

Creating Cosy & Meaningful Spaces with Effortless Simplicity

THE RISE OF FEMALE ENTREPRENEURS

More and more women in the UK are following their dreams and starting new businesses.

Find out more on page 18

WINTER EXPLORING IN CARDIFF

The Christmas decorations are down and the thermostat's fully turned up - Winter has well and truly arrived.

See page 24 to discover more

THE JOURNEY TO NET ZERO

In today's rapidly changing world, the concept of achieving net zero carbon emissions is gaining momentum, and it's not just a buzzword anymore.

Read more about Cerys' story on page 32

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PORSCHE

Andrew Barry's Welcome

Hello, and welcome to the final edition of our Distinctive magazine for 2023.

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Promote your business in style To book an advertising place in the next edition of Distinctive, please contact us to discuss the opportunities available for your business. Jeff Smith, jeff@indigovision.co.uk 02920 798999

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 Peter Alan advise interested parties to check the latest position with their local Peter Alan branch before making any arrangements to view.

The housing market has fared well in light of so many challenging economic factors in 2023. The ongoing Ukraine conflict and the more recent conflict in Israel-Palestine is such a worrying and concerning time for so many.

Despite these challenging economic factors and conflicts, the housing market has improved as we come to the end of year. We are now moving into the quieter months of the year before the traditional uplift at the end of December and into January. At this point in time, the forecast of the housing market remains positive. There has been minor corrections at best in house prices locally over the last 6 months, yet demand still remains ahead of our last normal housing market before the pandemic. Demand in October showed that the number of buyers enquiring to each available home for sale is 8% higher than the more normal market of 2019. (Source: Right Move)

Over the last three months we have seen mortgage rates reduce weekly with many lenders, which is encouraging, even in light of the BoE interest rates being at a 15 year high. At the time of writing, along with inflation starting to reduce, we believe that this will only support the economists' view of a positive market to start 2024 as it is clear demand is still outstripping supply.

As in any housing market, demand is always strongest based on quality properties, and so we have many clients looking for their dream home. Our Homefinder service alerts these customers for when new "hot properties" enter the marketplace. So, if you are thinking of selling your home now, or as we move through to 2024, get in touch with your local Peter Alan branch!

Our specialist team are always available for support and will guide you in your property journey.

Andrew Barry

MANAGING DIRECTOR, PETER ALAN

Delivering a distinctive service for distinctive homes

Meet the people marketing your distinctive home.

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

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

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

Who we are



David Lovitt
Head of Black Sales

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 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.



James Matthews
Regional Business Development Manager

James joined Peter Alan in 1997, so now benefits from over 25 years' experience. He is a highly motivated property professional with an extensive range of experience achieved in key roles within the company and the residential property field.

James has excellent knowledge of the area and market trends. He can offer help, guidance and advice for Sellers, buyers and landlords. James has managed a number of branches since 2005 and is now the Regional Business Development Manager. When coming out to value your home he will listen carefully to your needs and tailor you a bespoke marketing strategy to get the property sold for the best possible price.

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Hygge & Cwtch: Creating Cosy, Meaningful Spaces with Effortless Simplicity.

A picture can say a thousand words, but in the world of design, a name can also say a lot. For Cardiff-based Annie Golledge, her design studio's name itself is a unique blend of cultures and concepts, reflecting the spaces she loves to work with.

Marrying together a Danish and Welsh expression, Annie brings a sense of warmth and comfort to her clients' lives with design services from Hygge & Cwtch. But what truly defines Annie's design philosophy is the commitment to creating spaces that resonate with what her clients truly love and cherish.

{Hygge:} A Danish concept that encompasses a feeling of cosy contentment and well-being through simple, comforting pleasures and a sense of togetherness.

{Cwtch:} A Welsh expression that refers to the warmest, most affectionate of hugs. A feeling of true comfort and security.

And together? Hygge & Cwtch Design Studio delivers beautifully simple, Scandi-inspired designs that leave clients with a real sense of comfort and belonging in their homes.



A holistic approach to design

Inspired by nature's beauty, and a Scandi aesthetic, founder Annie Golledge injects a sense of calm and simplicity into the heart of every home she designs for. Offering interior and garden design, Annie enjoys connecting indoor and outdoor spaces, curating a real flow between the two. Bring the outside in? Yes please. And why not bring the inside out too?

Growing up on a farm in the Welsh Valleys, nature and the great outdoors has become ingrained in Annie's psyche.

"The colours and materials I choose draw from the beauty of the natural world," Annie comments.

Biophilic design, an approach that incorporates elements of nature and natural environments into human-made spaces to enhance well-being, productivity, and overall connection to the natural world, is a key element of Annie's design ethos.

"I'm passionate about creating spaces that foster a connection to nature through the senses; using organic patterns, soft, muted colour palettes, natural textures, and organic shapes to evoke a sense of calm and well-being."



Whilst beauty is an easy output from Annie's incredibly talented visions, it's comfort and a sense of space that sit at the heart of all her projects.

"With numerous design trends out there, it's easy to get overwhelmed. This is where I like to step in and help. I love to understand what makes my clients feel content, just like the Danish concept of 'hygge.' I feel my role is very much there to tease out my clients' visions, helping them navigate through the hundreds of ideas swirling in their heads - and avoiding the labyrinth of Pinterest and what's 'trending.'"



Collaborating with Annie: What to expect

The Hygge & Cwtch approach matches its ethos; informal and warm yet uber-professional. Annie will happily chat through clients' project ideas to advise on how she can work to bring them to life. With the use of 3D tools, the process is much more transparent and understandable for clients, who can really visualise how the designs will work in their home.

"The ultimate goal is to help people create a space that complements their lifestyle and fosters a sense of well-being. I love to help clients bring warmth and a cosy feeling into their homes."

Annie does this through a mix of old and new and, using natural materials and textures. "I love neutral palettes with colour splash accents to add mood and interest. Lighting is key, both maximising natural light and carefully thought through lighting schemes."

Annie adds final personal touches to each and every room and garden designed. Whether this is by integrating existing, much-loved treasures or by layering bespoke artwork, soft furnishings, plants or handcrafted items. Highly personalised, it's these details that are the final layer of magic for clients, and really make the house a home.



Projects to be proud of

The satisfaction of a job well done is evident when Annie talks about her projects. Each and every one is a labour of love. The time, the effort and the connection built with clients means that each project is a two-way investment.



Coastal stay in Cornwall

One of Annie's proudest achievements was a coastal holiday let in Cornwall; a complete turnkey solution turned around during an intense seven-month period. With a complete redesign of the property, including a kitchen remodel and garden renovation, Annie needed the client to trust she could deliver remotely and on time. And deliver she did.



THE GROSVENOR IN CARDIFF

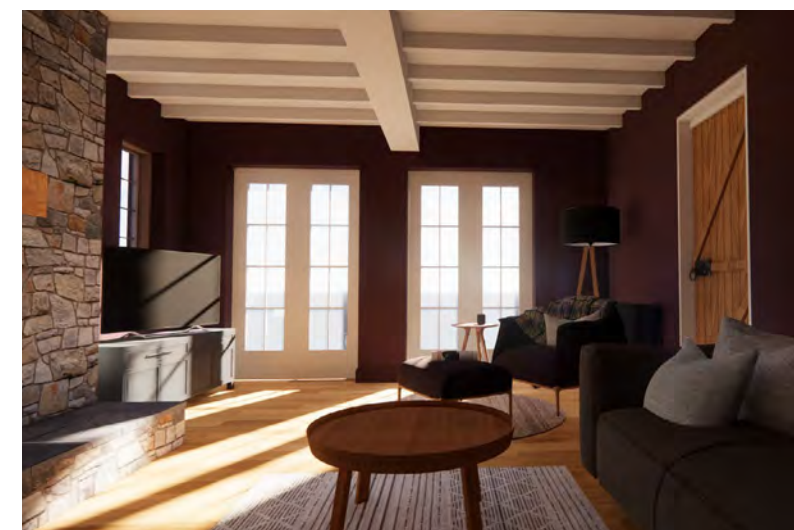
The Grosvenor in Cardiff

The Grosvenor, a terraced home in Cardiff, was a fantastic example of a family home in transition. The kids had grown up and spaces were being used very differently to how they had. With a holistic overhaul to the use of space and design both inside and out, Annie has brought significant changes to her client's' quality of life.

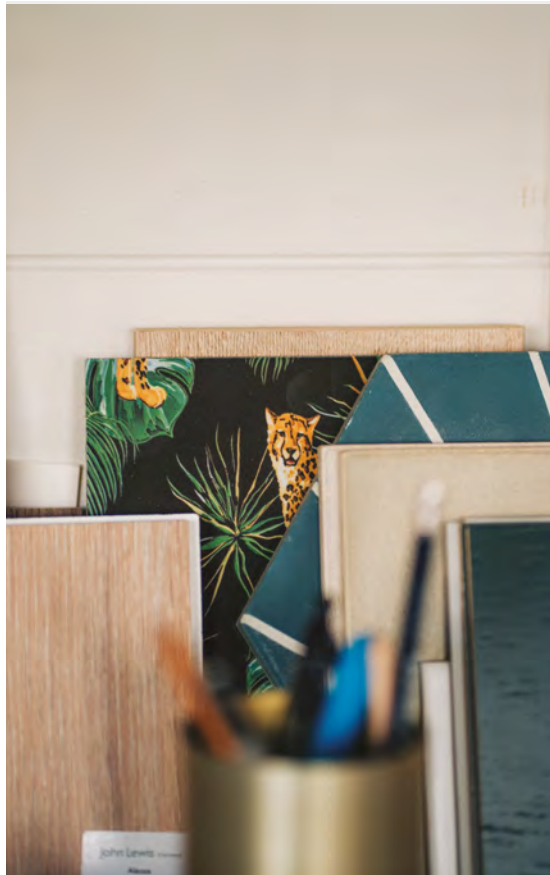


Aberystwyth Farmhouse

The Aberystwyth Farmhouse project is an excellent example of how Annie can help couples with different style preferences. By listening to what really mattered to them, Annie was able to translate this into communicating a shared vision and helped curate a cohesive style that they both really loved - and will for a long time.



“ I invest myself deeply into each project,” Annie comments, “And I hope the results and comments from my happy clients are testament to this. It’s hard to leave some projects, it can be an emotional goodbye - for both sides! ”



Revamp your space this New Year

As we move into the New Year, Annie offers a few tips for readers on their interior styling. If you are looking to curate a space in your home that brings that real sense of contentment, comfort and belonging, think about these three key principles:

Connection and well-being: Tune into your preferences and create spaces that encourage interaction, relaxation, and contentment. Think of those definitions of ‘hygge’ and ‘cwtch’ and these can help guide you - your own interior design North Star.

Simplify the design process: Simplify, simplify, simplify. From the initial vision board to the end result, simplify the process and reduce overwhelm. If you’re in a Pinterest-fuelled rut and are looking for a clearer idea of what your home could become, get in touch with Hygge & Cwtch to tap into your vision and make it a reality.

Sustainability: Invest wisely in a space that will be loved forever. Deny fast-fashion, repurpose where possible, work with local suppliers, and invest wisely. Interior design isn’t just an expense; it’s a treasure that will keep giving time and time again.

Through Hygge & Cwtch Design Studio, Annie is committed to creating spaces that evoke happiness and contentment, turning houses into homes that truly speak to the hearts of those who live within them.

“A motto in life that I love,” concludes Annie, is, “Enjoy good things in life, with good people.’ I sincerely hope that each home I design for, allows my clients to do just this.”

Are you looking to design your dream home and garden?

For simple and beautifully balanced living inspired by a Scandi aesthetic, explore more on hyggeandcwtch.com and follow [@hyggeandcwtchstudio](https://www.instagram.com/hyggeandcwtchstudio)

Reuniting Cardiff with its History: Introducing The Canal Quarter

Cardiff Council have unveiled their urban regeneration scheme in the east of the city. A place where history meets modern day life. A space where people can come together to be near the water and enjoy the outdoors. The Canal Quarter on Churchill Way is a thriving and fully sustainable oasis for Cardiff locals and tourists to enjoy.



Cardiff is a bustling and vibrant city which was built on top of an estuary. In the 1830's, the dock feeder canal from the river Taff at Blackweir was built to maintain the water level in Cardiff's Bute dock. The dock feeder on Churchill Way serviced the 25-mile-long Glamorganshire Canal from Merthyr Tydfil to Cardiff which brought steel and iron down to the city. Over one hundred years later, as post-war Cardiff was in the process of rebuilding itself, the Glamorganshire canal was filled and covered in concrete, with a road put over the top. That road is what we know today as Churchill Way.



Cardiff Council has now uncovered this long buried treasure as part of a wider master plan to create the new vibrant Canal Quarter in the east of the city. The restoration of the canal has created a welcoming and green public realm in the city centre with vibrant planting, amphitheatre style seating arrangements, an outdoor performance area, al fresco dining and socialising areas. There are also bridges and Cantilever platforms over the canal, a waterfall feature, and rain gardens to manage surface water drainage. The Canal Quarter is a beautiful tranquil oasis in the east of the city, which is now a destination for people living in and visiting Cardiff.



"The opening of the dock feeder canal and the new transport scheme will not only mark the beginning of a new district centre for the city and act as a catalyst for new investment, but it will play an essential role in managing traffic flow and surface water drainage in the city centre."

A series of rain gardens will be built, with specific soil and planting to treat the surface water to remove pollutants before the water flows into the canal. This will ensure that 3,700 m2 of water will be diverted away from the sewage system each year, reducing the cost and energy of treating this water through the sewage pumping station at Cardiff Bay."

