

pa black

SPRING 2016 ISSUE
PABLACK.CO.UK

distinctive



The Gold Edition

CONTINUOUSLY GOING FOR GOLD | CARDIFF IS THE BUSINESS
BEST KEPT SECRET IN NORTH CARDIFF | 10 TRENDS TO INSPIRE





Model shown is the Cayenne S Diesel at £62,099.00.

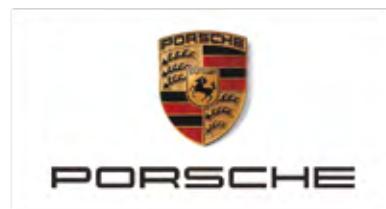
The family sports car from a family of sports cars.

When all you build is sports cars, what happens when you build an SUV?

You create another sports car, naturally. One that's always at home; on the circuit, on the road and off the beaten track. A car for every day that's far from everyday.

The Cayenne Diesel range, from £50,441.00 (RRP) to the limits you set.

Discover more at porsche.co.uk/cayenne.

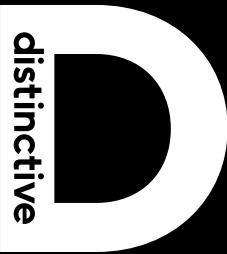


Porsche Centre Cardiff

Link Park, Penarth Road,
Cardiff,
South Wales CF11 8TW
02921 671 070
info@porschecardiff.co.uk
www.porschecardiff.co.uk

Official fuel economy figures for the Cayenne S Diesel | in mpg (l/100km): urban 10.3 – 10.1 (27.4 – 28.0), non-urban 7.2 – 7.0 (39.2 – 40.4), combined 8.2 – 8.0 (34.4 – 35.3). CO₂ emissions: 215 – 209 g/km. The mpg and CO₂ figures quoted are sourced from official EU-regulated tests, are provided for comparability purposes and may not reflect your actual driving experience.

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



Distinctive magazine is produced and published by Designdough and Citrus Content

DESIGN AND ART DIRECTION

Designdough
Joe Brown, Designdough
joe@designdough.co.uk

EDITOR AND EDITORIAL

Citrus Content
Andrea Morgan, Citrus Content
andrea@citruscontent.com

ADVERTISING AND PR

Jeff Smith
jeff@indigovision.co.uk
02920 798999

Next issue of distinctive will be published Summer 2016

pa black

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

Always Distinctive

Welcome to the spring edition of Distinctive.

We have had an incredible 2015 with the opening of our Cowbridge branch and moving our Monmouth branch to a new prime High Street location, but nothing could have prepared us for leaving the Estate Agency of the Year Awards (in association with The Sunday Times and The Times) with GOLD in the Prestige category. At what is seen as the Oscars of the property industry, we were chosen as the best estate agency in the UK selling properties worth over one million pounds. It is an honour to be recognised for our innovative approach and quality offering, especially when pa black is only four years old.

There was record traffic on the property portals, such as Rightmove and Zoopla, over the festive season, as potential homeowners looked to find a new home for spring. The New Year has got off to a strong start as buyers and tenants begin their search, although the number of properties coming onto the market remains low. This seasonal rush and the continued growth seen over the last two years confirm that our property market is in great shape as we head into 2016.

The changes to the Stamp Duty Land Tax (SDLT) for buy to let property and second homes announced by George Osborne in his Autumn Statement have led to an influx of landlords wishing to grow their portfolio and look to purchase a holiday home within our beautiful country. We discuss this change in SDLT and its effect on landlords in more detail later.

For 2016 our strategy is clear: we will continue to expand and open more offices to allow us to offer our award winning service to even more customers in South Wales.

We look forward to seeing you soon.

Andrew Barry

Managing Director, pa black
[@PABlackHomes](http://pablack.co.uk)

Head office: Peter Alan Ltd, Ty Croes Cwrlwys, Copthorne Way,

Valegate Retail Park, Culverhouse Cross, Cardiff CF5 6EH

Tel: 0845 045 5550

Online version: pablack.co.uk/distinctivemagazine

**Delivering a distinctive service for distinctive homes:
Meet the people selling 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.



