge surge in joy, surprise and community spirit as it was revealed that this was the workings of the YGC Rebel Mams. If humming along to a Wham tune won't cheer you up, what will?!

What has followed these fun acts of rebel behaviour has been admirable to many. The YGC Mams created a pop-up zoo trail, Halloween trail, movie trail and Christmas trail for the children to follow around the neighbourhood on their daily walks.



The YGC Rebel Mams have grown in size and support over the last 12 months, now reaching between 10k and 20k people every month on Facebook alone. They have thrown themselves into community projects such as guerrilla gardening on council land and road sweeping. They have a passion to keep the Taff river banks clear of nitrous oxide cannisters and are often out litter picking with their children to get everybody involved.

And the motivational force behind this fun, community spirited “*vigilante*” group of mothers? Behind their kind, fun and community spirited persona, they really do love being rebels at heart!

“

If we see something
in the community
that needs doing,
we'll do it.

”

THE YGC REBEL MAMS

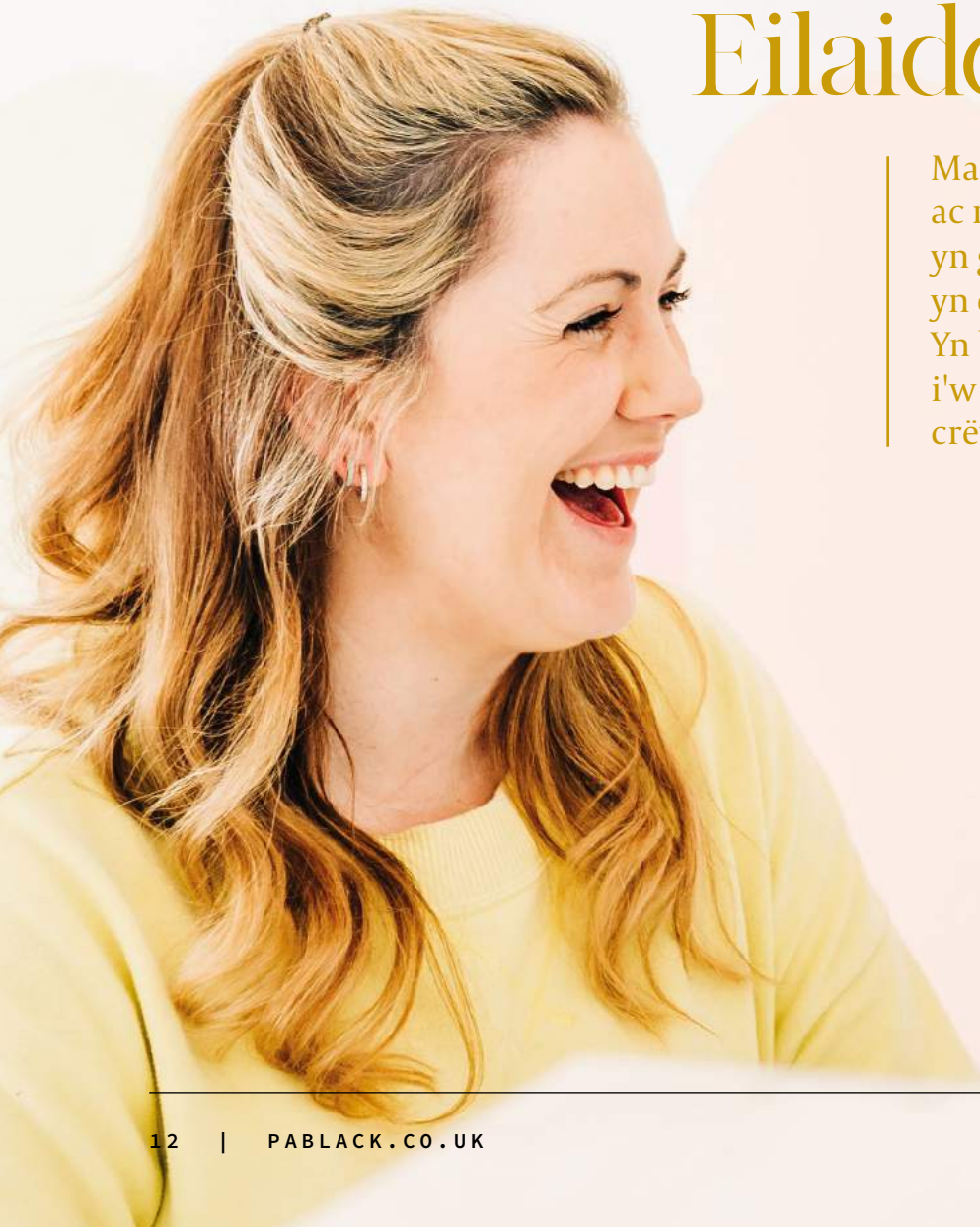


Queen of the Side Hustle

Beth has a wild imagination and loves being creative, but life kept getting in the way. Determined not to let her creativity flame burn out, Queen B was born.

Brenhines y Ffrwd Incwm Eilaidd

Mae gan Beth ddychymyg gwyllt ac mae wrth ei bodd wrth fod yn greadigol, ond roedd bywyd yn ei rhwystro drwy'r amser. Yn benderfynol o beidio â gadael i'w fflam greadigrwydd losgi allan, crëwyd Queen B.



If you were thinking a full-time job, moving house, living with long COVID and running your own Welsh fashion design business on the side sounds like a handful – you need to meet Beth. What this superhuman proud Welsh entrepreneur can achieve in 24 hours is nothing short of a miracle!

Many of us have spent our lockdowns looking for extra income, becoming engrossed in furlough projects to keep us occupied, or used this time to reflect and build a business out of the things we love doing. With over 30,000 new start-up businesses across the UK in January 2021, it's not surprising to hear that 54% of these were side hustles (Source: Enterprise Nation/Companies House).

One of these side hustles born out of Cardiff in 2020 was Queen B & Co - a Welsh fashion design business creating jumpers and t-shirts with fun Welsh slogans. Its founder Beth Evans, 34, is a full time Learning Technologist with a passion for colour, fun and design.

“I always knew I wanted it to be Welsh. Being a Welsh learner at A-Level, I wanted to make it more accessible”

An ambitious proud Welsh woman keen to celebrate her Welshness through this burning creativity - but not in a red, white and green way. She wanted to create designs which were fun, easy to wear and stylish for the modern Welsh woman.

In March 2020, Beth fell extremely ill with suspected COVID-19. Her side hustle and creative outlet gave her something to focus on to get out of her own head. It is now apparent that Beth has been living with long COVID where symptoms can last weeks or months after the virus has gone. The focus on Queen B & Co really helped aid her recovery.

Following this illness, Beth had an overwhelming need to protect her family and make sure that none of them experienced what she herself had just been through. As government guidelines were coming in to all wear masks, Beth ordered some ill-fitting ones online which lit that creative spark yet again.

“The support and community through my Queen B Instagram is what helped me get through my long COVID recovery”.



Os oeddech chi'n meddwl bod swydd amser llawn, symud tŷ, byw gyda COVID hir a rhedeg eich busnes dylunio ffaswn Gymreig eich hun ar yr ochr yn swnio fel llond llaw - mae angen i chi gwrdd â Beth. Nid yw'r hyn y gall yr entrepreneur Cymreig balch goruchel hwn ei gyflawni mewn 24 awr yn ddim llai na gwyrrth!

Mae llawer ohonom wedi treulio ein cyfnodau clo yn chwilio am incwm ychwanegol, wedi ymgolli mewn prosiectau seibiant i'n cadw ni'n brysur, neu wedi defnyddio'r amser hwn i adlewyrchu ac adeiladu busnes o'r pethau rydyn ni'n dwlu ar wneud. Gyda dros 30,000 o fusnesau cychwynnol newydd ledled y DU ym mis Ionawr 2021, nid yw'n syndod clywed bod 54% o'r rhain yn ffrwd incwm eilaidd (Ffynhonnell: Enterprise Nation/Companies House).

Un o'r ffrydiau incwm eilaidd hyn a ddaeth o Gaerdydd yn 2020 oedd Queen B & Co - busnes dylunio ffaswn Gymreig sy'n creu siwmperi a chrysau-t gyda sloganau Cymreig hwyliog. Mae ei sylfaenydd Beth Evans, 34, yn Dechnolegydd Dysgu amser llawn sydd ag angerdd am liw, hwyl a dyluniad.

“Roeddwn i bob amser yn gwybod fy mod i eisiau iddi fod yn Gymraeg. Gan fy mod wedi dysgu'r Gymraeg ar Lefel A, roeddwn i eisiau ei gwneud yn fwy hygyrch ”

Cymraes falch uchelgeisiol sy'n awyddus i ddathlu ei Chymraeg drwy'r creadigrwydd llog hwn - ond nid mewn ffordd goch, gwyn a gwyrdd. Roedd hi eisiau creu dyluniadau a oedd yn hwyl, yn hawdd eu gwisgo ac yn chwaethu i'r Gymraes fodern.

Ym mis Mawrth 2020, aeth Beth yn sâl iawn gydag achos a amheuir o COVID-19. Rhoddodd ei ffrwd incwm eilaidd a'i siop greadigol rywbeth i ganolbwyntio arno i fynd allan o'i phen ei hun. Erbyn hyn mae'n amlwg bod Beth wedi bod yn byw gyda COVID hir lle gall symptomau bara wythnosau neu fisoedd ar ôl i'r feirws fynd. Gwnaeth y ffocws ar Queen B & Co helpu i wella ei hadferiad.

Yn dilyn y salwch hwn, roedd angen llethol ar Beth i amddiffyn ei theulu a sicrhau nad oedd yr un ohonyn nhw'n profi'r hyn roedd hi ei hun newydd fod drwyddo. Wrth i ganllawiau'r llywodraeth ddod i mewn i gyfarwyddo pawb i wisgo masgiau, archebodd Beth rai anaddas ar-lein a oleuodd y wrechionen greadigol honno eto.

“Y gefnogaeth a'r gymuned drwy fy Instagram Queen B yw'r hyn a helpodd fi i fynd drwy fy adferiad COVID hir”.