Councillor Dan De'Ath
Cabinet Member for Strategic Planning and Transport.

This project is part of a wider blueprint to develop a new district in the city, interlinking Bridge Street, David Street, Charles Street, Tredegar Street, Guildford Crescent, and Barrack Lane to develop a high-density, mixed-use development, attracting homes, hotels, hospitality, high quality offices, leisure and retail units.

Over the years, St Davids Dewi Sant has changed the central focus of Cardiff leaving the east of the city a lot quieter than it once was. The Canal Quarter regeneration project is a very welcome attraction putting the east of the city firmly back on the map as a must see nostalgic, relaxing and sustainable destination.

The brand-new Canal Quarter on Churchill Way, Cardiff is now open for you to head down and enjoy.

The Rise of Female Entrepreneurs

More and more women in the UK are following their dreams and starting new businesses. It's a refreshing and exciting time for our economy. In fact, over 140,000 female-founded companies were created in 2019, and this figure is growing by over a third each year. In total, over 20% of new businesses are now led by women, a record high!

It's been reported that if women started and scaled new businesses at the same rate as men, up to £250bn of new value could be added to the UK economy.¹

The pandemic gave many of us time to pause and reflect. Allowing women to have this time to think, a rarity in their typically busy lives, they came charging out of lockdown full of innovation and ambition - ready to take on the world as owner/founder/CEO of their own destinies.

Right here in South Wales, so many strong, inspiring and talented female entrepreneurs were born out of Covid and are still thriving nearly three years later. We've met with a few of them who have shared their inspiring stories with us.

¹ Source: Rose Review report 2022

Bake it till you make it

Meet Rhian Elyse Jones, age 26. Rhian worked in retail but, like many of us, was furloughed when Covid hit. To keep herself occupied, Rhian would bake for family and friends. They were so delighted with her bakes that her reputation spread far and wide and requests started coming in thick and fast for birthday cakes. This was the moment Rhian knew that turning her passion into a business could be her greatest achievement to date.

Green Door Bakery opened its doors in May 2022 tempting the Cyncoed locals in with delicious homemade bakes, coffees and lunches. Rhian's ethos is all about the personal touch and customer experience.

As a successful young female entrepreneur, we asked Rhian for any advice and tips to pass onto anyone who is thinking about following their dreams and passions, and setting up their own business:

"I love what I do and I wouldn't change it for the world. It does come with its challenges, so surround yourself with a great support network."

"Don't be afraid of what other people may think. Put yourself out there. It's better doing something and learning from it than thinking 'What if?'"



“It's not like Starbucks, where nobody's talking to anyone.”

Follow Rhian on Instagram at [@greendoor_bakery](https://www.instagram.com/greendoor_bakery) or pop in for a homemade bake and a coffee at Greendoor Bakery, 378 Cyncoed Road, Cyncoed Village.



Doing good with every wash

“What’s my purpose?” It’s a tough question to answer. This was especially true for Mandy Powell.

Growing up, Mandy was an international hockey and rugby player which she absolutely loved. Upon gaining her Sports Science degree, Mandy became a PE teacher for 6 years before spending 13 years in pharmaceutical sales where she was given the opportunity to join their European team and move abroad.

“I love Wales. I love the people and I love the culture.”

Having never felt completely settled in her job, Mandy knew that this was the time to follow her intuition, leave the corporate life behind, and set up a business which really meant something to her. A business with a purpose.



Mandy’s friend Kelly, ex-Liverpool and Arsenal Football player, came on board as Kelly’s business partner. With a shared love of sports, dogs, and the great outdoors, the ex-Welsh Sports International duo have never looked back!

“I genuinely believe all remedies can be found in nature.”

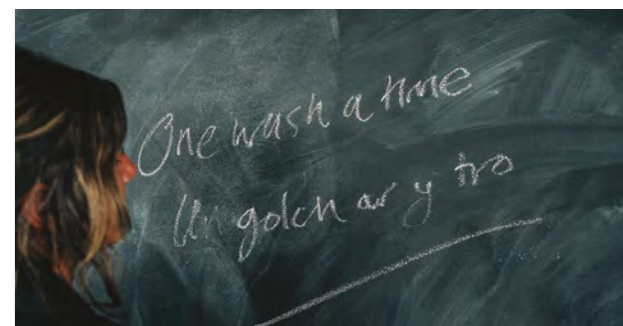
The Goodwash Company launched in 2018 with locally sourced organic essential oils on their kitchen table near Barry. Mandy and Kelly created a range of natural skincare products based on age-old Welsh remedies designed to love your skin, hair and fur (if you have it). Their popular dog wash was inspired by The Goodwash Company’s Fur Founders, Maisy and Duffle Powell, whom Mandy wanted to incorporate into the business.

“I loved my two dogs and I wanted to work and be with them.”

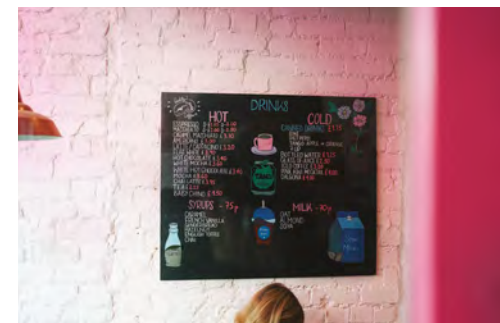
The Goodwash Company was born from an idea that each time you have a wash, you do good. That is its purpose. In November 2023 they launched their very own official charity ‘Elusen Goodwash’ where at least 10% of all profits will be donated to improve the lives of people and animals living in Welsh communities.

As successful female entrepreneurs who have grown exponentially, we asked Mandy what advice she’d give to anyone looking to make the leap into the world of entrepreneurship and set up their own business:

“People always seem to want you to stay put. They don’t like change. Jumping out of a plane without a parachute is true! But you’ve got to take the leap before you know the steps to get there. If you have a fire in your belly, trust it and follow it. Your tribe will come to you.”



Find out more about The Goodwash Company and their brand new official charity at Goodwash.co.uk.



“It’s been phenomenal since day one!”

Since starting the business, Taslima has inspired other women to follow their dreams just as she has done. Running a successful business as a single muslim woman is not a common occurrence. She has supported and given two other women the courage to set up their own businesses that are now thriving, which brings her great pride.

“My advice to people looking to set up their own business is that it all boils down to mindset and a positive attitude. If you have self-belief and can filter out the negativity, you can do it.

“Remove the fear of failing and surround yourself in positivity. Just do it!”

The power of a positive mindset

What is Pink Kiwi? It’s a happy place. A place where people can meet, communities are made, and where great coffee and heavenly bakes are enjoyed by all.

The Pink Kiwi Cafe on Crwys Road in Cardiff was launched in February 2021 by female entrepreneur and single mum of 12-year-old identical twin boys, Taslima Ali.

“I had always wanted my own business, but my mindset wasn’t right at that time.”

Taslima had worked as a civil servant for twelve years and had always wanted to run her own business. When Covid hit and her family were in lockdown, Taslima finally had the time she needed to think, and invested this time in herself to help her to realise her passions.

“I believe food is a love language. Their appreciation gives me satisfaction.”

Taslima always had a huge passion for baking, and for making people smile. Opening Pink Kiwi was her way of sharing this with the world. This buzzy café has been popular since day one with students, young families, and local businesses - a place free of judgement and where everyone is welcome. Taslima was fearful that no one would turn up on their opening day back on 27th February 2021, but she needn’t have been concerned - there was a queue for six hours around the block!



Follow Taslima on Instagram at [@pinkkiwicardiff](https://www.instagram.com/pinkkiwicardiff) or head over for brunch or afternoon tea to [Pink Kiwi, 138 Crwys Rd, Cardiff](https://www.pinkkiwicardiff.co.uk).

Winter Exploring in Cardiff

The Christmas decorations are down and the thermostat's fully turned up - Winter has well and truly arrived. But don't let the chilly weather dampen your spirit of adventure! We've rounded up our top three favourite family winter exploring destinations that can be found right here on our doorstep, in and around Cardiff.

01 COSMESTON LAKES MEDIEVAL VILLAGE

Imagine a time machine which could take you back over 650 years to the year 1350 AD.

What would life be like?

What would you eat?

How would you make a living?

The Cosmeston Medieval Village in Penarth is one of Wales' most popular heritage attractions, where you can take the family to discover how people lived and worked in 1350. The remains of the medieval village were discovered in the 1980's during the development of the Cosmeston Lakes Country Park.

Give your family a hands-on history lesson where you'll learn about the history and reconstruction of the site, and discover more about the village buildings and grounds. You'll get to meet the "villagers" in authentic costumes and experience the highs and lows of medieval life for yourselves. Satisfy your archaeological, architectural and historical curiosity with the family for free at this remarkable village this winter.

To find out more, visit valeofglamorgan.gov.uk



02 FFOREST FAWR SCULPTURE TRAIL

Much like the start of a classic fairytale, this story begins in a magical, mystical woodland near a beautiful castle. The twist? Well, the twist is that this fairytale is right here in Tongwynlais, waiting for us to discover it...

The picturesque Fforest Fawr Woodland near Castell Coch has three walking trails created for families to go and explore. One of which is the remarkable Sculpture Discovery Trail. This 2km walk, aimed to take families just over an hour to complete, starts at Fforest Fawr car park and leads families along the trail with a number of mythical wooden carved sculptures to enjoy along the way. At the end of the trail, families are rewarded with a stunning panoramic view of the valley and surrounding hills.

Situated just 4.5 miles southwest of Caerphilly, straddling the county borders of Cardiff and Rhondda Cynon Taf, the Fforest Fawr Sculpture Trail is a free, fun and curious day out for all the family.

To find out more, visit naturalresources.wales

03 DARK WALES TOURS

Discover the history, myths, legends and ghosts of Wales at St. Fagans Castle and Museum, just 4 miles west of Cardiff City Centre. St. Fagans Museum is said to be the most haunted museum in the country!

Its walls are filled with the spirits of those who perished in the mighty civil war battle fought in 1648. Or could it be the spirits of the various families who occupied and farmed this mystical land over the years?

No gimmicks, no actors, just true accounts and paranormal stories of the history of St. Fagans, its various buildings and the ghostly phenomena experienced over the years. The ideal way to make history fun for the family, if you dare...

To find out more, visit darkwalestours.co.uk



Mountain Yoga:

Your Sanctuary — Away from the City.

In our busy world, filled with hustle and bustle, sometimes all we crave is a moment of serenity, a time for us to feed our own well-being with ripe, rich, wholesome goodness. Mountain Yoga, nestled in an unassuming corner of North Cardiff, is the perfect sanctuary for those seeking just that - a health hit of the purest variety!

Coming into the New Year, when our own health and fitness usually moves front of mind after a month of indulging over Christmas, there simply wasn't a better time to find out more about this incredible concept and experience for ourselves what makes it such a unique wellness destination.

The birth of Mountain Yoga

The brainchild of friends Craig, Chris and Josh, Mountain Yoga launched just over a year and a half ago. The driving force behind this venture? Three friends who had a common vision of doing yoga differently. Their aim was to not only provide yoga classes, but to create a real retreat from modern-day life.

The trio created a beautiful setting, in a stunning location overlooking the imposing Garth Mountains. Having heard some excellent reviews through the grapevine, and all for writing from experience, we decided to take a trip to see for ourselves exactly what makes this place so special...

The journey to finding ourselves

After leaving the busy M4, and following the main road and following the main road past Taffs Well, we travelled into a residential area that although quiet, seemed difficult to imagine as the home of a yoga retreat. We turned left under an old stone bridge, and the landscape suddenly changed. Almost immediately it became more rural, increasingly sparse and we were signposted to follow the dusty pebbled track up the hill.

Suddenly, a sea of carefully camouflaged cabins appeared, with beautifully lit steps rising up to a contemporary, wooden, decked Yoga studio carved into the hillside.

From this first glance alone, we knew that we were in for a blissful afternoon. Not ones to skimp on an experience, we had signed ourselves up for a half day yoga retreat - which allowed us to indulge in two yoga sessions split by a cold water immersion (totally optional), reflexology and a couple of short breaks - where we were treated to a vast choice of teas and treats.





A unique approach to yoga

At Mountain Yoga, you can expect four classes per day, catering for all abilities - from hatha to vinyasa, from yin to beginner's yoga and flexibility classes, there's something for everybody.

For those looking for a little extra zen, you have the chance to take one of the half day wellness retreats on offer. We opted for the Yoga & Well-being Retreat, but the team also offers a new Sleep Masterclass, along with Sound Bath & Healing Retreats, Breathwork Courses and Beginners Yoga retreats too for those who've never dabbled in a downward dog or tree pose.

The mission set by Craig, Chris & Josh is to simplify health and fitness in an age where small, budget gyms are cropping up on every corner, making it a real escape from the modern pressures we all face.

“Our focus here is on creating a community of like-minded individuals who all share a passion for health, movement, and the rejuvenating power of nature,” Co-founder, Josh, explains.

“We've been so lucky to bring together an absolutely incredible team. We have eight different instructors who are the driving force behind our unique classes. Everyone brings their own personalities and styles, and the joy of working together to create something special is what collectively fuels our passion here.”

The Mountain Yoga experience

When you step into the Mountain Yoga studio, you enter a quiet and beautiful sanctuary. Here, you're encouraged to leave your phones in your cars, immerse yourself in yogic bliss and return home more relaxed and centred.