David Lovitt

Head of pa black

With over 32 years' experience in the South Wales property market, David Lovitt 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 the strong recognised brand that it is today.



Francesca Tanguy

Business Development Manager

Having worked in the industry for 35 years, Francesca Tanguy has a wealth of knowledge and experience in the property market both in estate agency and new homes. Known to many clients in South Wales, she offers our customers quality sales advice, with a professional service from instruction to completion. Francesca has lived in the Vale of Glamorgan for 30 years and is a valuable member of the expanding pa black division.



Paul Forse

Business Development Manager

Paul has recently transferred to pa black having started with Peter Alan in the mid 1980's. He is one of the longest serving managers in the group having managed offices from Swansea across to Newport and brings to pa black a wealth of experience in the South Wales property market. Paul offers a first class selling experience based on building strong relationships with clients.

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

Contents



12 Continuously going for Gold

Gold Standard **24**



14 10 trends to inspire



Properties from pa black **39**

pa black



20 Have you started 2016 by 'getting clean'?

18 Walkies!



Area

- 02** Discover North Cardiff
- 04** Cardiff's 'garden village'
- 06** Cardiff is The business

Homes

- 09** Continuously going for gold
- 10** 10 trends to inspire
- 12** Your Prestigious Home Deserves Sophisticated Marketing
- 14** The Lettings Shake-up

Community

- 16** Step away from the couch
- 18** Walkies!
- 20** Have you started 2016 by 'getting clean'?

People

- 22** 'The Olympics - that's the one sports editors judge you by, the yard-stick'
- 24** Gold Standard
- 26** From Stella to Stellar
- 28** An interview with Richard Holland

Lifestyle

- 30** Best Kept Secret in North Cardiff
- 32** It's a dog's world
- 35** Restaurant reviews
- 36** Join us in discovering the other Cardiff
- 38** Tŷ Hafan
Our chosen charity of the year

Properties

- 39** Properties from pa black

Discover Cardiff North

Affluent, leafy and unspoilt are three adjectives commonly used to describe Cardiff North, which includes several residential suburbs – Heath, Lisvane, Rhiwbina, Llanishen, Cyncoed, Pentwyn, Penylan, Pontprennau and Whitchurch - a few of which we've explored.

What makes Cardiff North one of the most desirable places to live is the fact that despite being a mere fifteen minutes or so away from the bustling hub that is Cardiff City Centre, each of Cardiff North's covetable areas has a distinct, village-y look and feel. People who live here take a real pride in where they live, and it shows.



Lisvane

Just five miles from the city centre, Lisvane boasts a lovely, close-knit community and has its own primary school, parish church and village hall. One of the wealthiest residential areas in the whole of Wales, available properties are few and far between, as people who move here rarely want to leave.

Pontprennau

Pontprennau is Welsh for Bridge of Trees, which gives you an idea of what to expect from this area. Nestled at the foot of the hills of the South Wales Valleys, Pontprennau is characterised by a series of hills, intersected by dozens of small valleys created by streams, which feed into the Rhymney River. Once part of an area made up of several farms in Llanedeyrn, Pontprennau was only designated a residential development in the 1970s. So if you're looking for a property that's near some stunning, unspoiled countryside, then look no further. Easy access to the M4 makes it a favourite for Cardiff to London commuters.

Cyncoed

Incorporating Lakeside and Roath Park, it's hard to imagine that, a mere century ago, Cyncoed Road was still an ancient track, leading to neighbouring Penylan and Lisvane. In 1887, the 3rd Marquis of Bute donated over 120 acres of marshland to provide the Cardiff Corporation a park with a lake, pleasure gardens and playing fields, which today everyone is welcome to enjoy. The most covetable properties surround the lake, thanks to their stunning views, and of course the enviable location. Who wouldn't love the view of families of swans gliding past your window?