**“I was talking to my mum and said,
‘I could make better masks than these’.
To which my mum responded,
‘Go on then!’”**

Not one to back down from a challenge, this was the beginning of Beth’s biggest sellers, her Queen B facemasks in her signature dreamy Welsh weave fabric.

Having migrated from her parent’s loft landing to her new home in Cardiff, Beth now has her very own dream home office space to work from – a place where the magic happens!

Working 9 till 5 then 5 till 9, what a way to make a living! It’s not for the faint hearted, but the ambitious and brave side hustle entrepreneurial community amongst us are some of the true heroes born from lockdown.

Check out Queen B’s ‘modern Welsh things for modern Welsh people’ at thequeenbstore.com.

REFLECTING BACK ON WHAT HAS BEEN AN INSANE YEAR FOR US ALL,

Beth’s advice to others considering the side hustle lifestyle is, “If you want something, you really do have to work for it. This is my 5 to 9pm job and I love it!!!”



“Roeddwn yn siarad â fy mam a dywedais, ‘gallwn wneud masgiau gwell na’r rhain’. Ymatebodd fy mam iddo, ‘Ei di ‘mlaen te!’”

Nid yn un i gefnu ar her, dyma ddechrau gwerthwyr mwyaf Beth, ei masgiau wyneb Queen B yn ei ffabrig gwehyddu Cymraeg breuddwydiol.

Ar ôl mudo o lofft ei rhieni i’w chartref newydd yng Nghaerdydd, mae gan Beth bellach ei swyddfa gartref freuddwydiol ei hun i weithio ohoni - man lle mae’r hud yn digwydd!

Gweithio 9 tan 5 yna 5 tan 9, am ffordd i wneud bywoliaeth!

Nid yw ar gyfer y gwangalon, ond mae’r gymuned ffrwd incwm eilaidd entrepreneuriaidd yn ein plith yn rhai o’r gwir arwyr a ddaeth o’r cyfnod clo.

Edrychwch ar ‘bethau Cymraeg modern Queen B ar gyfer pobl fodern Cymru’ ar thequeenbstore.com.

GAN EDRYCH YN ÔL AR YR HYN SYDD WEDI BOD YN FLWYDDYN WALLGOF I NI I GYD

Cyngor Beth i eraill sy’n ystyried y ffordd ffrwd incwm eilaidd o fyw, “Os ydych chi eisiau rhywbeth, mae’n rhaid i chi weithio iddo mewn gwirionedd. Dyma fy swydd 5 - 9pm ac rydw i wrth fy modd!!”



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

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Together we can fight for change,
for fairness, for respect and for life-
changing support for all.

This is the fight for mental health.
Are you in?

Join the fight at mind.org.uk

Food at home. The pandemic's effect on our dining habits

Cooking 3 meals a day, every day, for our entire household through lockdown has certainly started to take its toll. Takeaways and food deliveries have become a staple weekly fixture- eating in has become the new going out! A trend that's here to stay?

It's fair to say that the pandemic has had the greatest effect on the hospitality industry. But they haven't taken this lying down! There are inspiring business owners who have turned this on its head and completely transformed the way we all eat at home.

Takeaways and food deliveries are now the highlight of our week. We are exploring healthy, home cooked comfort meals, not just our usual Indian and Chinese treat. We expect more from our dine at home options and quite often, that delivery person may be the only person we have seen that day!

Here are the stories of a few South Wales foodie entrepreneurs who have helped to keep our spirits up and tummies full through lockdown! How do they see this trend continuing post-lockdown?



New foodie business born from the pandemic

Meet Holly Griffin, 25, owner of The Tipsy Kitchen in Cowbridge, Vale of Glamorgan. Holly's story starts with a ski season cut short due to COVID-19 and returning home to live with her parents. Not part of her plan.

Holly is part of a foodie family and this passion was something which grew through lockdown. She would blog about her food on Instagram and started to cook and deliver a few meals to her friends and family. The tipping point for Holly was when her mum asked:

“Why don't you just sell one of your lovely lasagnes?”

This off the cuff statement from Holly's mum is what led to The Tipsy Kitchen being born in September 2020. Holly could see that people had become bored of cooking for their families, and that she had a huge passion for cooking for others. A perfect match.

“Me and mum like a glass of wine while we're cooking at home so that's where the name The Tipsy Kitchen came from!”

The Tipsy Kitchen cook and deliver a range of nutritious, wholesome and home-comfort meals for the hungry workers, growing kids and those who just want second helpings. A lifeline for a lot of families who wanted home cooked meals without the effort of having to prepare and cook themselves. The Tipsy Kitchen have been feeding the hungry tummies of people living in The Vale of Glamorgan and Rhondda Cynon Taff and are now branching into Cardiff deliveries as well.



“People are really enjoying our meals, there are limited options for takeaways.”

When asked what Holly felt the future of her food home delivery business model looked like, her response was overwhelmingly positive:

“Our habits are changing, and online food delivery services are becoming the norm.”

People will still be very much eating at home as well as going out. As restrictions ease and dinner parties become popular again, as the host you can ‘save time, enjoy your wine’ and have friends over without cooking.

The Tipsy Kitchen are branching into filling the fridges of popular Welsh holiday rentals so you can enjoy a home from home cooked meal.

Eating in certainly has become the new going out, but with pubs and restaurants now re-opening in line with government guidelines, there is definitely still a place in our hearts and tummies for delicious home food delivery businesses like The Tipsy Kitchen.

Find out more about The Tipsy Kitchen by visiting her website below.

[Thetipsykitchen.co.uk](http://thetipsykitchen.co.uk)

Pubs diversifying and adapting

Digby and Jennie Rees are the leaseholders and landlords of The Wenvoe Arms pub situated between Cardiff and Barry. Like all pubs across South Wales, they have had to close their doors to the public through lockdown which has had a huge financial impact.

“You make your own luck, you can’t just sit and blame people.”





But Digby and Jennie are not the sort of people to take this dreadful situation lying down! Their can do positive attitude led to the great idea of creating a stone baked pizza oven in a shack in the garden. This was very well received by locals who came queueing up each evening to collect their family's takeaway treat. It became a great place for the locals to meet one another – a chance for a chat with someone outside of their bubble in the socially distanced pizza queue.

“It made us realise that pubs really are the hubs of local towns and high streets.”

Digby went on to say that he believes pubs are good for mental health and well-being. Seeing other people and socialising really is so important, something we have all come to realise through the pandemic. You don't know what you've got until it's gone.

Following the success of the stone baked pizzas, Digby and Jennie have now invested in a top of the range fish and chip trailer which is now serving the locals an alternative to their pizza takeaway teas. They put their success down to the wonderful village, community and customer support that they have had from the Wenvoe 'natives'.

“We hate ‘the new normal’. We like the ‘new different’!”

When asked about the future, Digby explained how they plan to keep the outside food options going when customers can safely come back to the pub to eat and drink in the garden with family and friends in line with government guidelines. They will continue to offer takeaway services for the local community as well as feeding the punters.

The Wenvoe Arms are a perfect example of a business who have diversified and adapted throughout the pandemic. An inspiring story of how the locals have supported their local to keep the spirit and the stomachs of the community full!

Find out more about The Wenvoe Arms by visiting their website below.

Thewenvoearms.co.uk

Health and wellness tips on returning to our new normal

The coronavirus pandemic is having a huge impact on our mental health. Being aware and talking about our own mental health and supporting our family and friends with theirs is more crucial now than it ever has been before.

We've teamed up with Cardiff based Life Coach, Leah Sian Davies, to share tips and advice on "creating experiences to bring people back to life post-COVID!" The thought of leaving our homes and re-integrating back into society can feel really daunting for a lot of us – we've got used to this safe bubble we find ourselves in.

Leah has a long history of working supporting and coaching people through tough times in their lives. Her career started with a challenging yet rewarding role working with teens and substance misuse through to most recently where Leah runs online coaching and workshops for adults who need extra support and guidance.

Leah's other projects include the **'Soulful Sunrise'** morning raves, which are currently on pause due to covid and her 'Fresh Air Fridays' head clearing monthly wellness sessions around Bute Park, Cardiff. Leah's passion and mission is to create experiences to bring people back to life – an inspiring motto we could all learn from ***"I want to help people who have had a tough time to be happy and enjoy life."***





To find out more about Leah and for more health and wellness tips, visit Leahsiandavies.co.uk

Our favourite quote of the pandemic is "It's ok not to be ok". And it really is! The world is re-opening around us, here are Leah's top 5 ways to take care of yourself post lockdown:

01

SET KIND BOUNDARIES

There may be a lot of excitement and eagerness for social gatherings, and you might be busting to get out and meet everyone again, or maybe not. If you are feeling at all anxious about socialising again, take some time to think about what you're ok with and not ok with for now. It might be that you're happy to meet with 1 or 2 people, but not with a group, or you're not ok with hugging.

Have a think about your own personal boundaries and how you might set expectations with others. Remember we will all have different ideas and expectations coming out of lockdown and that's ok.

02

KEEPING YOUR NEW HEALTHY HABITS

You may have really enjoyed some aspects of lockdown and have some new routines and habits that you want to keep in your life. Have a think about what you've really enjoyed over the last year – maybe spending time cooking and eating with your family, a new morning routine, saying no to things more often, connecting with people in different ways. If the pace of life is going to pick up for you post lockdown, make a plan of how you want to keep the good stuff going.

03

DON'T DWELL ON WHAT YOU "DIDN'T DO"

DO NOT beat yourself up for not using the lockdown time 'productively'. Maybe you thought you would learn something new, do more exercise, cook more etc. Remember that we have never lived through a global pandemic before! The collective anxiety and uncertainty has taken up a lot of our energy – so be gentle and forgiving with yourself and have perspective. Over a lifetime this is still a small amount of time – you are not behind.

04

WHAT DO YOU WANT TO LET GO OF?

This time has given us a chance to reevaluate our life and we have had to let go of a lot of things. Maybe there are some things that you thought you couldn't live without, but actually you've managed just fine.

If life has felt hectic and chaotic in the past, how can you simplify things? What can you now say no to?

Letting go and saying no to things, makes space for us to say yes to the things that really matter to us.