Josh continues, “I believe that the beautiful year-round surroundings, versatile space, and our strong community vibe are what makes this place truly special.

“The ultimate goal is for everyone to come away feeling like they've had a genuine break.”

Following our half day retreat, we can wholeheartedly confirm that we left feeling rested, rejuvenated and ready to take on the world. Time melted away, and we could easily have spent the whole day in the studio - not just the four hours we were there. Our usual daily pressures certainly were a distant memory whilst on site.

Wellness beyond yoga

Mountain Yoga goes above and beyond the traditional yoga experience - it's a holistic wellness space, focused on improved physical and mental health.

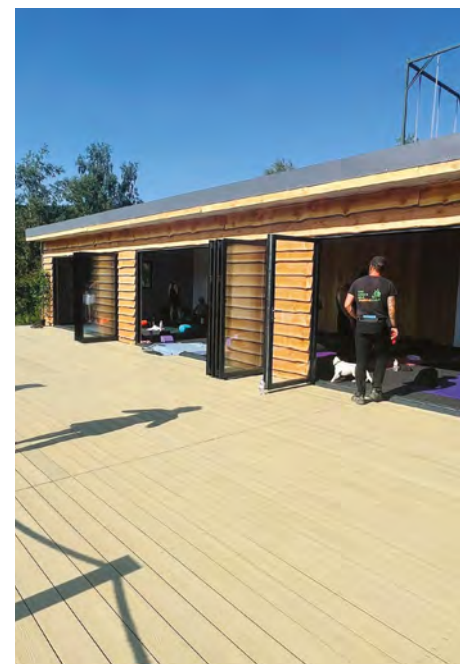
As part of our retreat, we had the pleasure of dipping our toes (well, bodies) into a whole new experience. Cold water immersion therapy. Catapulted into the mainstream by the iconic Wim Hof and embraced by elite athletes and top CEOs, it has gained immense traction. The viral sensation of home plunge pools on TikTok has also made this trend impossible to ignore.

On a raised platform, overlooking the scenic Garth Mountains, the infinity-like pool is filled with pure, mountain filtered spring water. Clear, crisp and yes, you've got it... cold. With the temperature only just hovering above ten degrees!

It's definitely true, you need to rip the bandaid off and just do it. The air outside, even with the wind whipping around our shoulders, was nearly five degrees warmer than the water beneath us and boy could we feel it as we stepped in. But seconds later, with shoulders submerged, we could feel the magic happening.

Taking an icy plunge has been reported to help relieve pain, aid exercise recovery, improve circulation and boost your mood as well as your resilience.

“Cold water immersion can cause a dopamine spike 2.5 times the regular level - similar to the effects felt by party drug, cocaine. However, this is a high that's natural, cheaper and slower to emerge, so you should feel the motivational benefits for a lot longer - fifteen times longer in fact - and no crash. It's a win, win.” Josh says.



Immersing ourselves into the cold water was exhilarating and made us feel oh so powerful. Controlling our breath was imperative to controlling our bodies' urge to panic. *"LSD breathing,"* Josh explained - just another nod to the highs felt by this type of therapy. *"Light, Slow and Deep nose breathing will help your body regulate its response to the water's temperature and allow you to start feeling the benefits quicker."*

Interestingly, LSD breathing is a Breathing Protocol that was developed at Mountain Yoga for The Welsh Rugby Team, and is used with all participants that visit to overcome difficult challenges, and for the ultimate calming effect when overcoming obstacles.

Talking of obstacles, the first 90 seconds in the water was undoubtedly the hardest, but when we got through this, following Josh's instructions; LSD breathing, sitting quietly, water tickling our earlobes as we stared

out over the mountains, the strength we felt as the minutes ticked by was incredible.

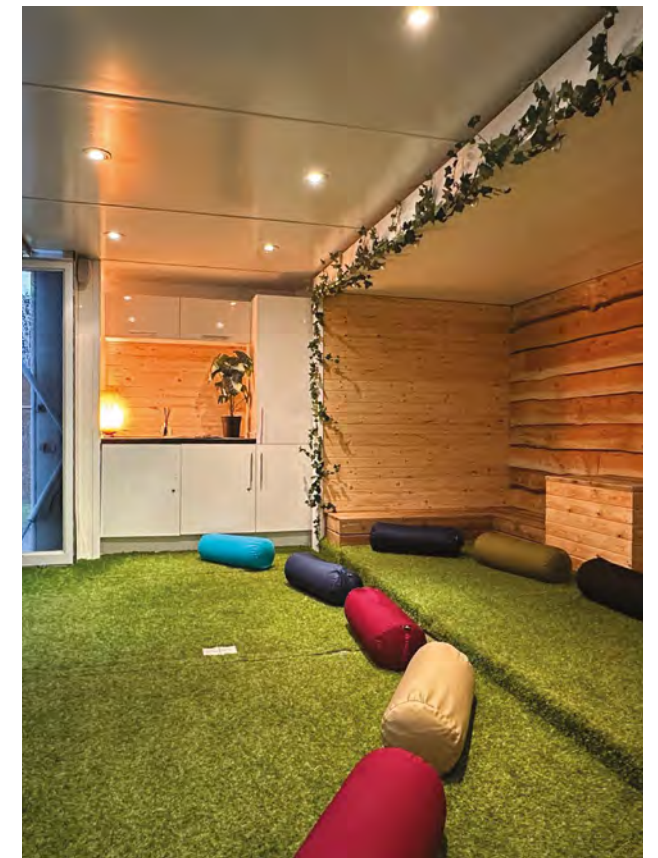
Suddenly, six minutes (the planned five, plus one for an obligatory photo) was up. Leaving the pool, we felt like warriors. After a few exercises to get the blood flowing and a quick towel down, we got changed and headed back to the yoga studio. Warm, happy and ready for our final session, feeling on top of the world.

If you've been curious about cold water therapy, definitely try it - and there's no better setting than in the pool at Mountain Yoga. A euphoric high, in beautiful surroundings - it's a hit we'd keep coming back for, that's for sure. Next time we might even try out the new self-designed Fire & Ice training session, which combines the power of cold water therapy, Wim Hof Style breathing, and the healing warmth

of a dedicated hot room - it sounds like an incredibly powerful and rejuvenating experience.

And it's not only these classes and retreats on offer. Craig, Chris & Josh regularly collaborate with local businesses, both small and large, across South Wales, Cardiff and Bristol to boost the well-being of employees by offering a creative and unique space for team sessions.

A recent innovation from the entrepreneurs is the Breathe Clinics, allowing the team to hit the road in a 3.5 tonne mobile studio to help improve health and concentration in the surrounding communities. With 1, 2 and 4 hour sessions available for up to 10 people at a time, these clinics are a great way of spreading the yogic love even further.



Kickstart your 2024 wellness journey

Since opening, Mountain Yoga has gone from strength to strength, nurturing a growing community of fantastic members. Here, it's not just about yoga; it's a holistic journey to well-being, community, and a tranquil escape from the daily grind.

So this New Year, if you're looking for an opportunity to recharge and rejuvenate, Mountain Yoga should be on your radar. It's an experience you won't forget in a hurry.

Namaste.

Discover more and book your session at mountainyoga.co.uk and see breatheclinic.uk for more information on the new Breathe Clinics. Follow on socials @mountainyogauk

The Journey to Net Zero.

Future-proof your Home and your Finances.



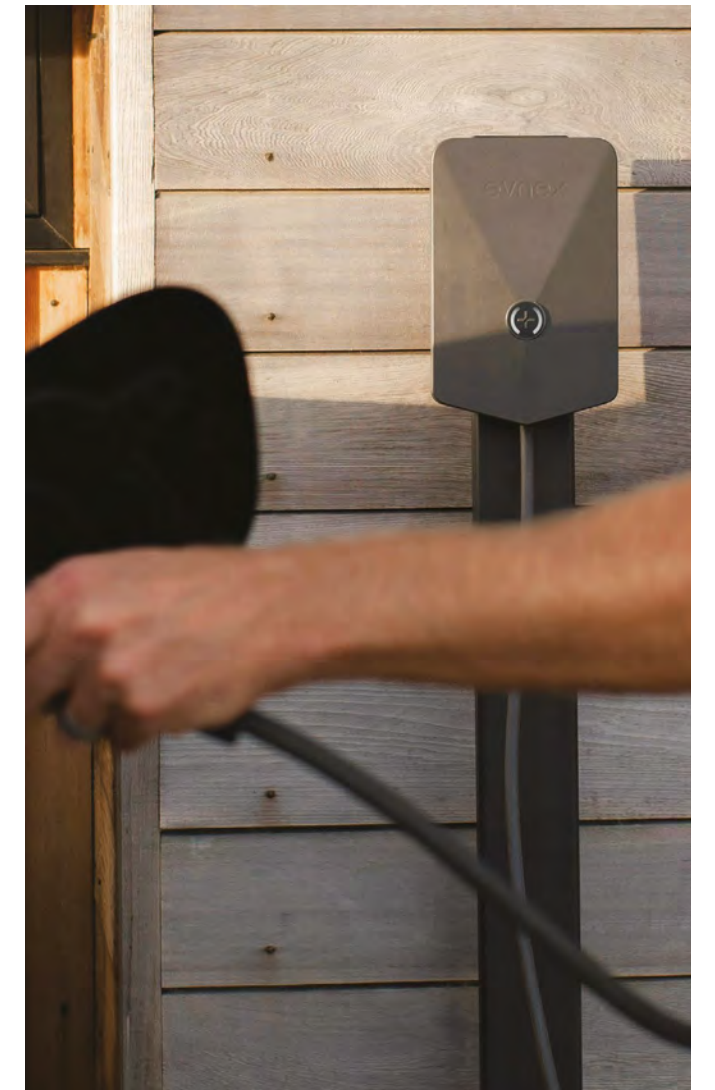
In today's rapidly changing world, the concept of achieving net zero carbon emissions is gaining momentum, and it's not just a buzzword anymore. It's a reality that many individuals and organisations are actively working towards. Whether that's in small bite size steps up until 2050, or larger leaps taken now by early adopters.

This improved environmental consciousness is an emerging trend amongst home buyers, with more and more prioritising eco-friendly features when searching for their new homes. According to Rightmove, the increased emphasis on green attributes is evident, with a 24% surge in property listings highlighting EPC ratings of A-C in the last year alone. Specific 'green features' are becoming prominent selling points too, with mentions of electric car charging points sky-rocketing by 40% since last year - a staggering 592% increase since 2019.

Whilst financial implications are still front of mind in this current economic landscape, the good news is that the benefits of enhancing a property's energy efficiency are multifaceted. Yes, improvements will help reduce carbon footprint, but home owners can also enjoy substantial savings on their energy bills and improved property values, all of which are advantageous to the back pocket.

Recent analysis on Rightmove's data reveals that elevating a property's EPC rating from F to C can inflate its value by an average of 15%, that's nearly £56,000 when looking at the current national average asking price!

While no home will be deemed 'unmortgageable' due to its energy inefficiency, it's anticipated that EPCs and other green metrics will soon be as crucial as spacious gardens and prime locations to buyers.



How to Improve the Efficiency of your Home.

Whether you are considering selling or if you're just looking to reduce your energy bills and carbon emissions, there are lots of enhancements that can help improve the efficiency of your home. While some are simple DIY solutions, others may require more effort and investment, but will bring greater long term benefits for you and the planet.

Insulate:

Add wall, roof, and loft insulation to reduce heat loss and improve energy efficiency in a cost-effective way.

Upgrade windows and doors:

Replace single-glazing with energy-efficient windows to make your home warmer and quieter.

Energy efficient lighting:

Invest in LED bulbs. They may be more expensive, but they use 90% less energy and have a longer lifespan.

Draught proofing:

Seal gaps around doors, windows, loft hatches, and other areas to prevent cold air entering your home.

Insulate hot water system:

Insulate your hot water tank, accessible hot water pipes, and add reflective panels behind radiators to conserve heat.

Consider low carbon heating:

If feasible, explore options for a more efficient heating system e.g. heat pumps over a combi-boiler.

Choose energy saving appliances:

Opt for energy-efficient models that use less electricity when choosing your next appliance e.g. washing machine, dishwasher, kettle.

Install solar panels:

Although an initial investment, solar panels provide free, eco-friendly energy, and you can also get paid for surplus energy that you export back to the grid.

Room arrangement:

Rearrange furniture to optimise heating distribution e.g. move sofas from in front of radiators, and use thicker curtains to prevent heat loss.

Smart thermostats:

Install a smart thermostat to heat your home more intelligently and save on energy costs.



Local Sustainable Business Spotlight: Sero

One company that's at the forefront of this greener homes movement is Sero, a Welsh digital start-up founded in 2017. Sero is on a mission to make net zero affordable and achievable for all, focusing on making homes more energy-efficient and eco-friendly.

We caught up with Cerys Williams, Finance Partnerships Manager at Sero to hear a little more about their vision, innovations, and top tips for readers on getting their properties net zero ready.



Cerys comments: "We are making great strides by partnering with financial institutions like Virgin Money who aim to incentivise and support customers in adopting low-carbon technologies. We've also worked with a multitude of other lenders, supporting them to understand the carbon impact of their lending book as well as providing technical insights demonstrating how each home can be decarbonised. In turn, these decarbonisation 'Pathways' can be woven into innovative new financial products providing homeowners with both the practical guidance as well as the funds to undertake recommended energy efficient improvements."

Who is Sero?

Sero is not your average start up; it's a BCorp Certified company built from a passion to make a real difference. With over 80 experts across the business from within construction, energy, data analytics, and product development, Sero is on a mission to help the housing industry to both develop and implement trusted net zero strategies.