05

EXPLORE THE GREAT OUTDOORS

Many of us have found a new level of appreciation for nature on our daily walks this year. The fact we haven't been able to do much else has forced us to slow down and notice what's right on our doorstep. (You may now be bored by what's on your doorstep!)

One thing it's taught us, is that no matter what the weather we can still get outside, and as humans, that is where we belong – in green spaces. With summer nearly here, being outside is one of the best things we can do for our whole well-being. So, make some plans to explore beyond your doorstep.



THE ALFA ROMEO STELVIO

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www.nathanielcars.co.uk



From the vineyards to your doorstep: introducing Cardiff's Wine Fiend

Born from passion against the backdrop of a global pandemic, Wine Fiend is an online retailer specialising in natural and organic wines run by well-known Cardiffian, Dean Euden.



Dean chatted with us about starting a business during times of uncertainty, championing unique voices within the wine industry, and why collaborating with other local independent businesses is the best way to go.

Since launching Wine Fiend in 2020, Dean has juggled family life with learning to run a business from home – which is no mean feat, especially during times of restrictions, lockdowns and isolation.

“Taking the reins at a time when there is little control over your situation has been therapeutic,” Dean admits. “My job was at risk because of the pandemic, and starting my own business allowed me to turn something bad into something positive. It’s nice to see that there can be silver linings.”

Dean is now a regular face at Cardiff markets where he trades most weekends, and for those keen to try something new and exciting, he also curates cases to suit every palate.

The case for natural wines

While working in the wine industry for over a decade, Dean became increasingly fascinated by the small, sustainable producers doing something different to the big brand names.

“I could see a future developing a wine business that focused on people and the environment without compromising quality or taste,” says Dean. “One that promotes and supports all of these incredible winemakers who are pushing boundaries, testing revolutionary ideas, and leading the way for more natural and sustainable production methods.”

Wine Fiend currently stocks wine from Spain, France, Italy, Austria and Portugal. Most are ‘low-intervention’ wines, which means minimal interference - harvesting by hand and little or no chemicals and filtering. The results are wines that truly showcase the richness of the terroir, from the flavour of the grape to the character of the soil.

And the packaging and shipping is just as important as the wine production. One of Wine Fiend’s newest partnerships is with Xisto Wines which transports products from award-winning producers in Portugal to Bristol by traditional sail-powered cargo ships. This fossil-fuel free approach means the wine is as good as local.

Uncorking that entrepreneurial spirit

While it hasn’t all been smooth sailing, Dean has learnt a lot from starting a business during the pandemic. For him, it’s been about finding the right balance between working hard and making time for family and friends to avoid burnout. “It’s easy to get into a cycle of thinking you have to work silly hours, but you need to take care of yourself to take care of your business”, he tells us.

“Starting your own business is scary,” Dean confesses, “but when you feel scared, reflect on why you’re starting your business and focus on that.”

When asked what advice he’d give to others looking to start their own business, Dean suggests starting with new business initiatives and government schemes. He recommends taking all offers of support no matter how small, and being open to advice from other business owners. *“If they impart pearls of wisdom or a chance to team up, take it”, he tells us.*

Talking about his biggest challenges over the last year, Dean is candid about trying to build relationships with customers through social media and online activities such as virtual tastings. “As a person that thrives on interaction with people, that was tricky for me”, he says. “I find that the best way to deliver my passion and belief in what I do is when customers can be in the same room as me.”



Keep up with Wine Fiend’s events, partnerships and latest products on social:

Facebook: facebook.com/HelloWineFiend
Instagram: [@winefiend.cardiff](https://www.instagram.com/winefiend.cardiff)
Twitter: [@WineFiendLtd](https://twitter.com/WineFiendLtd)



“These places are often the backbone of the community and I think we’ve come to realise how important they are for us all, and how disastrous it would be for Cardiff if we lost them.”

Raising a glass to better times

And it won’t be long until Wine Fiend can host events in more intimate settings. *“I can’t wait to get back to talking and interacting with people who love wine face to face. I’m also waiting to hear if the Raw Wine Fair will be taking place in London. It’s one of the biggest natural wine events of the year, and I’m aching to go and check out potential new wines for Wine Fiend!”*

On a local level, there’s plenty to get excited about too. Over the last 6 months, Wine Fiend has not only traded online but been a regular trader at Indie Superstore and King’s Road Yard market most weekends. Dean has also partnered with some of Cardiff’s incredible independent businesses, including Kapow Ribs and The Little Welsh Chocolate Company. In a year of great uncertainty where many small businesses have struggled, it’s heartening to see independent businesses teaming up instead of feeling pressure to compete.

“I’m just excited for the people I know in hospitality to start clawing back some earnings after the last year. It’s been pretty horrendous for everyone in the trade and it would be lovely to see life return to our independent bars and restaurants.”

As soon as restrictions allow, Dean promises that Wine Fiend will be making guest appearances at many venues across the city. Expect pop-up bars, wine tastings, and food-pairing nights with a much-loved South Indian street food trader. And while plans are not yet set in stone, there may even be a movie and wine night on the cards.

If you can’t wait to meet Cardiff’s Wine Fiend at events this summer, explore their collections of natural, organic and sustainable wines online.

Visit winefiend.co.uk and get wine delivered to your doorstep.



The Patternistas:

bringing colour and kindness to the streets of Cardiff



Run by Suzanne and Chris Carpenter, the Patternistas are a Cardiff-based creative studio specialising in bright, bespoke patterns for products and spaces. Throughout the pandemic, they've shared messages of hope and kindness on billboards around town, and decorated the windows of venues and businesses with beautiful illustrations.

Known for their bold colours and cycling the city on their tandem, we had the chance to catch up with them to reflect on creativity during lockdown, what advice they'd give to other creatives, and their plans for the coming year.

After 30 years at the helm of one of Cardiff's best-known branding agencies, Suzanne and Chris felt the need to open up a space to explore their own creativity. "As a creative agency, you're always solving problems for other people, helping them succeed", says Chris. ***"We wanted to have a space to explore our personal creativity,"*** he adds. Born from their interest in the creative process and passion for enhancing environments, the Patternistas make spaces more human and uplifting, both inside and out.

By making room for playful exploration and experimentation, the couple now inject joy, happiness and energy into interior and exterior spaces with bold nature-inspired prints and patterns. "Our designs are not for everyone", Suzanne tells us, talking about their pattern collections that transform walls, floors and soft furnishings. ***"We cater for those with 'hungry eyes' who are looking for something lively and eclectic."***



“Kindness is catching - pass it on.”

Avoiding a creative drought during a year of lockdowns and quarantines has been challenging for many. But for the Patternistas, adapting to a more restrictive lifestyle and retracing their steps on the same walks in and around the city has only presented new opportunities, raised their profile locally, and renewed their sense of connection to their surroundings and community.

Before the pandemic, their focus was outside Cardiff, and they travelled regularly to London and Europe for work. Working closer to home has sparked a host of new collaborations, and their vibrant illustrations can be found at numerous locations across the city.

One of their earliest lockdown collaborations was with their local cafe, Penylan Pantry. When businesses were forced to close, the cafe's owner, Mel asked them to use their windows to **“spread some cheer to the local community”**. Receiving the keys to the cafe through the letterbox, the Patternistas had no idea just how powerful their window drawings would become. Featuring the question “What kind of world do we want to emerge after this crisis is over?” alongside reaching hands and searching eyes, the illustration resonated with many people who didn't hesitate to get in touch with supportive messages and positive feedback.

Overwhelmed and heartened by the response of the community, the Patternistas went on to decorate more windows, including Brod Danish Bakery, Waterloo Tea, Ty Hafan children's hospice, and Velindre Cancer Centre.

They were also approached by Jack Arts to be involved in the **#YourSpaceOrMine** billboard project, where 10 British artists would brighten their city's streets with positive messages. Theirs featured bright sunny faces with the message, ‘Kindness is catching - pass it on’, which they felt was some sort of an antidote to the general anxiety around catching coronavirus.

Keep your mind open and your head up

“That's one of the benefits of being a ‘creative’ in this sort of situation”, says Chris about the pandemic. “We know the value of creative play and experimentation, and lockdown has given us extra time to explore.” But they acknowledge that the last year hasn't been easy for everyone in the creative industry.

“It's easy as a creative to hide yourself away and hope that things will come your way”, Suzanne admits when we asked them for advice for creatives in tough times. **“But a lot of the time, things come from random conversations. Even in a pandemic, there are ways of connecting with people, and engaging with your surroundings and community.”** While they don't recommend working for free,



Give them a follow on social:
[Instagram.com/patternistas](https://www.instagram.com/patternistas)
 Twitter: @Patternistas



LOCATION:
CARDIFF

Keep up with the Patternistas and their
 upcoming projects by visiting
[patternistas.co.uk](https://www.patternistas.co.uk)





they encourage creatives to keep their minds open, their heads up and always be ready to jump in and help.

A perfect example of this was a collaboration with Cardiff Council that started with a tweet.

When the council announced their intentions to install signage and street markings for the reopening of shops, pubs and restaurants last summer, the Patternistas had already been dreaming up ways to bring colour and life to the city centre. The tweet ignited conversations with Cardiff Council where they proposed brightening the signs and creating welcoming messages for the new Castle quarter cafe area along Castle Street.

“While of course there’s an element of luck, if you keep your head down, you’ll miss these opportunities”, says Chris.

Patterns in the pipeline

Thinking about life after lockdown, the Patternistas have a lot to look forward to with dozens of projects in the pipeline. These include a collaboration with Sustrans, a sustainable travel organisation close to their heart, creative work with Mesoa, a Cardiff-based male skin care brand with a focus on men’s mental health, and a bigger project with Velindre Cancer Centre. They also have a range of sustainable upholstery fabrics which are made in the UK from 100% recycled plastic bottles. And a new product line in partnership with Simion, an upholsterer on the BBC’s Money for Nothing.

Looking ahead, the pair are excited about creative projects that are underway in Cardiff too, such as Extinction Rebellion’s powerful mural in Merches Gardens in Grangetown, and Butetown’s ‘My City, My Shirt’ mural to help make football a welcoming place for everyone.

“We love seeing the amazing new artwork adorning the streets”, Suzanne tells us. “We’d like to get involved in designing artworks that help connect people to place and we can’t wait to get back to running creative workshops in person.”

They’re also looking forward to seeing Cardiff’s new infrastructure for cycling and active travel when things open up. As keen cyclists and environmentalists, the Patternistas are hopeful that we’ll see creativity and sustainability taking centre stage in communities across the city in our post-pandemic world.

“But what we’re looking forward to the most is being able to be more spontaneous in life in general”, says Chris. And that’s something we can all probably relate to.

WFH: the products your home office needs

If there's a silver lining from this last year, it's that for many people, working from home is here to stay. Here are our favourite WFH essentials from Cardiff's best indie businesses to brighten your space and help you get things done.

01



Scandi-inspired Rose journal

- £24.50 - FULL STOP

02

4 Colour multi gel pens

- £7.99 - FULL STOP

03

Brazil Pinhalzinho coffee

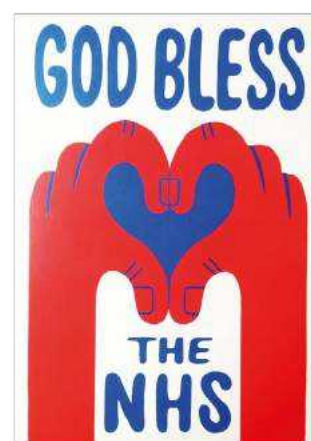
- from £10 - HARDLINES COFFEE



05

'God Bless the NHS' A3 Print

- £30 - PHILL MORGAN



04



Fine china bee mug

- £11 - BLOSSON AND NECTAR

Tips from the experts

Your next posture is your best posture

We asked Dai from Agile Therapy for some WFH recommendations. ***"There are dozens of misconceptions about setting up a workspace that suits your needs and concentration,"*** he says. No matter your home office space and setup, here's what he suggests to help you focus:

1. Clear away any clutter to help improve concentration.
2. Walk and talk on the phone when you can to take a break from your desk and get a fresh perspective.
3. Get up and move every 20 minutes and do something different for five - set a timer to remind yourself!
4. Switch off distractions and switch on things that help you focus during those 20 minutes.
5. Don't overthink how you sit - it's about how long you hold a position, so mix it up! ***"Your next posture is your best posture,"*** Dai says.

Visit agiletherapy.com and subscribe to Agile Dai the workplace guy on YouTube for more tips.

Use your WFH time to focus

As businesses continue to open up, many of us will be splitting our time between home and the office. ***"We all know how distracting office life can be,"*** says Lauren, founder of Full Stop Accounts, ***"so why not use your time working from home to catch up on tasks that need concentration?"*** This might include bookkeeping, checking against performance and cash flow, and strategising and planning to make the most of the days when you can be with your team and clients in person.

Don't forget if you're required to continue working from home, and your employer isn't paying you up to the HMRC guide of £26 a month to cover costs, you can get a tax relief directly from HMRC or through your tax return.

Visit fullstopaccounts.co.uk for business consultancy, technology and accountancy.

Don't forget your plants if you return to work

Bringing nature indoors has been a comfort and joy during the pandemic. But it's important to care for our green friends as life opens up again. ***"Too much love can kill plants,"*** says Rhona of Blasus Succulent Emporium. ***"A species found on the rainforest floor doesn't want the same sun as a cactus, for example. So getting to know your plants' needs is important."***

Rhona recommends using a calendar, plant diary or app to mark when your plants need watering. And keeping an eye on how they look: many plants will look thirsty or in need of additional care.

Get advice at blasus.co.uk and explore over 200 varieties of houseplants, succulents and cacti.

06



Alocasia Wentii plant

- £20 - BLASUS SUCCULENT EMPORIUM

Escape the grind at Spit & Sawdust

It's so much more than a skate park. With artist studios, a community garden and a year-round calendar of events, Spit & Sawdust brings colour, life and a sense of community to a concrete corner of Cardiff's Newport Road.



Run by its founders, skateboarder Christian Hart and artist Nia Metcalfe, who were joined by fellow artists Becca Thomas and Thom O'Sullivan in 2017, creativity is the heart and soul of this place. It's no surprise that having to close throughout much of the pandemic, they adapted and found inventive ways to use the space during the times they were allowed to open.

As Wales reopens again to enjoy longer days and warmer temperatures, we caught up with the team to hear about life in lockdown and their exciting plans for coming months.

"First and foremost, Spit & Sawdust is a social space made up of all the people who visit, use it and hold it together", says Becca. "It's the skateboarders, the artists in our studios and everyone else who make it the place that it is."

So when the pandemic hit and the world went into lockdown, shutting the venue was tough for the whole community. ***"Missing them has been the biggest challenge this last year"***, Becca adds. ***"Without the people who hold it together, we're just a huge, empty warehouse."***

Even when skating resumed and the cafe reopened last summer, the restrictions inhibited the way the venue functioned as a gathering place to meet friends and make new ones. ***"We know that people rely on us, and to have a year of opening and closing without any control over things has been hard. We've missed everyone a lot"***, Becca admits. ***"There have also been times when the team had to work apart or remotely, and we couldn't see each other."*** This includes other members of the team: skate tutors Guto and Stewart, and in-residence gardener Emma.



*Keep up with news and book skate sessions
and event by visiting spitandsawdust.co.uk*

Spit & Sawdust,
Rhymney River Bridge Road, Cardiff.

**Bacareto cafe-bar, opening summer 2021 at
13 Church Street, Cardiff.**

*Say hello to the team by emailing
hello@spitandsawdust.co.uk or
find them on social:*

Facebook: facebook.com/spitandsawdust

Instagram: [@spitandsawdustskatepark](https://www.instagram.com/spitandsawdustskatepark)

Twitter: [@spitnsawdust](https://twitter.com/spitnsawdust)





While they've found ways to diversify business, one thing that's become increasingly important is making sure that the team is doing okay. ***"It's such an uncertain time, 'we're in a pandemic, take it easy' has become a bit of a mantra for us", says Becca. "Not just with work, but with personal life and relationships too. It's important to be kind to yourself and those around you in these times."***

Cardiff's best pub garden

Spit & Sawdust has now reopened as an outdoor cafe with the skatepark open for bookable sessions via the website. Their priority is making sure everyone is safe and can relax when they visit. "We're really lucky to have a large outdoor space and Emma, our gardener in-residence, who has managed to transform a brutal car park space into something green and glorious", says Becca.

Proud of their space and now with an alcohol license, the team (half jokingly) refer to it as 'Cardiff's best pub garden'.

"Last year we transformed our yard into an outdoor pizzeria complete with a homemade wood-fired pizza oven. This year we'll be going back to our popular menu of organic beef or homemade vegan burgers, our legendary hand-cut, twice-fried chips, and a few exciting new items. We'll still be serving the Spritz that proved so popular last year too!"

The summer line up

The summer line up kicks off with 'Spit & Sawdust in Bloom' on 13 June: an original take on an open garden event where people will be invited to visit the yard and see how it's been transformed and rewilded.

"We hope that, in time, we'll become more and more self-sufficient with regards to vegetables and salad for the cafe. Emma, our gardener, and a few other local growing projects will be hosting tabletop plant sales, we'll be serving food from our outdoor oven, and there'll be an art exhibition and workshop by a local arts group."

The team also gives us a taste of what's to come as they launch their next, exciting venture: a new Venetian-style cafe-bar in the heart of the city. Inspired by the small *bàcari* (traditional bars) of Venice where two of the team lived and worked for a time, Bacareto promises to be everything you want in a cafe-bar: a relaxed and informal atmosphere, a creative and social space, and great quality yet affordable seasonal food and drink. As a twist, the space will also be home to Cardiff Skateboard Club.

"We've worked on this project for about 3 years, and summer 2021 is finally the time! We're looking forward to catching up with people we've missed over the past year" Becca adds, "and welcoming new faces to our two venues as well."

Of course, skateboarding has been at the forefront of their plans with Wales' largest vertical ramp funded by the skate community taking centre stage in the yard. "Skateboarding's become hugely popular over lockdown, so we're really excited to be part of that in the coming months and years - especially the burgeoning female skate scene."

This summer, turning off Newport Road and coming through the gate, you'll truly be transported somewhere you wouldn't expect.



THE LINKS



DISCOVER EXCEPTIONAL COASTAL LIVING AT THE LINKS, REST BAY

Sympathetically designed to blend old with new, The Links is a striking collection of 1, 2 and 3 bedroom apartments. The development features the refurbishment and conversion of a Victorian Grade-II listed building along with carefully designed new-build properties.

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Every meticulously designed home at the 18th features private outside space, ideal for soaking

up the exceptional coastal surroundings. The apartments are built to exacting standards and feature a luxurious specification which includes integrated kitchen appliances, underfloor heating and flooring throughout.

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Demonstrating the exceptional specification on offer, with a beautiful terrace featuring views over the Royal Porthcawl Golf Club and towards Rest Bay.



“

WHAT RESIDENTS AT THE LINKS HAVE TO SAY:

The location of The Links is ideal, with probably the best view of the bay, sitting beside and just above the Royal Porthcawl Golf Club. Even though I don't play we really appreciate the course being there.

The finish and specification of the apartment is excellent, which only adds to the pleasure of being here. The beach is a strong focal point and despite being a relatively small community there always seems to be something going on, whether its walkers crossing the bay, or surfers coming to catch waves or the wind.

- Steven

”

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“Penarth is a lovely area, very sought after and highly thought of with lots of amenities on your doorstep.”

If you need advice about moving or selling in Penarth and Sully contact Belinda on 02920 703799 or email penarth@peteralan.co.uk.

To get a free instant valuation of your property online visit www.peteralan.co.uk/#valuation 24 hours a day.

Meet the Manager

BELINDA BISHOP - PENARTH BRANCH MANAGER

We caught up with our Penarth Manager Belinda, to talk about working in the heart of this booming seaside town.

Despite only joining pa black this year, Belinda is no newbie to the property industry, having worked in estate agency for 20 years. A brief look at Belinda's CV shows she knows the industry inside out and she is not afraid to spread her wings.