So what exactly does Sero do?

Sero's journey began with a vision to build net zero housing developments, partnering with Pobl Living and Tirion Homes in 2020 for the construction of 225 net zero ready houses at Parc Eirin in Tonyrefail near Swansea, setting the stage for sustainable housing. They've since expanded their efforts, partnering with Wates Residential and Cardiff Council to support the delivery of Aspen Grove in Rumney, consisting of 214 homes fully equipped with batteries, solar panels, EV chargers, and heat pumps.

Today they are supporting some of the biggest social housing landlords in the UK to retrofit their existing housing stock to net zero, helping them develop strategies and individual home improvement plans. Together with the providers, Sero is not only helping tackle climate change but also fuel poverty, with residents benefiting from cheaper-to-run and healthier, warmer homes.

However, Sero isn't just about new build and social housing. The dedicated and passionate team is actively working on a variety of initiatives to help existing homeowners make their properties more eco-friendly in a cost-effective, accessible way.





Sero's scientific approach to home improvements

The UK, and particularly Wales, faces the challenge of having one of the oldest housing stocks in Europe. Consequently, it's risky to apply a one-size-fits-all approach to decarbonisation.

"Our approach is granular," Cerys continues; "Meaning we analyse each property individually to determine what can and can't be done and apply tailored 'Pathways' outlining all proposed changes and the sequence in which they should be undertaken to minimise unintended consequences. We totally understand that if homeowners see the process of decarbonising their home as too expensive, too intrusive or too complicated then they are less likely to act. That's why we break it down into bite sized steps."

"We find that this tailored approach to creating a long-term 'Pathway to Zero' ensures that homeowners find the process a lot more palatable and affordable."

Sero's approach to making homes net zero ready is broken down into manageable steps – laid out in a bespoke Pathway for each home. It begins with assessing the current energy efficiency of a property to give a recommendation on what retrofit measures should be put into place and when. With each step taken, homeowners gain insight into the impact of their actions. This transparency helps build confidence and trust in the process, ultimately helping homeowners to plan for a more sustainable future.

Cerys adds: "It can take 10-15 years to decarbonise a home. We love helping people kick start their journey, and however small you think your actions are right now, we promise you it is all adding up. As long as you are doing something, you are on the right track."



One of Sero's notable projects is the POWER Project (Partnership Outputs Working to Enable Retrofit), created in partnership with Virgin Money and Rightmove which focuses on removing upfront cost barriers to retrofit works. This innovative mortgage product was one of 26 winning projects from the Green Home Finance Accelerator Fund. Due to launch in 2024, mortgage applicants will be offered substantial cash back to fund appropriate retrofit works and Sero will provide each applicant with a bespoke Pathway to Zero. For more details, speak with your mortgage consultant.

Kickstart your journey to net zero

Read on for Cerys' top tips on getting your home net zero ready:

- Don't fear change! Although the mission to decarbonise your home might feel long, it really can future proof your home, your finances, and the planet.
- Understand your home's current energy efficiency. By understanding your starting point you're far more likely to implement appropriate changes.
- Take the first step. Decarbonisation doesn't have to be all encompassing or cost the earth. As long as you're doing something to make your home more energy-efficient, you're on the right track.

One thing is for sure, as we move closer to the UK's 2050 net zero obligation, Sero's innovative approach is sure to play a significant role in shaping the future of sustainable living in the UK. Whether you're an early adopter or someone just beginning to consider greener upgrades for your home, speak with Sero to plan your path to a net zero property.

Discover more by visiting sero.life



Our own journey to net zero

Peter Alan, a proud member of the Connells Group, is committed to sustainability and as a group we have embarked on an ambitious journey to reduce our environmental impact. Partnering with the independent organisation Energy Saving Trust (EST), we're taking our approach to zero carbon to the next level, setting clear targets and goals over the coming years to 2050.

EST's 'Measure, Plan, Act' service has been instrumental so far in measuring our greenhouse gas emissions, creating science-based net zero strategies, and assisting us to implement emission-reduction solutions. To date, we've measured operations emissions across our buildings and put changes in place to make them more 'green' and are now taking steps towards a lower emission fleet.

Learn more on connellsgroup.co.uk

Davies Homes

Peter Alan have agreed to partner with Pontypridd based, Welsh home builder Davies Homes to help market their current Northgate development in Ebbw Vale and Cwm Heulwen in Aberdare.

Northgate

A brand new development of 3 and 4 bedroom homes in the rural village of Ebbw Vale in South Wales, close to the area of Brecon Beacons.

Northgate is located at the former Corus Steelworks site in Ebbw Vale with close proximity to local cafes and shops. The homes are part of

a £300m regeneration project, in partnership with Blaenau Gwent County Borough Council. The development of Northgate is proudly sustainable and a major contributor towards brownfield housing in the South Wales valleys. Current developments include:



Cwm Heulwen

3, 4 and 5 bedroom homes which sit in Aberdare on the edge of the countryside, bordered on one side by the pretty Nant Gwawr River.

The stunning Cwm Heulwen development sits on the edge of the countryside, bordered on one side by the Nant Gwawr river. You'll find a local shop, pub and take-away just a few minutes' walk away with Blaengwawr Primary School at its heart.

For more information regarding these developments please visit www.davies-homes.com/developments/



Andrew Barry, Managing Director of Peter Alan, said: "We're delighted to be working with Davies Homes with their developments across South Wales. Being a family-owned house building company for over 30 years, employing several generations of other families along with supporting local trades they are a perfect fit with our own ethos as a Welsh neighbourhood estate agent, employing local people to provide the best standards of service."

We're looking forward to working closely with Davies Homes to market various current and future developments across South Wales, to help local people purchase their dream new-build property."

For more information about the current developments visit the Davies Homes website or contact our local branch today!



CH
CWM HEULWEN

A brand new development of
3, 4 and 5 bedroom homes
available now in Aberdare




NORTHGATE
EBBW VALE

A brand new development of
3 and 4 bedroom homes
available now in Ebbw Vale



Aberdare Sales: 01685 701216
www.peteralan.co.uk/branches/aberdare#/

Ebbw Vale Sales: 01495 360922
www.peteralan.co.uk/branches/ebbwvale#/



Meet The Team: Aberdare

We caught up with a few of the team at our new branch in Aberdare. The team are working hard to help local customers find their perfect home.



Catherine Smith
Senior Lettings Manager

Aberdare **“born and bred”** Catherine has recently taken over the new branch as Senior Lettings Manager. Catherine lives in Cwmdare with her husband of 32 years - **“I love my local village and the community spirit that still exists in the valleys... I love Cwmdare for its community values and local activities, along with the local walks over the Darren and proximity to the Dare Valley Country Park.”**

Outside of the office, Catherine is a member of ‘Dare to Sing’ local ladies choir. She enjoys keeping up with the rugby and spending time with her grandchildren.

With over 25 years of experience in estate agency, Catherine started as a landlord and investor with her husband. **“We joined a local estate agent not long after carrying out property maintenance and have progressed my career over the years”.** Previously working at Merthyr Tydfil, Catherine recalled the time she was awarded ‘Lettings Branch of the Year 2020’, marking one of the **“greatest achievements”** of her career to date. With 20+ years of experience in the lettings business, Catherine describes changes of **“legislations and safety measures for tenants”** as being a significant development to the business since she started.

Catherine is working hard to make Aberdare branch the **“go to agency”**, providing excellent customer service and a friendly, helpful environment.



Geraint Davies
Branch Valuer

Geraint grew up in Aberdare, living there for 45 years of his life. Until recently, he moved to Glynneath with his partner and 2 children. Geraint is a big rugby fan and is fixture secretary of Glynneath rugby team. Geraint started working in estate agency over 17 years ago **“I was made redundant from my first estate agency job due to the recession back in 2008 and the housing market hit a slump. I then went to work for a local surveyor as an office manager and was there for 2 years. After 2 years, I was approached by the same estate agents that made me redundant. I attended the interview and was successful. The rest is history and I was with them for a further 15 years. I recently joined Peter Alan as Valuer opening a new branch in Aberdare town centre.”**

Geraint loves meeting people and helping them to get moved. Over his 17 years, he has plenty of experience after working for different valleys’ offices such as Aberdare, Merthyr Tydfil, Tonypandy and Pontypridd. We asked Geraint what he does outside of the office, **“I love watching football and am a big Tottenham Hotspur fan. COYS!!” Geraint enjoys waterfall walks near Glynneath, including Sgwd Gwladys and Sgwd Yr Eira.**

Talking about the new Aberdare branch, Geraint says, **“As a new branch opening in Aberdare town we want it to be a place that customers can come to and be able to get a one stop shop experience as we offer sales, lettings, mortgage appointments, home conveyancing, excellent customer service. We want to become the go to agent in Aberdare town.”**



Christopher Williams
Instructions Manager

Instructions Manager Chris has been working in the local lettings market for over a decade, moving over to Peter Alan in 2023 as part of the Bidmead Cook acquisition.

Merthyr Tydfil born and bred, rugby enthusiast Chris played for over 20 years for Dowlais RFC. Chris has been involved as a coach for the club over the years, and still watches the team on a regular basis - **“UppaDow!”**



Lee Owens
Sales Negotiator

Sales Negotiator Lee lives in Aberdare Town, a stone’s throw away from the Branch itself – **“I love living in Aberdare and being at the heart of the community. It’s a busy town with a great retail environment and surrounded by natural beauty.”**

Lee lives with his two daughters, **“they are my pride and joy and they are about to embark on their own careers. My eldest is following her father and forging a career in Sales, while my youngest has just been signed as an apprentice by the Welsh Rugby Union to teach and train rugby hopefully up to International Level.”**

Lee is passionate about best practice and always thrives for best possible customer outcomes in any situations - **“I have been involved in Sales Negotiations and Customer Service for over 20 years, and have a wealth of experience in managing customers’ sales journeys.”** Lee described to us some common mistakes sellers make, **“In my experience the most common mistake Sellers make is in the presentation of their property. I’ve always said you need 3 P’s to sell a property: 1) Position, 2) Price and 3) Presentation.**

The position of the property can never be changed by Peter Alan as the house is where the house is and that will always remain a constant. Secondly, the price of the property does depend on Position and Market Trends.

Thirdly, presentation of the property can be helped by the seller. For example making use of space, uncluttered areas creating a good environment for Peter Alan to maximise the retail opportunity for photographs and viewings of their property.”

On his days off, Lee spends time with his partner and takes day trips to Caswell Bay in Swansea – **“I enjoy the views and walks as well as the beach and coastline of that area. It’s our go-to place after a busy working week. It’s so refreshing.”**

Lee is a quiz master, finding his passion during lockdown quizzes which we are all too familiar with, Lee is now a font of knowledge and interesting facts – **“Albeit some of them useless but stored in my memory banks for when I need them”**, says Lee.



The Renting Homes (Wales) Act – Fitness for Human Habitation Deadline 1st December 2023

We are experts in lettings legislation and we can help you with staying compliant, applying for licensing, regular insight on changing laws, understanding legislation and protecting your investment through a range of insurance products, all whilst letting your property profitably to the right tenants.

One of the biggest changes recently was the Renting Homes (Amendment) (Wales) Bill which came into force on 1st December 2022, implementing a number of rule changes to the way properties are let in Wales, including the introduction of new standard Occupation Contracts which replace the old Tenancy Agreement, affecting all Landlords and Agents with properties in Wales.



Key Requirements for Landlords

Part 4 of the Renting Homes (Wales) Act 2016 sets out the obligations placed on a landlord with regard to the condition of a property. These obligations apply to all occupation contracts made for a term of less than seven years.

A landlord under an occupation contract is obliged to ensure a property is both in repair and fit for human habitation (FFHH). Section 92 of the Act sets out the landlord's obligation to keep the dwelling in repair. This obligation extends to:

- The structure and exterior of the dwelling (including drains, gutters and external pipes)
- The service installations in the dwelling, such as those:
 - for the supply of water, gas or electricity,
 - for sanitation,
 - for space heating or for heating water.

Section 91 of the Act also places an obligation on a landlord to ensure that, at the start of and during the length of the occupation contract, the property is FFHH. These obligations are set out in The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 which set out the 29 matters and circumstances to which regard must be had when determining whether a property is FFHH.

These include the requirement for a valid electrical safety certificate, carbon monoxide alarms in every room with a gas, oil or solid fuel burning appliance, including gas boilers and a mains wired interlinked smoke alarm system.

From 1st December 2022 all properties let to new tenants/contract holders had to comply with these regulations. From 1st December 2023 all currently let/existing properties will also need to comply with these regulations.

More information is available via the Welsh Government website, but if you have any questions regarding what this means for you and how Peter Alan can help you please don't hesitate to contact me directly by email on angela@peteralan.co.uk.

Angela Davey
Head of PA Black Lettings

If you're looking for a free up-to-date instant valuation of your rental property visit www.peteralan.co.uk, alternatively you can request a valuation and we'll arrange to meet you and discuss how we can help.



Berllanlwyd Sunnybank Road

EPC = D

- Welsh Long House
- Set in Approximately 5 Acres
- Four Bedrooms Two En suite
- Four Reception Rooms
- Conveniently Located
- Paddock
- Spacious Accommodation
- Open Double Garage and Loose Box



Rhyd Y Gwern Close, Rudry

EPC = D

- Detached Family Home
- Four Bedrooms
- No Ongoing Chain
- Quiet Cul De Sac
- Small Development in Rudry



Barry Bungalow, Brynhyfryd

EPC = C

- Detached Bungalow
- Triple Garage
- Off Road Parking for Multiple Vehicles
- Wonderful Rear Garden
- Close Proximity to Local Amenities



Beech Tree Avenue

EPC = B

- Detached Family Home
- Spacious Plot
- Detached Garage with Off Road Parking
- Walking Distance to Local Amenities
- Premium Town Centre Location
- Low Maintenance Rear Garden



The Crofts, Corbetts Lane

EPC = C

- Executive Detached Family Home
- Four Double Bedrooms
- Beautifully Maintained Gardens
- Garage/Utility Room
- Quiet Cul De Sac
- Spacious & Versatile Accommodation Throughout



Ty-Ni, Heol Y Ddol

EPC = EXEMPT

- Detached Self Build
- Three Double Bedrooms
- Three Bathrooms
- Outbuildings
- Large Plot
- Extremely Spacious Throughout



Pontygwindy Road

EPC = D

- Detached Home
- Spacious Plot
- Garage and Driveway



£ 825,000



Trehir Farm Llanbradach, Llanbradach EPC = F

- Beautiful Detached Farm House
- Stables & Tack room
- Set In Approximately Seven Acres of Land
- Semi-Rural Location
- Wildlife Ponds, Gardens and Ornamental Gardens
- Hot Tub Area, Summerhouse and Greenhouses
- Fishing Rights to the River Rhymney
- Original Features Throughout Including Fireplaces in Most Rooms



£ 450,000



Ty Melin, Old Bedwas Road, Porset EPC = C

- Four Bedroom Detached Home
- Sat on a Generous Plot
- A Single and a Double Garage
- A Large Driveway
- Quiet Location with River Views
- Wc, Bathroom and En suite
- Modern Kitchen/Breakfast Room
- No Ongoing Chain!



£410,000

Glyngaer Farm, Glyngaer, Road Gelligaer

EPC = G

- No Onward Chain
- Detached Property
- Equestrian Facility
- Potential to Improve
- Secluded Property



£487,000

Ffordd Las, Abertridwr

EPC = C

- Detached Family Home
- Four Double Bedrooms
- Outstanding Countryside Views
- Bright and Spacious Accommodation
- Two Driveways
- Garage
- Underfloor Heating Throughout



£475,000

Springfield Bungalow, Rudry Road, Rudry

EPC = D

- Detached Family Home
- Substantial Plot with Outbuildings
- Two Double Garages
- Well Regarded Village of Rudry
- Local Amenities Within Close Proximity
- An Abundance of Potential



£500,000



Heol Coed Cae, Whitchurch EPC = C

- Four Bedrooms, En-Suite and Family Bathroom
- Bi-Folding Doors to Garden
- Off Road Parking for Two Cars
- 27ft Kitchen/Diner/Sitting Room
- Juliette Balcony
- Close to Whitchurch Common



£575,000



Llewelyn Goch, St. Fagans EPC = C

- Four Double Bedrooms, Three Bathrooms
- Down Stairs Cloak Room, 19 Ft Kitchen & Breakfast Room
- 16 Ft X 15 Ft Lounge, Study, Sitting Room.
- Gas Heating, PVC Double Glazing
- Detached Double Garage



£560,000

Heol Y Parc, Pentyrch

EPC = D

- Detached House with Large and Level Gardens
- Currently Two Self Contained Two Bed Flats
- Private Entrance Drive, Double Garage
- Lovely Location, Convert Back into a Family Home!
- Built 1977, Full Freehold Tenure

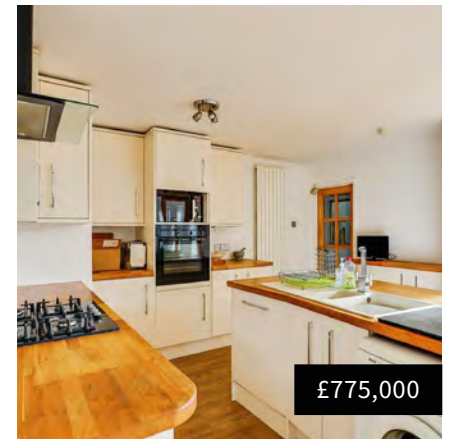


£895,000

Heol Y Coed, Rhiwbina

EPC = D

- Four Double Bedrooms, Two Bathrooms,
- 27ft x 16 ft Open Plan Lounge & Sitting Room
- 18 Ft Kitchen & Breakfast Room, 15ft Dining Room
- Downstairs Cloak Room, Two Utility Rooms
- Large and Lovely Private Gardens
- No Chain!

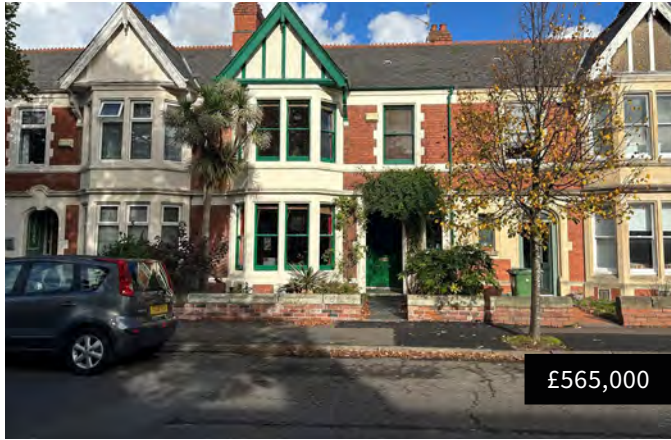


£775,000

Lakeside Drive, Cardiff

EPC = C

- Four Bedrooms, Two Bathrooms
- Stylish 23 ft Kitchen & Breakfast Room
- 25 Ft Sitting Room, 18 ft Lounge
- Formal Dining Room, Cloak Room
- Large and Lovely Gardens, No Chain



£565,000



Marlborough Road, Penylan

EPC = D

- Four/five Bedrooms, Two bathrooms
- 23 Ft Open Plan Kitchen & Dining Room
- Utility Room, Charming Front Lounge
- Spacious Elegant Entrance Reception Hall
- Pretty Walled Gardens with a Useful Lane Access
- Available with No Chain



£475,000



Roath Court Road, Roath

EPC = D

- End of Terrace Hall to Hall Style House
- Four Bedrooms, Two Bathrooms
- Lounge With Bay Window, Separate Dining Room
- Gas Heating, Many Period Features
- No Chain, Private Gardens



£895,000



Ninian Road, Roath Park

EPC = E

- Seven Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Outstanding Location
- Many original Period Features



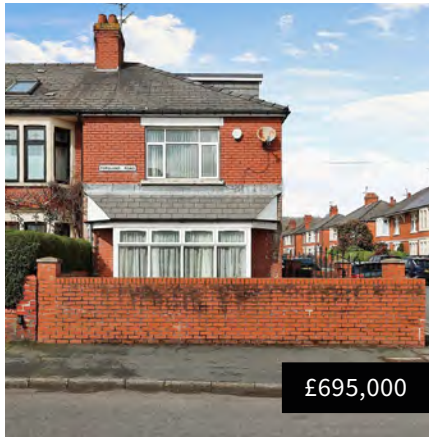
£500,000



Mafeking Road, Penylan

EPC = E

- Four Bedroom Hall to Hall Style House
- 22 Ft Kitchen & Breakfast Room
- 27 Ft Lounge and Dining Room
- 16 Ft Sitting Room
- Gardens with Gates Lane Access



£695,000



£475,000



£695,000

Foreland Road, Whitchurch

EPC = D

- Four Double Bedrooms, Two Bathrooms
- 27 Ft Lounge & Dining Room
- 24 Ft Kitchen and Breakfast Room
- PVC Windows, Gas Heating
- Prime Location

Hanbury Close, Whitchurch

EPC = C

- Four Bedrooms, Two Bathrooms
- Open Plan Lounge and Dining Room
- Fitted Kitchen, Downstairs Cloak Room.
- Private Drive, Garage, Large Gardens
- Close to Taff Trail

St. Francis Road, Whitchurch

EPC = D

- Detached House With 2100 Square Feet
- Corner Position With A 37 Ft Triple Garage
- 18ft Lounge, 16 Ft Breakfast room, 14ft Dining Room
- Walking Distance To Whitchurch Village
- No Onward Chain

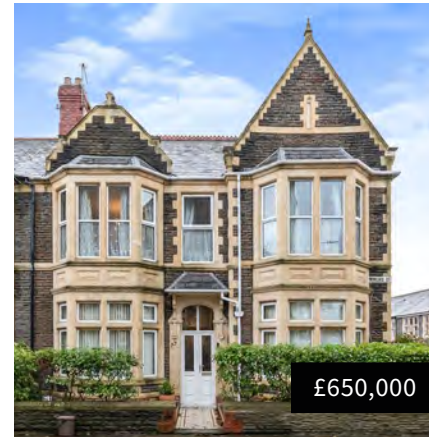


£500,000

Mackintosh Place

EPC = E

- Seven Bedrooms
- Large Corner Plot
- Detached Garage and Hard Stand
- Walking Distance to City Centre
- Three Reception Rooms
- Two Bathrooms

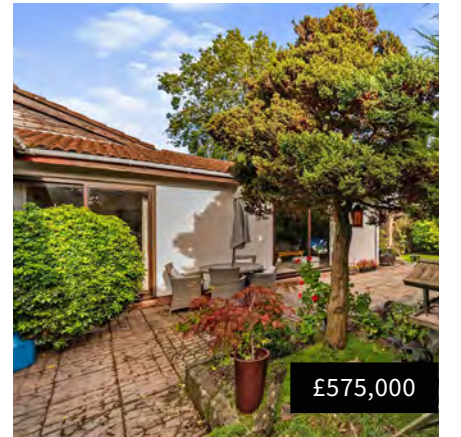


£650,000

Morlais Street, Roath Park

EPC = E

- Five Bedrooms, Three Reception Rooms
- Two Bathrooms, Stylish Sew Magnet Kitchen
- Gas Heating, PVC Double Glazing
- Good Sized Rear Gardens
- Charming Period Features



£575,000

Ty Clyd, Wellfield Road, Marshfield

EPC = D

- Three Double Bedrooms
- 20 Ft Lounge, 16 ft Dining Room.
- 16 Ft Kitchen & Breakfast Room, Utility Room.
- Down Stairs Cloak Room, Gas Heating
- Private Gardens, Double Garage.



Dderwen Deg, Lisvane

EPC = B

- Five Bedroom Three Bathrooms
- 40 Ft Kitchen, Breakfast Room & Family Room
- 17ft Lounge, Formal Dining Room
- Select Gated Close, Redrow Built



Lomand Crescent, Lakeside

EPC = D

- Detached Double Fronted Three Bedroom House
- Two Bathrooms, 19 ft Sitting Room, 18 ft Lounge,
- Separate Dining Room, Ground Floor Shower Room
- First Floor Bathroom, Gas Heating,
- Large Corner Plot, No Chain



Orchard Castle, Thornhill

EPC = C

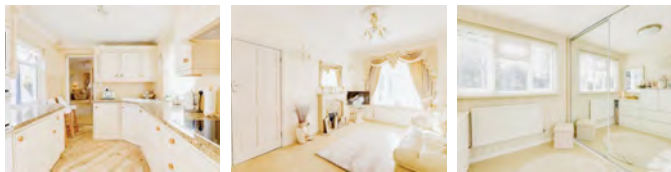
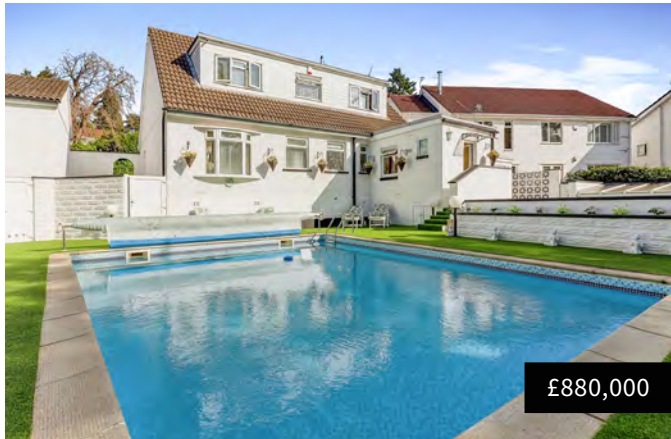
- Five Bedrooms, Two Bathrooms
- 26 Ft Sigma 3 Kitchen & Breakfast Room
- 19 Ft Lounge, Formal Dining Room
- Separate Snug/Sitting Room
- South Facing Gardens, Double Garage



Amberheart Drive, Thornhill

EPC = D

- Four Bedrooms, Three Bathrooms,
- 25 Ft Lounge & Dining Room
- 14 Ft Snug/Study, Down Stairs Cloak Room
- 16 Ft Kitchen 7 Breakfast Room
- Super Position With Full Planning to Extend
- Available with No Chain Subject to Offer



Mill Road, Lisvane

EPC = E

- Four Bedrooms, Two Bathrooms
- 23 Ft Lounge, Home Office/Study
- 22 Ft Sitting Room and Dining Room
- Fitted Kitchen, Double Garage
- Luxury Heated Outdoor Swimming Pool



Mill Close, Lisvane

EPC = D

- Detached Four Bedroom House
- Lovely Quiet Cul-de-sac Location
- 19 Ft x 15ft Kitchen & Breakfast Room
- Large Lounge, Separate Snug/Family Room
- Two Bathrooms, Sunny Private Corner Gardens
- No Chain



Fairthorn Close, Thornhill

EPC = D

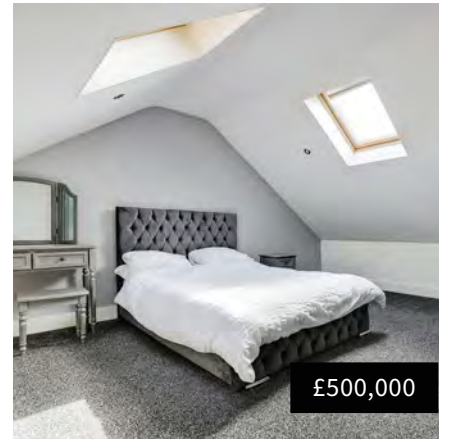
- Four Bedrooms, Two Bathrooms,
- 20 Ft Lounge, Fitted Kitchen, Utility Room
- Downstairs Cloak Room, Gas Heating
- Very Private Gardens, Double Garage
- Double Glazing, No Chain



The Rise, Llanishen

EPC = C

- Five Double Bedrooms, Two Bathrooms,
- 18 Ft Kitchen & Breakfast Room, Utility Room
- Atrium Style Architect Designed Entrance Hall
- 24 Ft x 20 ft Open Plan Lounge & Dining Room
- Separate Study/Snug, Downstairs Cloak Room
- No Chain!