“I started my estate agency career back in 2001, in Spain selling off plan properties” she said. “I then went into the resale market and I became the Rural Specialist for the Spanish company before returning to live in Cardiff.”

“I got a job in the property market as a Sales Negotiator and through a year of positive results I quickly worked my way up to Manager in the Bristol office.”

Several years and various roles across South Wales later, Belinda joined pa black during March of 2021, initially running the Monmouth branch but recently made the move to the Penarth office. ***“I feel like I’ve come home working in Penarth full time. I’m from Sully and went to***

Stanwell Comprehensive School in Penarth, my Dad set up the family business, Motts Insurance, here which is now run by my brother, so in many ways I feel very connected to the area.”

“The Penarth market is booming right now, there are lots of buyers currently looking to move to the area and we desperately need more properties to sell.”

When not helping people find their perfect home, Nan of three Belinda enjoys an active lifestyle. ***“I love walking with my Husky cross Malamute and we are actually currently looking to adopt another dog. I enjoy spending time outdoors and I’ve also got another more unusual passion - my husband and I are both scuba divers! We originally learnt to dive in Spain in 2002 and have been very fortunate to have visited many countries which are amazing for diving. We’ve been to The Maldives, Philippines, Cuba, Mexico and Egypt. Egypt and The Maldives are my favourite destinations.”***



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.

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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.

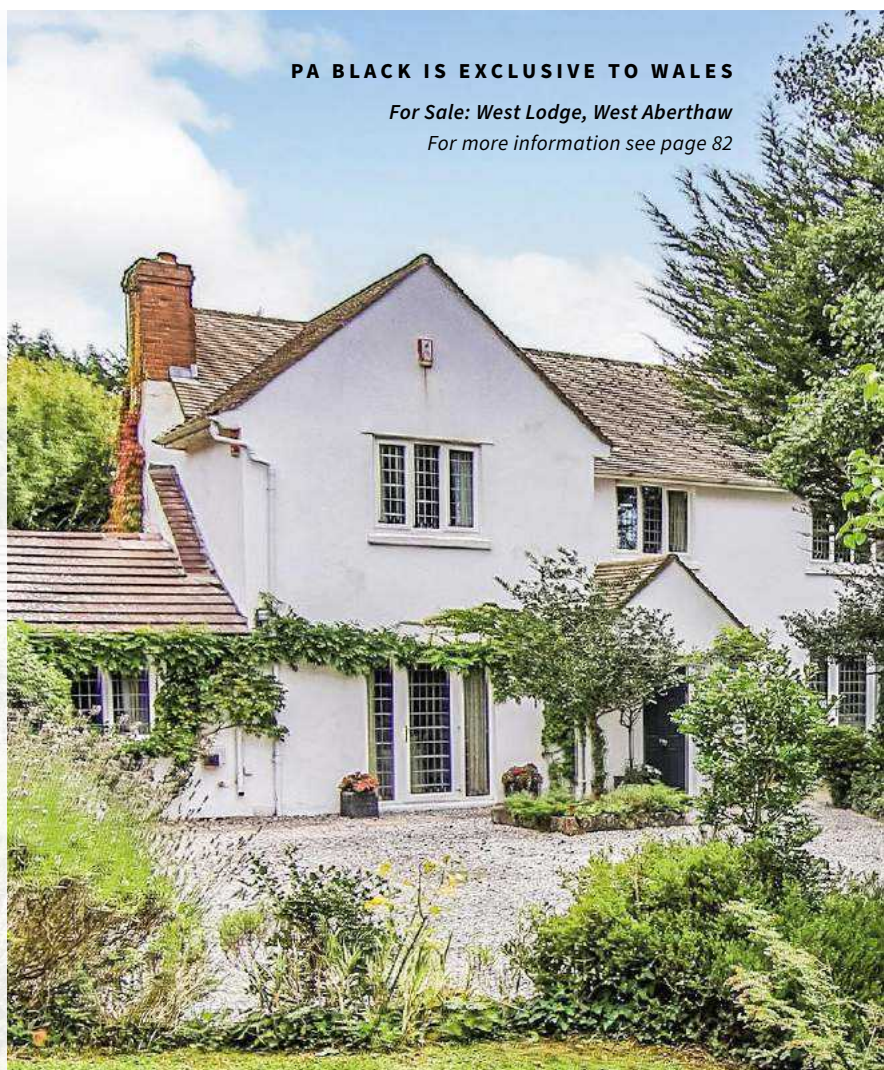
MyAccount lets you view the status and progress of your transaction without having to contact the branch for an update. It also offers useful information and guides, tailored to the stage the customer is at, with interactive features, such as the ability to approve particulars online and add appointments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

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For Sale: West Lodge, West Aberthaw

For more information see page 82



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 not only our pa black website, but also that of Peter Alan, 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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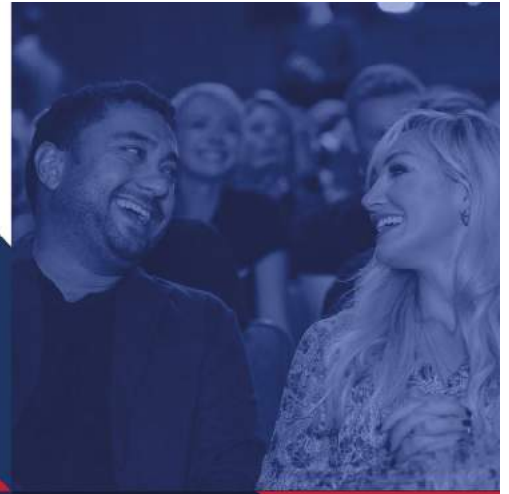


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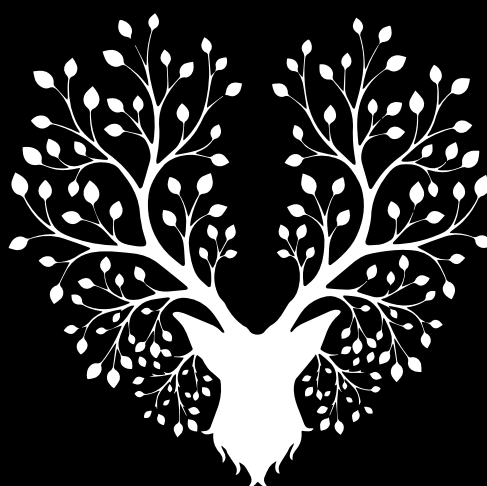
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Angela Davey explains the extreme changes affecting the letting industry

Angela Davey sy'n esbonio'r newidiadau enbyd sy'n effeithio ar y diwydiant gosod

We are now able to reflect on the impact on the changes in the property market and find it incredible that house prices have risen during a global pandemic and at a time of such turmoil for the wider economy. The property market has largely remained open during previous lockdowns as our industry was able to use all the 'virtual' resources we have at our disposal. Agents have also disciplined themselves in matters relating to the health and safety of their staff and their customers.

The early part of the year has seen rental demand across the UK some 41% higher than previous years. There are signs of home owners breaking chains, selling up and moving into rented accommodation so they are in a stronger position to secure their 'dream home' when it becomes available. It may be that they are also taking advantage of securing the best price for their property while the stamp duty holiday is still in place or it could be the appeal of the flexibility of renting which allows them to 'try before they buy' in a new area or more rural location.

According to the Office of National Statistics, the North and South divide has also gone into reverse in terms of the rise of property prices and naturally this has impacted on rental values.

Here in Wales the average house price is currently £17900. With an annual change YOY of 9.5% whereas in England on a like for like basis the average price is £26600 with an annual change of 7.5%.

The Government has introduced incentives such as 95% mortgages, however this doesn't address the real problem that for an increasing number of people house prices are still too high.

The Private Sector in Wales has never been so buoyant and it is offering security for tenants who are choosing it as a lifestyle. This is primarily due to Tenancy Saver Loans and radical changes in the flexibility of Universal Credit giving Landlords confidence to rent to those on this type of benefit.

This has also had a knock on effect for private investors looking to Wales for the higher yields to value, thus injecting capital into our housing market knowing that their investment in Buy To Let is more secure now than ever.

To view lettings please turn to the next page.

Rydym bellach yn gallu myfyrio ar yr effaith ar y newidiadau yn y farchnad eiddo ac yn ei chael hi'n anhygoel bod prisiau tai wedi codi yn ystod pandemig byd-eang ac ar adeg o gythrwfl o'r fath i'r economi ehangach. Mae'r farchnad eiddo wedi aros ar agor i raddau helaeth yn ystod cyfnodau clo blaenorol gan fod ein diwydiant wedi gallu defnyddio'r holl adnoddau 'rithwir' sydd ar gael i ni. Mae asiantau hefyd wedi disgyblu eu hunain mewn materion sy'n ymwneud ag iechyd a diogelwch eu staff a'u cwsmeriaid.

Yn gynnar yn y flwyddyn gwelwyd galw rhent ar draws y DU tua 41% yn uwch na blynyddoedd blaenorol. Mae arwyddion bod perchnogion tai yn torri cadwyni, yn gwerthu i fyny ac yn symud i lety ar rent fel eu bod mewn sefyllfa gryfach i sicrhau eu 'cartref delfrydol' pan fydd ar gael. Mae'n bosib eu bod hefyd yn manteisio ar sicrhau'r pris gorau am eu heiddo tra bod y gwylliau treth stamp yn dal yn ei le neu gallai fod yn apêl hyblygrwydd rhentu sy'n caniatáu iddynt 'geisio cyn prynu' mewn ardal newydd neu leoliad mwy gwledig.

Yn ôl y Swyddfa Ystadegau Gwladol, mae rhaniad y Gogledd a'r De hefyd wedi mynd yn ôl o ran cynnydd ym mhrisiau eiddo ac yn naturiol mae hyn wedi effeithio ar werthoedd rhent.

Yma yng Nghymru, pris tŷ ar gyfartaledd yw £17900. Gyda newid blynyddol YOY o 9.5% ond yn Lloegr ar sail debyg am debyg y pris cyfartalog yw £26600 gyda newid blynyddol o 7.5%.

Mae'r Llywodraeth wedi cyflwyno cymhellion megis morgeisi 95%, ond nid yw hyn yn mynd i'r afael â'r broblem wirioneddol bod prisiau tai yn dal yn rhy uchel i nifer cynyddol o bobl.

Ni fu'r Sector Preifat yng Nghymru erioed mor fywiog ac mae'n cynnig diogelwch i denantiaid sy'n ei ddewis fel ffordd o fyw. Mae hyn yn bennaf oherwydd Benthyciadau Arbed Tenantiaeth a newidiadau radical yn hyblygrwydd Credyd Cynhwysol gan roi hyder i Landlordiaid rentu i'r rheini ar y math hwn o fudd-dal.

Mae hyn hefyd wedi cael sgil-ffaith i fuddsoddwyr preifat sy'n edrych i Gymru am y cynnyrch uwch i'w brisio, a thrwy hynny chwistrellu cyfalaf i'n marchnad dai gan wybod bod eu buddsoddiad yn Prynu i Osod yn fwy diogel nawr nag erioed.

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



Holmesdale Street, Cardiff

- Four double bedroom property
- Furnished
- A grand entrance with original tiled flooring
- Large open plan reception rooms
- Master bedroom overlooking Grange Gardens

Trem Eli, Penarth

- 4 bedroom town house
- Gated community in Penarth Heights
- Spectacular views
- Garage
- Allocated parking space



Copperfield, Thornhill, Cardiff

- Detached four bedroom house
- Four reception rooms
- Double garage
- Undergoing full decoration
- Desirable location

Meridian Wharf, Swansea Marina

- Fifth floor three bedroom Apartment
- Large balcony stretching around the front and side
- Sea and marina views
- Furnished
- Underground Parking



£975 pcm



The Brickworks, Cardiff

- Amazing two double bedroom apartment
- Sought after location
- Rarely available
- Parking in a gated development
- On site fully serviced concierge



£1,900pcm



The Laurels, Wern Fawr Lane, Old St. Mellons

- Substantial five bedroom detached house
- Three reception rooms
- Large kitchen / dining room
- Spacious entertainment annex
- Large gardens
- Electronic gated access



£1,500 pcm



Holly Tree Cottage, Penhow, Caldicot

- Beautiful 4 bedroom detached property
- Finished to an excellent standard
- Two kitchens
- Fully furnished
- Garage



£2,100 pcm



Cefn Mably, Cardiff

- Newly developed 3 bedroom detached property
- 1/3 Acre of garden
- Open plan large living room
- Large conservatory
- Private estate



Marshfield Road, Castleton

EPC = C

- Detached five double bedroom stylish modern residence
- Wonderful views across green fields and countryside
- Down stairs cloak room
- 26 ft lounge, separate dining room
- Separate study/snug
- High spec kitchen breakfast room,
- Underfloor heating
- Three quality bathrooms



Pen-Y-Graig, Rhiwbina

EPC = TBC

- Semi-detached three bedroom house in quiet close
- Large lounge and dining room
- 20ft family room and 21ft attic room
- Large private drive
- South facing gardens
- Garage/garden room



The Glade, Lisvane Road, Lisvane

EPC = D

- Detached six double bedroom family residence
- Double garage
- Private entrance drive
- Four bathrooms
- 23ft lounge and 20ft dining room
- Sun lounge conservatory



Wood Close, Lisvane

EPC = C

- Detached five bedroom family residence
- Private corner gardens
- Extensive parking with a gated drive
- 25ft hall
- Three bathrooms
- Sauna



Heol Y Delyn, Lisvane

A most impressive five bedroom detached family home with stunning landscaped gardens, extended and improved in recent years, and occupying a charming position fronting highly popular Heol Y Delyn. With extensive living space, three bathrooms and immediate possession.

EPC = D

£800,000

- Five bedrooms
- Three bathrooms
- 28 ft kitchen dining room
- 19 ft sun lounge sitting room
- 17 ft lounge, 16 ft snug.
- Large utility room

Sale Agreed



£637,500



Mill Road, Lisvane

EPC = E

- Detached four double bedroom house
- Large and lovely private corner gardens
- Room to extend plus full planning to build a further separate detached three bedroom home
- Anglian pvc double glazing, gas heating
- Double length garage, single garage.



£595,000



Heol Hir, Thornhill

EPC = D

- No chain
- Two bathrooms
- Delightful private sunny gardens, double garage
- Detached four bedroom modern residence with park land views
- 19 ft lounge, separate dining room, separate study
- Kitchen breakfast room, utility room



£575,000



Grove Place, Birchgrove

EPC = D

- Detached three/four bedroom bungalow
- 21 ft lounge, 18 ft sitting room, 16 ft dining room, 15 ft conservatory
- Stylish modern bathroom
- Pvc double glazing, gas heating
- Delightful surrounding gardens.



£620,000



Pwllmelin Road, Llandaff

EPC = F

- Large four bedroom semi-detached house, extensive improvements
- 16 ft kitchen breakfastroom, formal lounge, separate dining room
- Two bathrooms
- Gas heating, pvc double glazing.
- Parisian shutter blinds, double garage
- Sunny gardens



£695,000



Greyfriars Road, Cardiff

EPC = C

- Stunning 6th floor two double bedroom self contained apartment with two large private city roof top balconies.
- Stylish fitted kitchen
- 27 ft x 20 ft lounge and dining room
- Two quality bathrooms both ensuite, cloak room
- Large parking bay in underground residents car park



£450,000



Edward Clarke Close, Danescourt

EPC = C

- Detached four bedroom family house
- 22 ft open plan kitchen breakfast room, utility room
- Down stairs cloak room, 15 ft lounge
- Dining room with french doors
- Three bathrooms, two ensuite, walk in wardrobe
- Gas heating, pvc double glazing



£465,000



Vicarage Gardens, Marshfield

EPC = C

- Extended detached four bedroom house with private enclosed level corner gardens
- Pvc double glazing, gas chr, sigma 3 kitchen
- 24 ft family room, 20 ft lounge, 15 ft study/snug, formal dining room
- Quality fitted wardrobes
- Double garage



£440,000



Dombey Close, Thornhill

EPC = D

- Detached three bedroom house
- 23 ft new wren kitchen and dining room, new ground floor shower room, 24 ft lounge.
- New first floor shower room
- New under floor gas heating, stunning porcelain tiled floors, stylish grey oak doors and new pvc double glazing.



Ash Grove, Whitechurch

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



Marshfield Road, Castleton

EPC = C

- Detached five double bedroom house
- Charming entrance reception hall
- Large kitchen breakfast room
- Study/snug
- Three stunning bathrooms
- Separate annex



Liddell Close, Pontprennau

EPC = D

- Detached house with four double sized bedrooms and two new luxury 2021 bathrooms
- 28 ft new stunning fitted kitchen and dining room with bi-folding doors, utility room, cloak room, 18 ft lounge, pvc double
- Glazing, gas heating
- Double drive with new electric smart point



Ffordd Nowell, Penylan

EPC = TBC

- Detached four double bedroom double fronted modern taylor Wimpy built 2011 house
- 15 ft lounge, separate study, 22 ft kitchen breakfast room, utility room
- Down stairs cloak room
- Two bathrooms
- Gas heating, pvc double glazing



£425,000



Old Hill, Old St. Mellons

EPC = E

- Four bedrooms
- Open plan
- Immaculate condition
- Underfloor heating
- Parking



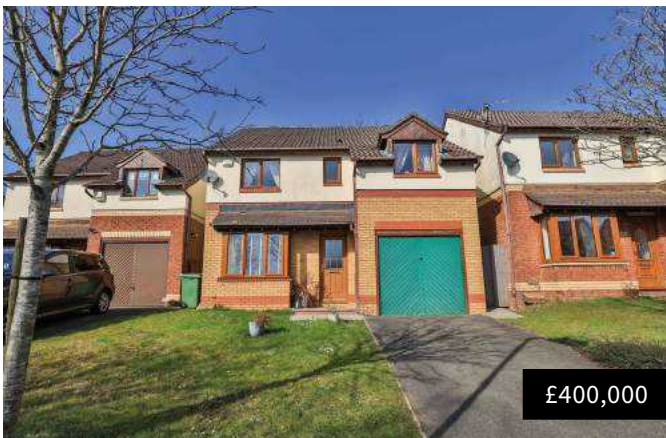
£850,000



Park Road, Whitechurch

EPC = TBC

- Detached five double bedroom bungalow
- Totally private plot of 0.43 acres
- Heated outdoor swimming pool
- Three large living rooms
- 21ft kitchen / breakfast room
- Double garage



£400,000



Heol Y Barcud, Thornhill

EPC = D

- Detached four bedroom modern house in private cul de sac road
- Gas heating, pvc double glazing
- New down stairs cloakroom & new 2018 fitted kitchen
- New 2017 ensuite shower room, lounge, dining room
- Two bathrooms



£400,000



Vicarage Gardens, Marshfield

EPC = D

- Detached four bedroom house
- 19ft lounge
- 13ft snug/study, 18ft kitchen/breakfast room
- Conservatory
- Landscaped gardens



Pentwyn Terrace, Marshfield

EPC = TBC
£530,000

This impressive detached four double bedroom house occupies a select position fronting a very quiet and private residential close, comprising just two detached houses, and approached by a gated entrance drive, leading to a wide turning area with private drives that lead to a large detached double garage with studio above. With beautiful sunny private landscaped level rear gardens, comprising a manicured lawn and a large stylish contemporary sun terrace, screened by high Laurel hedging to afford maximum privacy and security, this spacious well designed family home provides versatile living space. Tastefully maintained and modernised to a high standard and including an exceptional social open plan fully fitted kitchen, dining room and family room with bespoke bi-folding doors which open onto the enviable rear gardens.