Hoel Y Wern, Rhiwbina

EPC = D

- Full Planning Obtained to Extend into a Dream Home
- See Before and After Images
- Lounge, Dining Room , Fitted Kitchen
- Gas Heating, PVC Double Glazing
- Private Gardens, Large Converted Garage
- Available with No Chain
- Three Bedrooms, Three Bathrooms,



£650,000



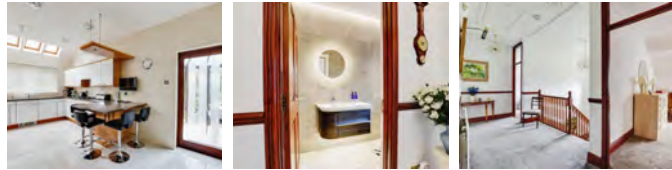
Ty Nant Ty Glas Road, Llanishen

EPC = B

- Four Bedrooms, Three Bathrooms
- 26 Ft Kitchen and Breakfast Room
- 19 Ft Lounge, Separate Dining Room
- Down Stairs Cloak Room, Utility Room
- Two Glass Balconies, Private Drive



£1,185,000



Wood Close, Lisvane

EPC = C

- 1/4 Acre Plot with an Eight Car Drive
- 20 Ft Lounge, 15 ft Dining Room
- 16 Ft Sitting Room, Utility Room , Cloak Room
- Quality Built Traditional Modern Residence



£560,000

William Belcher Drive, St. Mellons

EPC = D

- Sought After Location
- Detached
- Five Bedrooms
- Enclosed Garden
- Plenty of Living space Throughout
- Home Office



£610,000

Cambrian Way, Marshfield

EPC = C

- Detached Executive Home
- Three Reception Rooms
- Stunning Family Kitchen/Breakfast Room
- Three Bathrooms
- Cul De Sac Location
- Detached Double Garage
- Catchment Marshfield Primary



£610,000

Chapel Row, Old St. Mellons

EPC = C

- Four Bedrooms, Two Bathrooms
- 24 Ft Kitchen and Sun Lounge
- 16 Ft Lounge, Formal Dining Room.
- Utility Room, Downstairs Cloak Room
- 200 Ft Rear Gardens, Gated Entrance Drive



Heol Hir, Llanishen

EPC = D

£ 550,000



A stunning three bedroom fully extended detached house, beautifully improved throughout with a large 27 FT family room, a stylish 18 FT newly fitted open plan kitchen and breakfast room, and a new downstairs cloak room. Many extensive improvements with private gardens.

- Three Bedrooms, 27 ft Family Room
- 18 Ft Stylish Fitted New Kitchen & Breakfast Room
- New Downstairs Cloak Room. Stunning Bathroom
- PVC Double Glazing, Gas Heating
- Gas Heating, Private Gardens



£720,000



Ruperra Close, Old St. Mellons

EPC = C

- Four Double Bedrooms, Two Bathrooms
- Quality German Rational 24 ft Kitchen and Dining Room
- 20 Ft Lounge, 12 ft Study/Home Office
- Downstairs Cloak Room, Utility Room
- Large Fully Private Gardens



£700,000



Dorset House, Rumney

EPC = D

- Large Detached House with Adjacent Building Plot
- Lovely Quiet Select Cul De Sac Location
- Extensive Gardens with Large Summer House
- Imposing Period Home with Many Improvements
- Many Planning Options
- No Chain!



£700,000

Cwm Ddu Barn, Cefn Mably

EPC = E

- Detached 4/5 Bed Barn Conversion
- Two Villeroy & Boch Bathrooms
- 35ft Open Plan Kitchen & Dining Room
- 16ft Lounge, Snug, Study/Home Office
- Utility Room, Cloak Room



£750,000

Mill House, Mill lane

EPC = TBC

- Three Good Sized Bedrooms, Family Bathroom.
- Quiet and Private Residential Close,
- Potential to Further Build on the Gardens, Subject of Course to Planning and Building Regulation Requirements.



£550,000

Red Myres, Old St. Mellons

EPC = C

- Four Bedrooms, Two Bathrooms
- 27 Ft x 15 ft Kitchen & Dining Room
- 17 Ft Lounge, Down Stairs Cloak Room
- Two utility Rooms
- Luxury Summer House/Home Office



£750,000



Vaendre Court, Old St. Mellons

EPC = C

- Four Bedrooms, Three Bathrooms
- 19 Ft Kitchen & Breakfast Room, 17 ft Utility
- 18 Ft Lounge, 17 ft Dining Room,
- Downstairs Cloak Room, Study/Home Office
- 2200 Square Feet. Large and Lovely Private Gardens



£800,000



Greenfield Cottage, Marshfield

EPC = E

- Detached Country Cottage with Two Acres
- Four Bedrooms, Two Bathrooms,
- Open Plan Kitchen/Diner
- Conservatory, Lounge, Dining Room, Home Office, Utility/Cloakroom
- Detached Stable Block with Loose Boxes and Hay Barn



£630,000

Shorkot House, Old St. Mellons

EPC = D

- Detached with Four Bedrooms
- Three Reception Rooms
- Fully Fitted Family Kitchen
- Stunning Gardens to Front and Rear
- Desirable Area
- Driveway For Several Cars & Gated Access
- Walking distance to St Johns College



£500,000

Ash Grove, Whitchurch

EPC = D

- Four Double Bedrooms, Two Bathrooms
- 22 Ft Lounge, Separate Breakfast Room,
- Separate Sitting Room, Down Stairs Cloak Room
- Garage and Private Level Enclosed Rear Gardens
- Private Drive, Large Garage



£550,000

Caer Wenallt Pantmawr, Rhiwbina

EPC = C

- Four Double Bedrooms, Two Bathrooms,
- 30 Ft x 18 ft Kitchen, Dining Room & Family Room
- 14 Ft Snug/Home Office, Separate Lounge
- Charming Entrance Reception Hall
- Large and Lovely Private Rear Gardens
- Entrance Drive, Stunning Improvements

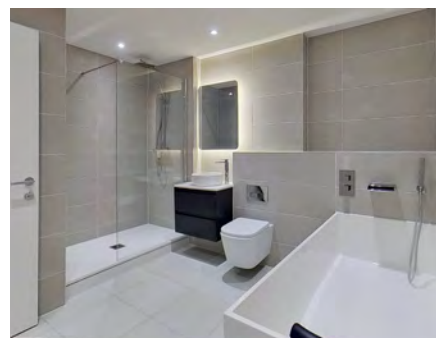
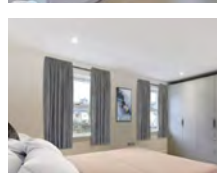


£525,000

C1 0814 Severn Quay Gardens

EPC = New Home, Not yet build complete

- Luxury 4 Bedroom Town House
- Bespoke Designed Bathrooms
- Designer Kitchen
- Landscaped Rear Garden
- Thermally Efficient Zoned-Controlled Underfloor Heating To Ground Floor
- Two Off Road Parking Spaces



£500,000

C1 0226 Severn Quay Gardens

EPC = New Home, Not yet build complete

- Brand New Luxury 3 Bed Town House
- Thermally Efficient Zoned Controlled Underfloor Heating to Ground Floor
- Designer Kitchens with Integrated Appliances
- Bespoke Designed Bathrooms
- Two Allocated Parking Spaces
- Landscaped Rear Garden



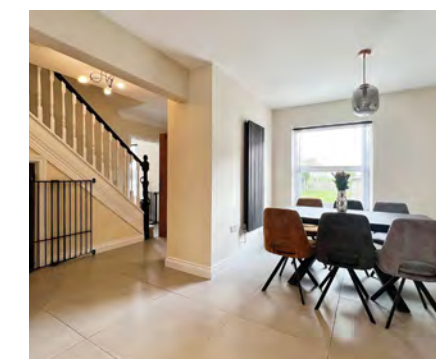
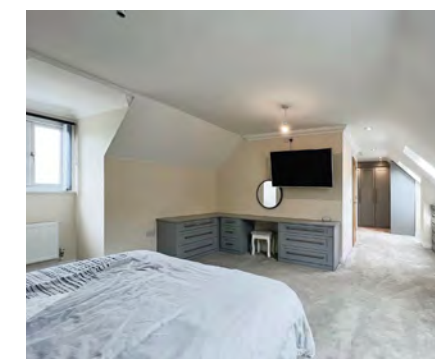
Aspect House, West End

A Stunning Three Bedroom Fully Extended Detached House, Beautifully Improved Throughout With A Large 27 Ft Family Room, A Stylish 18 Ft Newly Fitted Open Plan Kitchen And Breakfast Room, And A New Downstairs Cloak Room. Many Extensive Improvements With Private Gardens.

- Detached
- Six Bedrooms
- Updated & Improved
- Detached Annex with Studio Apartment
- Well Presented
- Driveway
- Gardens

EPC = C

£ 425,000





£525,000



Marchwood St. Lawrence Road

EPC = C

- Superb Individually Designed Family Home, Four Bedrooms
- Updated & Improved
- Refitted Contemporary Open Plan Kitchen/Dining Room
- Refitted Shower Room and Bathroom
- Larger than Average Enclosed Plot
- Convenient Location
- Deceptively Spacious



£550,000



Walnut Tree House, Church Road

EPC = B

- Individually Designed Modern Family Home
- Four Bedrooms
- En suite
- Well Proportioned Accommodation
- Well Presented
- Driveway & Garage
- Garden
- No Onward Chain



£ 570,000



Cwmavon Lodge, Abersychan

EPC = E

- Detached Former Vicarage Dating to 1856
- Set Within 1/3rd Acre
- Boasting Over 3,000 Square Footage of Living Space
- 6 Bedrooms, 3 Living Rooms, Bathroom & 2 En Suites
- Walking Distance to the Local Pub and Primary School
- A Granny Annex Ideal for Multi Generational Living
- 2 Large Garages & Exceptional Parking



£500,000



Grayson Way, Llantarnam

EPC = C

- Two Reception Rooms, Ideal for Those Needing to Work From Home
- Detached Double Garage and Driveway
- Pleasant Dining Kitchen With Bay Window Overlooking the Garden, with a Separate Utility Room
- Conveniently Located to Local Primary Schools and the M4
- Easy Access to Boating Lake, River and Park



£560,000



2 Deepweir Drive, Monmouth

EPC = C

- Superb Six Bedroom, Spacious Family Detached Home
- Four Reception Rooms
- Larger than Average
- Gardens
- Driveway



£475,000



Bluebell Court Ty Canol, Monmouth

EPC = C

- Modernised, Spacious Family Home With Views Over the Severn Estuary
- Refitted Dining Kitchen with Central Island
- Four Double Bedrooms, Master with En Suite Shower Room
- Integral Garage Currently Used as a Gym And Outdoor Storage Area
- Private Front Garden and a Substantial Rear Garden



£795,000



Dixon Close

EPC = D

- Superb Modern Detached Family Home
- Four Spacious Bedrooms (Master with En suite) and Modern Bathroom
- Contemporary Open Plan Kitchen and Dining Area
- Spacious One Bedroom Bungalow Attached
- Off Road Parking for Several; Vehicles and Double Garage
- Larger than Average Plot



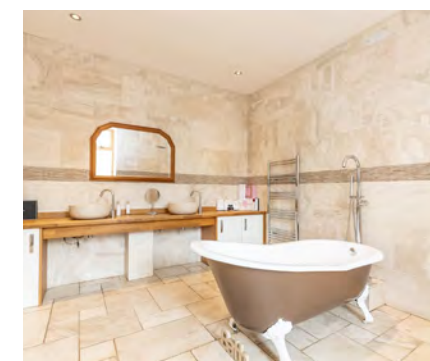
£525,000



Woodview Whitebrook

EPC = E

- Charming Two Bedroom Detached Cottage
- Generous Gardens
- Outbuilding/Stable
- Driveway
- Superb Location
- Well Presented



Twyn Gwyn Farm, Llangynidr Road, Beaufort

EPC = E
£735,000

A rare opportunity to purchase Twyn Gwyn Farm, a beautiful detached three bedroom property set in approximately 4 acres with multi car garage, multi car driveway and stables with paddock. Conveniently located close to local amenities and transport links.