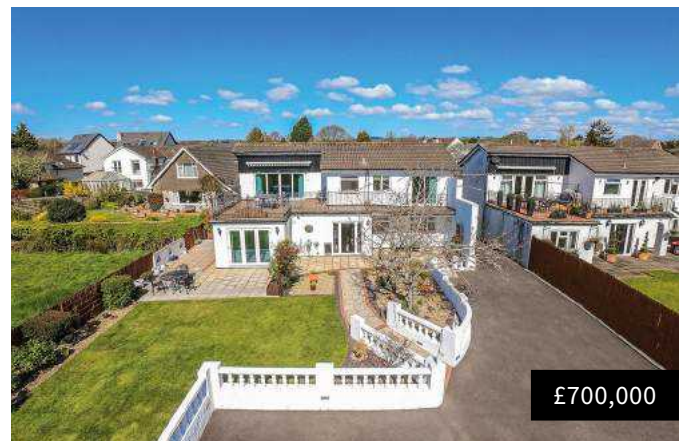
- Stylish detached four bedroom house
- Open plan fully fitted kitchen, dining room and family room
- Large detached double garage with studio
- Private landscaped level rear gardens
- Bespoke bi-folding doors onto rear garden



Hastings Crescent, Old St. Mellons

EPC = D

- Detached
- Four bedrooms
- Large driveway
- Master with en-suite



Catherine Drive, Marshfield

EPC = C

- Stunning detached four double bedroom modern residence
- 24 ft lounge, 21 ft stylish contemporary fitted kitchen, cloak room, utility room
- Two modern bathrooms
- Large first floor sun balcony with superb views across green fields



Clos Tyla Bach, St. Mellons

EPC = D

- Four bedrooms
- Detached
- Two receptions
- Large garden
- Off road parking



Romilly Road, Canton

EPC = E

- Large five bedroom three storey bay fronted house
- Three reception rooms
- Many period features
- Walled gardens
- Great location close to both Pontcanna and Canton



Meadowfield Way, Morganstown

EPC =

- Detached four bedroom house with park land views
- Large lounge and separate large sitting room
- 22ft kitchen and dining room
- Two new in 2021 bespoke bathrooms
- Large and lovely private southerly facing gardens



Arudur Hen, Radyr

EPC = C

- Detached five bedroom house
- Large lounge
- Formal dining room
- Three bathrooms
- Landscaped gardens
- Gated drive and garage



Clos Coedydafarn, Lisvane

EPC = C

- Detached three bedroom bungalow in small select private close
- 19 ft lounge, formal dining room, kitchen breakfast room
- Gas heating, double glazing, delightful enclosed lawned rear gardens, double garage



The Paddock, Penylan

EPC = D

- Detached five bedroom house
- Charming private south facing gardens
- 2648 square feet
- Large kitchen and utility room
- Sun conservatory
- Lovely quiet select close



Cypress Crescent, St. Mellons

EPC = B

£475,000

A stylish four bedroom home that has no shortage of space and light. The bright, modern kitchen has been designed with integrated dining and family areas and French doors leading to the garden and an adjoining utility. There is also an elegant bay fronted lounge and study. Upstairs are four spacious bedrooms, the master bedroom with luxurious en suite and a family bathroom. The larger than average rear garden benefits from astroturf and a patio area enclosed timber fence and side access from front of the property

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



£465,000



Mill Close, Lisvane

EPC = D

- Detached three/four bedroom detached house in charming tranquil close
- 16 ft lounge, 14ft kitchen, 13 ft breakfast room,
- Gas heating, pvc double glazing
- Ground floor dining room/bed four
- Level south facing enclosed rear gardens, garage



£430,000



Thornhill Road, Rhiwbina

EPC = D

- A traditional bay fronted three bedroom 1920's bay fronted semi-detached family home
- A very large rear garden
- Retains many original features to include panelled doors, high ceilings and flooring
- Plenty of off road parking and a driveway leading to a detached garage



£400,000



Ternata Drive, Monmouth

EPC = B

- David Wilson modern property in 'The Cornell' design
- Stunning detached home
- Four bedrooms
- En suite to master
- Open plan kitchen / diner / living room
- Off road parking and garage



£675,000



Marshfield Road, Castleton, Cardiff

EPC = D

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



The Paddocks, Old Monmouth Road, Whitchurch

EPC =

- Exclusive development
- Active village location
- Large family home
- 5 double bedrooms
- Generous plot size, no onward chain



Whitecross Road, Hereford

EPC =

- 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



Manor Chase, Tutshill

EPC =

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



Llansoy, Usk

EPC = D

- Detached - four bedrooms
- Two reception rooms
- Bathroom shower room
- Rural location beautiful views
- Off road parking
- Wooden garage



£485,000



Copperfields, Parc Seymour, Caldicot

EPC = E

- Beautiful setting just outside Wentwood Forest
- Reserve stunning grounds with attractive gardens
- Throughout scope to extend with previous planning permission
- Large Driveway and Parking for Several Vehicles
- Three large bedrooms spacious bathroom with separate shower
- Close to major road links and cities



£440,000



James Stephens Way, Chepstow

EPC = C

- Detached family home
- Six bedrooms
- Driveway for 4 cars and double garage
- Ideally situated for commuting
- Well presented
- Viewing recommended



£475,000



Malvern Way, Edge End

EPC = D

- Detached family home
- Fabulous far reaching views
- 3 reception rooms
- 4 double bedrooms
- Double car port ample parking
- Large gardens to front rear of property close to Coleford Town



£500,000



Berryfield Rise, Osbaston

EPC = C

- Detached family home
- Four double bedrooms (2 x En-Suites)
- Lounge with feature wood burning stove
- Kitchen/Breakfast room with range cooker, utility room
- Double garage
- Sought after location with open rear aspect excellent schools commuter links



£385,000



Clos Ystwyth, Caldicot

EPC = B

- Four bedrooms (master with ensuite)
- Formerly the show home
- Driveway garage
- Sought after location Ideal for commuting



Sale Agreed

£540,000



Lower Church Street, Chepstow

EPC =

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



£550,000



Sunny Bank Terrace, Machen

EPC = C

- Detached Bungalow
- Village Location
- Gated Driveway
- Modern Fitted Kitchen
- Five Bedrooms
- Beautiful Mature Garden with separate annex



£370,000



Elmwood, Georgetown

EPC = E

- Detached dwelling, divided into 2 self contained flats
- Recently refurbished
- Luxurious finish
- No onwards chain
- Large plot with off road parking



£375,000

Lighthouse Road, St. Brides Wentlooge

EPC = E



- Period cottage
- Off road parking
- Original features
- Multiple reception rooms
- Attic room



£375,000



£385,000



Waen Ebbw Road, Nantyglo

EPC = TBC

- Spacious five bedroom detached house
- Panoramic views across the valley beyond
- Orangery
- Generous surrounding gardens
- Stables
- Driveway and garage

Mountain Road, Caerphilly

EPC = D

- Four bedroom home
- Detached property with garage and driveway
- Gardens surrounding the property
- Two reception room
- Fitted kitchen
- Downstairs cloakroom and wc



Rhyd Y Gwern Close

EPC =

£695,000

Spectacular detached Art Deco house - Grade 11 Listed. Sympathetically restored and beautifully presented. Upon an impressively large plot - electric gates on entry with 2 large double garages. Includes under floor heating, electric curtains, heated swimming pool & sauna, CCTV & alarm.

- Detached family home
- Four bedrooms
- Off Road parking garage
- Tastefully extended
- Popular location executive style



Heol Y Coed, Wyllic, Blackwood

EPC = D

£430,000

Situated in an elevated position the property takes advantage of panoramic views over Mynyddislwyn Mountain, The Sirhowy Valley, Machen Mountain and backs onto farm and woodland.

- Semi-detached property
- Off road parking for multiple vehicles
- Utility room
- Four bedrooms
- Ground floor wc
- Fantastic outside space
- Rural location



£425,000



Liswerry Road, Newport

EPC = E

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



£550,000



Hand Farm Road, New Inn

EPC = D

- Characterful property with many original features
- Six bedroom with master en suite
- Semi-rural location with abundance of countryside walks
- Stunning views
- Off road parking for several vehicles
- Excellent commuter links by both road and rail



£525,000



Caerlicyn Lane, Langstone

EPC = F

- Spacious detached dormer bungalow boasting 5 double bedrooms
- Set within this impressively large plot - lawned gardens on 3 sides
- With stunning open views of the adjacent countryside
- Benefiting side drive detached garage
- Potential to re-develop further



£450,000



Caerau Road, Newport

EPC =

- Substantial family home with convenient location
- Easy access to the m4
- Walking distance to the city centre
- Train and bus links
- Surrounded by local amenities



Rhiw Farm Crescent, Crumlin

EPC = D

£550,000

Situated in the village of Treowen, which is within close proximity of local amenities, major road networks and rail links. This extended spacious family home has been tastefully decorated to a high standard throughout. Located in a quiet Cul de sac, the front of the property boasts ample off road parking onto a pressed concrete driveway leading up to a double garage. There is also a well manicured lawned area with a stunning blossom tree. The property briefly comprises of a spacious driveway, double garage, reception room, conservatory, utility room whilst upstairs boasts six double bedrooms, two sn-suite bathrooms, master bathroom and separate shower room.

- Six double bedrooms
- Conservatory
- Office
- Log burner
- Two bedrooms with en-suite bathrooms
- Off road parking



£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



£575,000



Saron Road, Saron

EPC = C

- Immaculate and spacious detached home
- Set in generous private grounds
- Four double bedrooms with two en-suites
- Kitchen, utility and cloakroom
- Indoor swimming pool, sauna, gym and jacuzzi



£575,000



Ynysymond Road, Glais

EPC = E

- Seven bedroom detached property
- Three En-suite and recently modernised family bathroom
- Detached garage and stables
- Set in approximately half and acre of grounds
- Excellent commuting links
- Countryside views



£675,000



Parc Wern Road, Sketty

EPC = E

- Five bedrooms
- Three reception rooms
- Detached
- Set on spacious grounds
- Double garage



Dyffryn, Bryncoch, Neath

EPC = D

£625,000

A rare opportunity to purchase this individually designed home found within a private gated development adjacent to St Matthews Church in Dyffryn. Available for the first time since its construction in 1996, the unique home offers high quality finishes including extensive carpentry and wood work along with decorative coving, panelled walls, galleried landing with vaulted ceiling, marble worktops to the kitchen and underfloor heating. Sitting within its own grounds of gardens wrapping around the property. The gardens are predominantly laid to an extensive lawn with a selection of planting and shrubs including a hedgerow and silver birch trees.

- Four bedrooms
- Two shower rooms
- En-Suite bathroom
- Balcony
- Sat within substantial gardens
- High quality finishes throughout



£620,000



Mandinam Park, Sketty

EPC = D

- Five bedroom
- Detached
- Two reception rooms
- Located on a private road
- Enclosed rear garden
- Double garage



£395,000



Langdon Road, Swansea

EPC = B

- Open plan living area
- Private roof terrace
- SA1 location
- Views across the Gower
- Viewing is advised

Swansea



FROM £285,000



The Links, Rest Bay, Porthcawl

- The Links is a striking collection of 1, 2 and 3 bedroom apartments
- Sympathetically designed to blend old with new
- The second phase showcases contemporary architecture and views over Rest Bay
- Every home features private outside space
- Built to exacting standards and feature a luxurious specification



£800,000



West Drive, Porthcawl

EPC = D

- Seafront property
- 4 bedroom detached
- Two en suite shower rooms
- Versatile accommodation and loft room
- Front lawn with sea views
- High specification

Porthcawl / Bridgend



St. Davids Park, Margam, Port Talbot

EPC = C

£800,000

Executive detached family home located in a highly sought after and well regarded location known as St David's Park. Within close proximity of Margam Country Park, Porthcawl coastal town & J38 of the M4. Positioned within a generous private plot within a cul de sac development of other self build executive style properties, there is an impressive approach onto a spacious driveway for multiple vehicles, with two gated entrances. To the side is a detached double garage with power and lighting. To the first floor of the garage is a very useful storage area currently utilised as a home office (potential for annex conversion subject to relevant planning consent). The gardens surround the property, mainly laid to lawn with wall border providing privacy and security.

- Executive detached family home
- 4 Double Bedrooms
- 3 En Suites and luxury family bathroom
- Gated grounds and double garage
- Sought after location which is close proximity to M4 A48



£849,000



Welsh St Donats, Cowbridge

EPC = D

- Detached country home
- 0.65 acre paddock Gated drive
- Detached double garage and self contained first floor studio
- Easy driving distance to both Cardiff and Cowbridge



£700,000



Cae Newydd, St Nicholas

EPC = B

- Redrow "Henley" housetype from the heritage collection semi rural Location with countryside views to the rear four bedrooms, two en-suites, family bathroom 36 Ft kitchen / dining / family area plus separate lounge
- Double garage driveway parking ground floor utility area and cloakroom
- Excellent commuting links excellent school catchments at primary and secondary level



£590,000



Castle Precinct, Llandough

EPC = G

- Four double bedroom
- Detached double garage and driveway parking
- Modern "wren" fitted kitchen
- Two reception rooms utility room
- Semi rural location front and rear gardens
- Cowbridge school catchments



£650,000



Port Road East, Barry

EPC = B

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



£385,000



Beachway, The Knap, Barry

EPC = C

- Exclusive development of apartments
- Private sun terrace balcony
- Panoramic sea views
- 2 bedroom duplex - en suite bathroom
- Larger than average open plan living/ dining/ kitchen



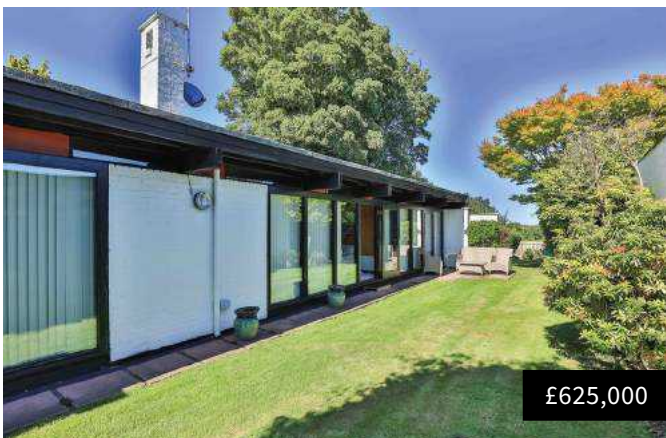
£500,000



Stanwell Road, Penarth

EPC = D

- Duplex apartment boasting over 2,000 sq ft
- 5 double bedrooms
- 2 large living rooms
- Shared ownership of company owning the freehold
- Lawned rear garden



£625,000



The Mount, Dinas Powys

EPC = D

- Private select small development situated adjacent dinas powys common near village centre
- 4 bedrooms - stylish en-suite to master family bathroom
- 3 reception rooms, modern kitchen utility
- Band G £2,679.66 (2019/2020)



Sale Agreed

£570,000



Cog Road, Sully

EPC = C

- Surprisingly spacious detached dormer property in the heart of the village beautifully
- Presented with great attention to quality fittings
- Includes bi-fold doors, bespoke plantation shutters Amtico flooring
- With 4 generous bedrooms - stunning en-suite to master stylish family bathroom



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



Laburnum Way, Penarth

EPC = C

- Double storey extended semi-detached house
- Beautifully presented internally
- 4 double bedrooms
- South Westerly facing garden
- Triple off road parking



Ivy Street, Penarth

EPC =

- Totally renovated mid-terrace providing a stylish & contemporary home
- Beautiful Wren kitchen
- Stunning contemporary bathroom
- Replacement double glazing, boiler and full rewire – 2019
- Beautifully presented throughout
- Landscaped garden



Cae Newydd, St Nicholas

EPC = B

£700,000

Occupying an enviable position on an exclusive development. This modern four double bedroom family home is finished to a very high specification throughout. This "Henley" By Redrow is the largest housetype on the development and has the "Wow factor" with its 36 Ft kitchen / Dining / Family Area.

- Four double bedroom detached modern residence
- Double garage driveway parking with potential for 3rd parking space
- 36 Ft kitchen / dining / family area plus separate lounge
- Two en-Suites, family bathroom and cloakroom
- Excellent school catchments commuting links



£565,000



Swanbridge Grove, Sully

EPC = D

- Beautifully presented 4 bed detached double fronted family home
- Stunningly elegant interior painted throughout in farrow ball
- Bespoke amdega conservatory designer
- Kitchen - fully integrated granite worktop
- 3 living rooms, bathroom shower room
- 2 garages - electric doors



£540,000



Redlands Road, Penarth

EPC = C

- Excellent family home - substantial semi-detached property
- Found in good order located in popular location
- Boasting 4 bedrooms, 2 living rooms 22' kitchen/dining
- Drive - parking for 5 cars detached garage
- Enclosed south westerly lawned generous garden



£365,000



Minehead Avenue, Sully

EPC = D

- Beautifully presented stylish semi-detached house
- Conservatory style extension with extended kitchen
- 3 generous bedrooms plus 2 living rooms
- Band E £2055.94 (2021-2022)



£375,000



Coronation Terrace, Penarth

EPC = C

- Contemporary end link town house - stylish interior
- Beautifully presented - 3 bedrooms master with glass front balcony
- Includes under floor heating electric windows
- Band E £2109.19 (2021-2022)



£350,000



The Esplanade, Penarth

EPC = C

- Beautifully presented first floor apartment - waterfront
- Boasting spectacular views over the bristol channel
- Secure parking, lift, security entry many extra's
- Band F £2492.68 (2020-2021)



Sale Agreed

£1,200,000



Sutton Road, Ogmore-By-Sea

EPC =

- Detached five bedroom coastal residence with 4251 square feet of living space
- Seven reception rooms, six bathrooms
- 27 ft open plan kitchen breakfast room
- Wonderful sea views, stunning location, double garage



£420,000



Nant Talwg Way, Barry

EPC = D

- 5 bedrooms *home office*
- 2 reception rooms
- Larger than average gardens - detached garage
- Kitchen, utility, cloakroom bathroom
- Cwm talwg - west end



£550,000



Curnix Farm, Barry

EPC =

- Detached four bedroom barn conversion, completed in 2014
- Approximately a 0.5 acre paddock
- Situated near the rural village of Moulton
- Elevated countryside views
- Fibre broadband



Parkdale View, Llantrisant, Pontyclun

EPC = C



- 4 bedroom detached home
- Substantial size plot with stunning views from balcony to the front
- Impressively renovated throughout
- Stunning fully fitted Sigma 3 Kitchen with breakfast bar
- Master suite with ensuite, sauna room and dressing room
- Large double garage plus parking



Rhodfa'r Morwydd, Penarth

EPC = B

- Detached modern property - beautifully presented
- 3 generous bedrooms - dressing room en-suite to master
- Fully integrated large kitchen utility with cloakroom



Edge Hill, Tavern Y Coed, Tonteg

EPC = D

- Impressive 5 bed detached residence plus 2 bed detached bungalow
- Set in approx 3.7 acres of land
- Own road access to both properties
- Stunning views of the surrounding countryside
- Detached paddocks/kennels
- Quick access to commuter links (A470, A4119 M4)



£450,000



Naturally Woodlands, Brynna Road, Brynna

EPC =

- Unique four bedroom bespoke detached home Adjacent to an 88 acre nature reserve, becoming your own 'back garden'
- Stunning property built to uncompromising standards
- Natural materials appropriately used with exceptional finishes and detailing
- Contemporary design with open features Voted as the best house in England and Wales in 2012



£405,000



Woodland View, Church Village

EPC = D

- Large lounge with dining space
- Good size conservatory which overlooks the garden
- En-suite to master bedroom with dressing area
- Beautifully matured gardens open green spaces and woodland walks nearby
- External wooden outbuilding offering potential for home office



£369,995



£400,000



Peterston Park, Bryncae

EPC =

- Brand new detached family home
- Spacious front-aspect living room
- Open plan kitchen/breakfast/family room with French doors leading to the garden
- Separate dining room - perfect for entertaining
- Master bedroom with en suite, bedroom 4 can be used as a study

Mynachdy Road, Ynysybwll

EPC = F

- Detached 18th century stone cottage extended in 1912
- 5 bedrooms and 3 receptions
- Farmhouse kitchen
- Set in grounds approaching 2 acres
- Various outbuildings including stone garage with hay loft, wood store and stable



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
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Heath
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