- Tax Band F
- Set in Approximately 4 Acres
- Paddock
- Stables with Courtyard
- Barn
- Driveway
- Scenic Views
- No Onward Chain

Taff Merthyr House, Trelewis

EPC = D
£1,150,000

Taff Merthyr House is a spectacular six bedroom country residence set within approximately two acres, with four impressive bathrooms, six versatile reception rooms, plus a fully self contained one bedroom luxury annex with a 20FT x 20 FT lounge 7 kitchen plus a 16FT bedroom with en suite.

- Magnificent Six Bedroom Country House with Stunning Panoramic Views.
- Six Versatile Reception Rooms.
- Four Stunning Bathrooms.
- Separate Self Contained One Bedroom Annex.
- Large Detached Barn / Avery.
- Extensive Gardens and Grounds.
- Two Private Entrance Drives.

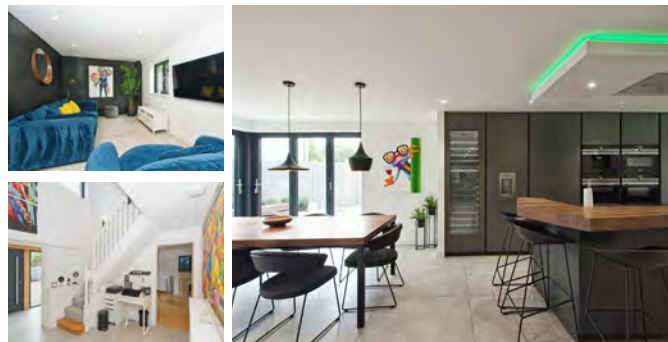


£670,000

The Brooklands, Coedkernew

EPC = C

- Superb Four/Five Bedroom Detached
- High Specification
- Spacious Family Home
- Convenient Location
- Driveway & Garage
- No Onward Chain
- Garden



£550,000

Troed-Y-Gaer Road, Bassaleg

EPC = B

- Extended Four Bedroom Home
- Detached
- Landscaped Garden
- Bar Conversion
- Off Road Parking
- Sought After Location



£585,000

Little Moorbarn, Broad Street

EPC = G

- Four/Five Bedrooms
- Superb Semi Rural Location
- Garage & Outbuildings
- Driveway
- Spacious & Versatile Accommodation
- Gardens



£550,000

Great Oaks Park, Rogerstone

EPC = C

- Detached and Double Garage
- Two En-suites
- Sought After Location
- Excellent Transport Links
- Fantastic Family Home
- Inglenook Fireplace

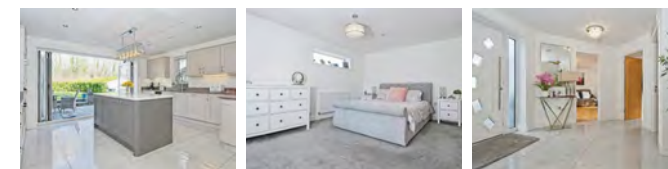


£680,000

Ty Gwyn, Church Lane

EPC = B

- Four Bedrooms (Two with En suite)
- Contemporary 20'10 X 16'2 Kitchen/Breakfast Room
- Finished to a Very High Standard
- Landscaped Gardens, Private Gated Access
- Driveway and Double Garage
- Must be Viewed



£500,000

Caerleon Road, Newport

EPC = E

- Excellent Family Four Bedroom Detached Property with Annex
- Popular Location
- Multiple Reception Rooms
- Off Road Parking
- Close to Local Amenities





Brookland House, Cilfynydd

EPC = C

- Superb Individually Designed Deceptively Spacious Family Home
- Five Bedrooms
- Private Setting with Large Driveway With Parking for Several Vehicles
- Double Garage/ Annex
- Sought After Location
- Basement Rooms with Further Potential
- Must be Viewed



Naturally Woodlands,
Brynna Road

EPC = Not yet build complete

- Unique, Bespoke Build with Four Bedrooms, En-Suite & Family Bathroom
- Open Plan Living Design
- Gardens to the Front & Rear with Garage & Driveway
- Natural Materials Appropriately Used with Exceptional Finishes and Detailing
- New Build Warranty



Ty Hedd Farm, Abercynon

Are you looking for a forever home with loads of character? Something you can grow into? Looking for a large plot with land and potential? Set upon an acre, this family home needs to be viewed!

- Detached Home
- Garage
- Four Bedrooms
- Utility Room
- Three Reception Areas

EPC = C
£520,000



Parc Nant Celyn, Efail Isaf

EPC = D

- Four Bedrooms, Two Bathrooms,
- 17 Ft Hall, Study, 17 Ft Kitchen & Breakfast Room,
- 23 Ft Lounge, Dining Room, Inglenook Fireplace
- Large Rear Gardens Backing Parkland
- Five Car Drive, Double Garage



Bodwenarth Farm, Brookfield Lane

EPC = EXEMPT

- Individually Designed
- Recently Constructed
- Three/Four Bedrooms
- Great Semi Rural Location
- Gardens
- Driveway and Base for Garage



£500,000

Banc Yr Eithin, Gorseinon

EPC = C

- 5/6 Bedroom
- Annex
- Double Garage
- Ample Off Road Parking
- Large Rear Garden



£850,000



Tudor Court, Pontarddulais

EPC = D

- Six Bedroom Detached House
- Two En-Suite Bathrooms
- Large Front and Rear Gardens
- Private Secluded Location
- Great Location for Schools
- Close to Amenities and M4



£520,000



Goppa Road, Pontarddulais

EPC = B

- Large Feature Window with Amazing Rural Views
- 2 X Balconies
- En-Suite
- Double Garage, Workshop and Utility Room
- Basement Storage and Underfloor Heating
- Mechanical Ventilation with Heat Recovery (Mvhr)

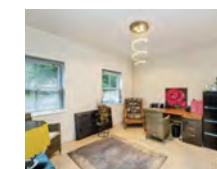
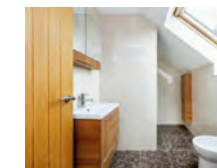


£595,000

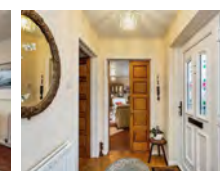
Ger Y Nant, Morriston

EPC = C

- Detached Executive Family Home
- Five Bedrooms
- En suite and Dressing Room to Two bedrooms
- Detached Double Garage with Office Space Above
- Close to Morriston Hospital and M4 Motorway



£500,000



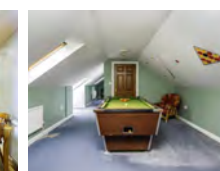
Heol Glasnant, Killay

EPC = F

- 4 Double Bedrooms
- Garage
- Family Home
- Sought After Location
- 2 Reception Rooms



£500,000



Treetops, Cilfrew

EPC = C

- Six Bedroom Detached Home
- Bathroom & En suites
- Gardens & Double Garage
- Utility Room
- Viewing Recommended



£525,000



Maes Y Gwenyn, Rhoose

EPC = TBC

- Exclusive Home - Larger than Average Plot
- 5 Bedrooms, 2 En Suites, Family Bathroom & Cloakroom
- 4 Reception Rooms
- Integral Double Garage
- Council Tax Band - G



£660,000



Pleasant View

EPC = D

- Bi-Folding Doors to Master Bedroom
- Vale Views to Rear
- High End Fittings Throughout
- Space for Home Office
- 2 En suites, Family Bathroom and Cloakroom



£740,000



2 Abergarw Meadow, Brynmenyn

EPC = B

- Substantial Executive Home
- Open Plan Kitchen/diner
- Landscaped Garden
- Garage with Electric Door
- Internal Viewing Recommended



£725,000



14 Abergarw Meadow, Brynmenyn

EPC = B

- Five Bedrooms
- Detached
- En suites to all Bedrooms
- Balcony's Providing Stunning Views
- Driveway and Garage



£600,000

48 Romilly Park Road

EPC = C

- 4 Double Bedrooms - Double Extension to the Rear
- Original and Sympathetic Features Throughout
- Converted Double Garage & Additional Living Space to Out Building
- *Multi-Generational Living*
- 3 Reception Rooms & Study
- Cloakroom, En Suite, Dressing Room & Family Bathroom



£525,000

67 Romilly Park Road

EPC = D

- Romilly Park on Your Door Step - Close Proximity to the Knap, Porthkerry Park & Beaches
- High End Fittings
- Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints
- Secondary School Catchment - Whitmore, Bro Morgannwg, St Richard Gwyn
- No Chain - Council Tax E

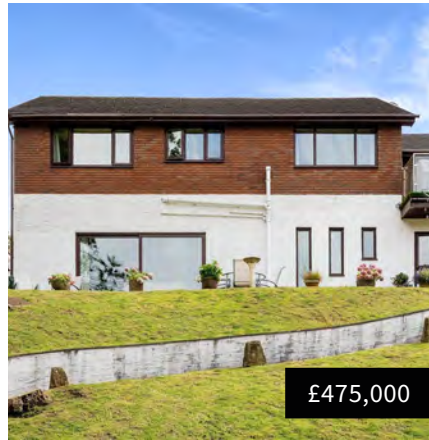


£485,000

Nant Talwg Way

EPC = C

- Large Plot
- Close to Porthkerry Park, Romilly Park & Beaches
- Converted Tandem Garage to Rear
- En Suite, Family Bathroom & Cloakroom
- Potential to Extend *Stpp*



£475,000

Buarthau, Blackmill

EPC = C

- Detached
- Four Bedrooms
- Two En suites
- Spiral Wooden Cantilever Staircase
- Balcony
- Stunning Views

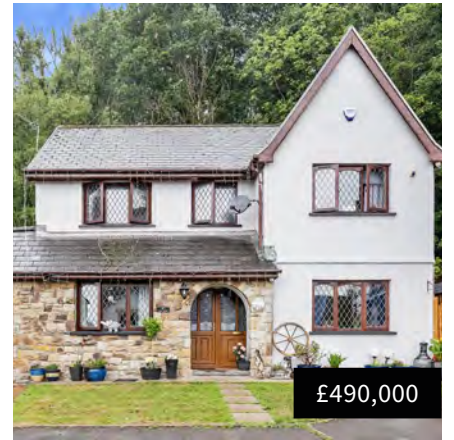


£530,000

Crowswood House, Brackla

EPC = C

- No Chain
- Flexible Accommodation
- Private Aspect to Rear Garden
- Balcony to Enjoy the Pleasant Outlook
- Viewing HIGHLY Recommended



£490,000

Oakwood House, Tondy

EPC = C

- Four Double Bedrooms, Two Bathrooms,
- 30 Ft x 18 ft Kitchen, Dining Room & Family Room
- 14 Ft Snug/Home Office, Separate Lounge
- Charming Entrance Reception Hall
- Large and Lovely Private Rear Gardens
- Entrance Drive, Stunning Improvements



£600,000



Brynteg Cottages, Tredodridge

EPC = D

- Extended and Refurbished Throughout by the Current Owners
- Original Features Originally Dating Back to 1828
- Tranquil Location with Countryside Views Whilst Being within Easy Reach of Amenities and M4
- Kitchen / Dining / Family Area + Utility Room & Study
- Four Double Bedrooms to the First Floor
- Off Road Parking for Several Vehicles



£650,000



Porlock Close, Ogmere-By-Sea

EPC = B

- Modern Six Double Bedroom Coastal Family Home with Sea Views
- Double Garage & Double Driveway
- Three Reception Rooms
- Open Plan Kitchen / Dining / Breakfast Room
- Situated In Quiet Area within Development
- Landscaped Rear Garden
- Council Tax Band G



£525,000

Craig Yr Eos Road, Ogmere-By-Sea

EPC = D

- Semi Detached Bungalow on Corner Plot
- Coastal Views & Short Walk to Ogmere Beach
- Chain Free
- Three Bedrooms with En Suite to One and Family Bathroom
- Landscaped Garden & Summer House/Office
- Driveway Parking and Garage
- Council Tax Band F



£685,000

Morning Star, St. George's- Super-Ely

EPC = E

- Substantial Detached Family Home
- 30 Ft Swimming Pool
- Double Garage and Parking
- Large Garden
- Stable with Electric and Water Supply
- Rural Vale Village
- Countryside Views
- Council Tax Band H



£700,000

Palmwydd, Ogmere-By-Sea

EPC = D

- Five Bedroom Detached Family Home
- Spacious Accommodation Over Three Floors
- Gated Driveway Parking for Several Cars with a Double Garage
- Bathroom and Cloakroom to the Ground Floor, Two En Suites to the First Floor
- Stunning Elevated Countryside And Sea Views
- Large Garden
- Beaches and Coastal Paths on Doorstep
- Council Tax Band G



£750,000



Plot 1 Cottrell Gardens, Bonvilston

EPC = Not
yet build
complete

- Five Bedroom Brand New Executive Detached Home
- Bedroom One Includes an En-Suite
- Double Garage Plus Four Allocated Parking Spaces
- Flooring Included and Under Floor Heating to Ground Floor
- Make Your Move to an Energy Efficient Home!
- Formal Dining Room & Separate Living Room



£685,000



Plot 7 Cottrell Gardens, Bonvilston

EPC = Not
yet build
complete

- Open Plan Kitchen / Dining / Family Area
- Kitchen With Integrated Appliances And Island Feature
- En-Suite Off Master Bedroom
- Make Your Move to an Energy Efficient New Home
- Underfloor Heating to Ground Floor
- Double Garage and Four Allocated Parking Spaces

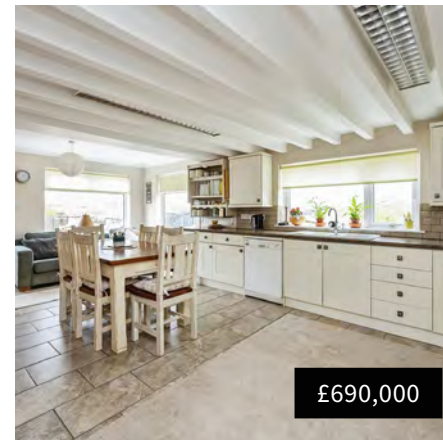


£540,000

St Alma The Lane, St. Nicholas

EPC = C

- Living Room, Kitchen/Diner, Bathroom, Bedroom 4, Bedroom 5 / Dining Room to Ground Floor
- Master Bedroom with En Suite, 2 Further Double Bedrooms and Family Bathroom to First Floor
- Private Enclosed Rear Garden with Various Seating Areas
- Conveniently Located For Cowbridge and Cardiff
- Council Tax Band F



£690,000

The Cottage, St Brides Major

EPC = D

- Living Room, Sitting Room with Log Burner, Orangery and Study With Storage Room
- Ground Floor Shower Room and Utility Room
- Ample Off Road Parking And Detached Double Garage
- Large Outbuilding with Potential to Convert To Living Accommodation / Stables / Air Bnb Subject to the Appropriate Planning Consents and Permissions
- Council Tax Band G

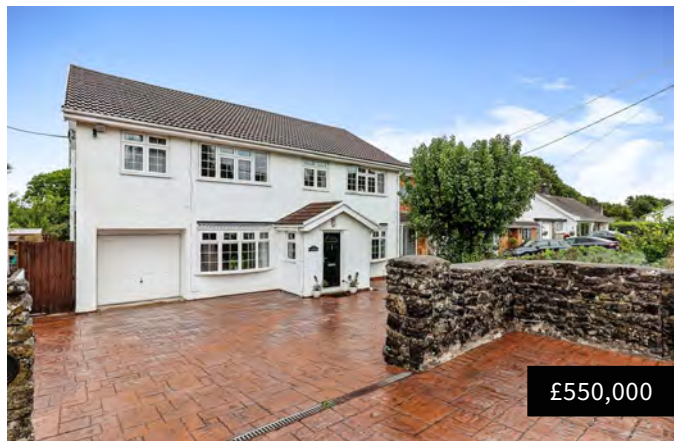


£750,000

The Larches, Ystradowen

EPC = D

- Five Bedroom Executive Detached Family Home with Double Garage
- Manicured and Perfectly Presented Gardens With Large Sun Terrace
- Modern Open Plan Kitchen, Breakfast and Dining Room
- Lounge, Study and Relaxing Garden Room
- En-Suite, Family Bathroom and Cloakroom
- Village Location with Excellent Schooling and Commuting Links
- Council Tax Band H



£550,000



Watergate, Corntown

EPC = C

- Extended Detached Family Home Set on a Generous Plot
- Refurbished Including a New Roof and Double Glazing
- Living Room, Dining Room, Kitchen / Family Room With Utility Off
- Integral Garage and Large Driveway Parking
- En Suite to Master Bedroom & Family Bathroom
- Landscaped, Private, Rear Garden with Direct Access to Local Park
- Cowbridge Comprehensive School Near By, Excellent Road Links to A48



£550,000



The Retreat, Sigingstone

EPC = D

- Substantial Detached Family Home
- Gated Driveway Parking and Double Garage
- Highly Regarded Rural Vale Village
- Cloakroom/Sauna, En-Suite Shower Room and Family Bathroom
- Three Reception Rooms, Plus Kitchen/Breakfast Room and Utility Room
- Low Maintenance Gardens
- Short Drive from Cowbridge High Street and Llantwit Major



£2,500,000

Tyn Y Caeau Farm, Primrose Hill

EPC = D

- Approx. 14 Acres Of Land and Gardens
- Equestrian Property; Stable Block & Hangar
- Farmhouse with Five Double Bedrooms all With En-Suites Plus Leisure Suite
- Detached Two Bedroom Annexe
- Walking Distance to Cowbridge High Street with an Abundance of Amenities Plus High Regarded Secondary and Primary School



£475,000

Burdons Close, Wenvoe

EPC = B

- Detached Family Home
- Four Good Size Bedrooms
- En suite to Master Bedroom
- Modern Kitchen
- Upgraded Gardens & Garage



£500,000

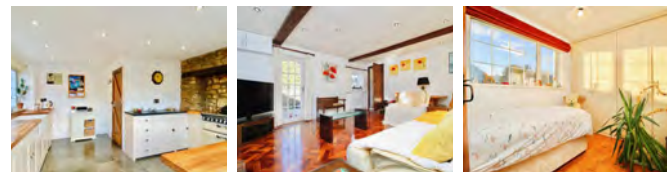
Fairleigh, Michaelston-Le-Pit

EPC = D

- Three Bedroom Semi Detached
- Two Reception Rooms
- Extended 17' Kitchen
- Lovely Countryside Views
- Oil Fired Central Heating & Solar Panels



£590,000



Highwalls Road

EPC = D

- 19th Century Cottage
- Three Bedrooms
- Two Reception Rooms
- Corner Plot
- Full Of Characterns



£630,000



Longmeadow Drive

EPC = D

- Detached Family Size Bungalow
- Four Good Size Bedrooms
- Lounge & Games Room
- Kitchen & Utility
- Extensive Grounds Including Heated Swimming Pool

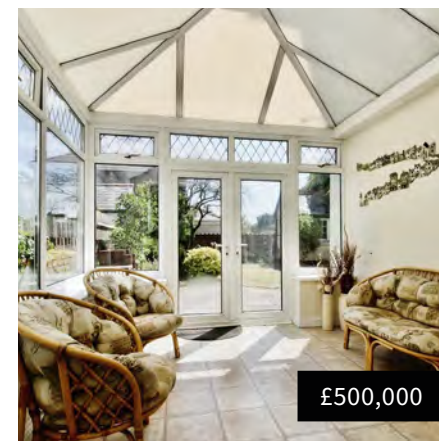


£425,000

Lettons Way

EPC = D

- Detached Family Size Residence
- Five Bedrooms Over Three Story's
- Lounge & Dining Room
- Cul De Sac Location
- South Westerly Rear Garden



£500,000

Millbrook Road

EPC = E

- Four Bedroom Semi Detached
- Three Receptions
- Kitchen & Conservatory
- Driveway Parking
- Rear Garden with Outhouse



£600,000

Turnpike Close

EPC = D

- Detached Four Bedroom Residence
- Lounge, Dining Room & Snug
- Kitchen & Utility Room
- Driveway with Two Garages
- Master with En suite Shower Room



£995,000



£700,000



Pear Tree House, Pen-Y-Turnpike Road EPC = B

- Five Double Bedrooms, Four Bathrooms.
- 33 Ft Open Plan Kitchen, Breakfast Room & Family Room
- 20 Ft Lounge, Cinema Room, Utility Room
- Downstairs Cloak Room, 26 Ft Entrance Hall
- Rolling Fields to Front and Rear Aspect



Old Malthouse EPC = D

- Detached Family Residence
- Four Bedrooms
- En suite & Dressing Room to Master
- Driveway & Double Garage
- Excellent Presentation



£625,000



33 Cog Road, Sully EPC = D

- Four Bedroom Semi Detached
- Three Receptions & Kitchen/Breakfast Room
- Stunning Countryside Views
- Council Tax Band - F



£890,000



Sanderling Way EPC = C

- Executive Detached Family Home with Five Spacious Bedrooms
- Two En-Suites & Family Bathroom
- Open Plan Kitchen, Diner & Lounge
- Two Formal Reception Rooms
- Detached Double Garage
- Close Proximity of Rest Bay Beach



£600,000

Port Road West

EPC = D

- Luxury High End Property
- Multiple Reception Rooms
- Idyllic Vale Views to the Rear
- Potential to Extend *Stpp*
- Cloakroom, En Suite & Family Shower Room



£500,000

Augusta Crescent

EPC = D

- Council Tax Band - F
- Semi Detached
- Large Garden to Rear
- In Need of Modernisation
- Huge Potential



£600,000

Hayes Lane, Sully

EPC = C

- Detached Family Residence
- Three Excellent Size Bedrooms
- Three Receptions
- Good Size Detached Garage
- Electric Security Gate

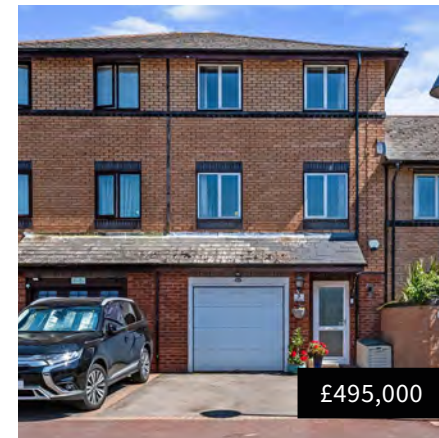


£470,000

Toad Hall, South Road

EPC = D

- Six Bedrooms
- Four Reception Rooms
- Downstairs Bathroom and W.C
- Generous Four Piece Upstairs Bathroom
- Separate W.C Upstairs
- Traditional Features
- Walking Distance of Town and Beaches
- Potential Annexe



£495,000

Plas Taliesin

EPC = C

- No Chain- Four Bedroom Town House in Good Condition
- Situated in the Popular Location of Penarth Marina
- Versatile Living Space- Large Kitchen Dining Space
- Off Road Parking for Two Cars
- Walking Distance to Restaurants and Bars
- Penarth Town Centre within Easy Reach



£625,000

Redlands Road

EPC = D

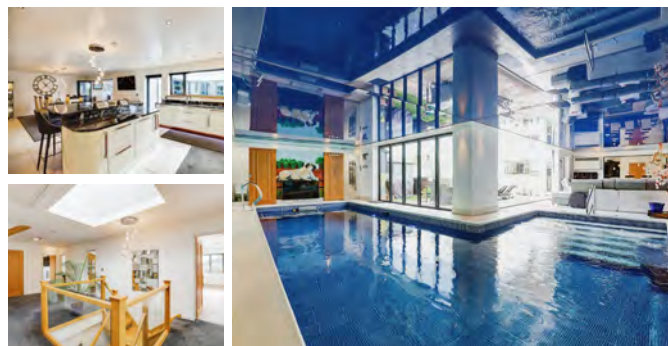
- Five Bedroom House
- Lounge & Home Office
- Good Size Kitchen/Diner
- Garden Entertainment Room
- Two Driveway's & Garage



28 Cog Road, Sully

EPC = C

- Five Double Bedrooms, Four Bathrooms
- Luxury Fully Heated in Door Swimming Pool
- 30 Ft New Kitchen and Dining Room,
- 30 Ft Lounge, 25 Ft Family Room
- Large Utility Room, Stunning Views
- Court Yard Gardens, Private Sun Balcony Terrace



£1,100,000



£550,000

Stonechat Close, Nottage

EPC = D

- Sought After Location
- Close Proximity to Rest Bay Beach
- Four Bedrooms & Bathroom
- Three Reception Rooms
- Driveway, Garage & Gardens



£600,000



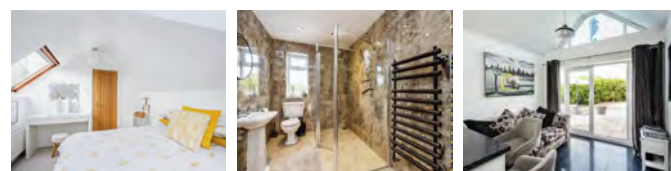
Minehead Avenue, Sully

EPC = D

- Four/Five Bedroom Detached Dormer Bungalow in Sought After Location
- Fabulous Views
- Roof Terrace Providing Added Luxury
- Council Tax Band- G



£540,000



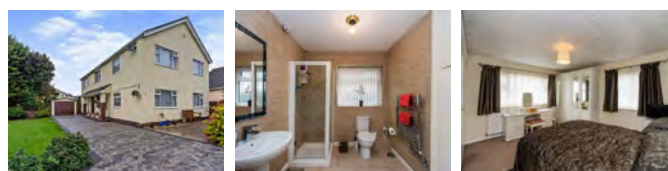
Crossfield Avenue

EPC = D

- Potential Annex Accommodation
- Extended Traditional Dormer Bungalow
- Four Bedrooms, Bathroom & Wet Room
- Three Receptions & Family Kitchen
- Private Enclosed Rear Garden
- Beautifully Presented Throughout



£530,000



De Granville Close

EPC = C

- Detached Home
- Five Bedrooms
- Three Reception Rooms
- Driveway and Garage
- Sought After Location



£125,000



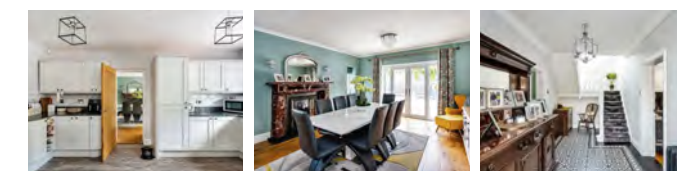
Plas Penycae Pen-Y-Cae

EPC = F

- Detached Private Plot
- Swimming Pool and Pool House
- Detached Coach House
- Paddock Space with Stables
- Approx. 2.3 Acres
- Five Bedrooms



£795,000



Caebryn House, Pen-Y-Bryn, Terrace Brynmenyn

EPC = E

- Detached Home
- Five Bedrooms & Three Reception Rooms
- Driveway and Garage
- Sought After Location



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