Whitchurch

Officially, Whitchurch hasn't been a village since the early 20th century. That said, it's still referred to as 'the village' by its residents. To draw a comparison, Whitchurch is to Cardiff what Hampstead is to London, with peaceful country walks and a bustling high street mere minutes away from each other. Commuters love it because it's just off the A470, which makes travelling a breeze. If you love browsing, coffee shops and mooching around fascinating boutiques, Whitchurch is for you.



Cardiff's 'garden village'

Two years ago, Cardiff's only garden village celebrated its centenary and it would be fair to say that its founding architects would be proud how Rhiwbina has retained its 'timeless character' to this day. So while the capital continues to grow and prosper, Rhiwbina's residents have worked hard to ensure this corner of Cardiff never loses its identity, or sacrifices its beauty in the name of development.

It's one of those areas that people move to, and never want to leave. It's the best of both worlds. Mere minutes away from the bustling hub that is Cardiff city centre, it also has the feeling of being nestled in a beautiful, rather secret corner of the country. With a strong community feel at its core, it's the perfect place for families or anyone wishing to put down roots in a place where neighbours still 'keep an eye' out.

Until relatively recently, Rhiwbina was a rural area with few houses – in 1934 there were just 34 houses, located between Pen-y-dre and Lon Isa, which later became known as the garden village, and was designated a Conservation Area in 1976.

It may have retained its country feel, but there's plenty to do in Rhiwbina, and it's popular shopping destination, especially for gifts and art (Serenate, The Village Gift Box and Calon Rhiwbina

to name but a few choice retailers). It also boasts several characterful cafes, pubs and restaurants (The Deri Inn, The Olive Branch Coffee & Book Shop) and of course the now-famous Deri Stores, a family run general store on the corner of Wenallt Road and Rhiwbina Hill, which has been there since the 1950s.

History buffs may be interested to know that beneath the elegant, leafy exterior lies a rather bloody past. Toward the end of the 11th century, the last native Welsh Prince of Morgannwg, Iestyn ap Gwrgant, was slain in a battle north of Rhiwbina, right where the Butchers Arms Pub is located today. This particular battle was so gory, in fact, that a nearby stream was named Rhyd Waedlyd, which translates as Bloody Ford. Not that you should let this put you off your Butchers Arms Sunday lunch, which has gained a reputation as one of Cardiff's gastronomical gems.





“The Sunday Times Estate Agency of the Year Awards are acknowledged as being the hardest to win, so for pa black to be judged the best in the country in the Prestige category is a great independent testament. Quality of branding, marketing, innovation, stand out property promotion, and customer service delivered by highly trained staff are among the criteria assessed. Being considered the best in the UK, above all other entrants, gives potential clients real confidence that they can put their trust their in pa black.”

Miles Shipside
Commercial Director, Rightmove

Eat your heart out, Hollywood. Our capital is fast becoming a media capital to be reckoned with, thanks to the Dragon film studios in Cardiff.

Sir Richard Attenborough said it was going to be big, and he was right. The actor and Oscar-winning director was a driving force behind the creation of world-class TV and film studios in South Wales, and was actively involved right up until the day he died in August 2014.

Even when the Dragon Studios project seemed doomed to fail, dogged by a raft of problems from motorway access to, most famously, the family of dormice who, though tiny, managed to halt the £350 million pound project.

Despite problems big and small, the studios (affectionately nicknamed Valleywood) finally opened in 2009 and since then, they have been used for several TV projects, including Doctor Who, Upstairs Downstairs and the £20million movie Ironclad, starring Sir Derek Jacob, James Purefoy and Mackenzie Crook.

And now, Pinewood Studios, responsible for the James Bond franchise, are the latest in a long line of media movers and shakers to make the move to Dragon studios.

**"I've actually fallen
a little bit in love
with this place,"**

Last year, it became the location for the new US series The Bastard Executioner, which tells the story of Wilkin Brattle, a 14th century warrior whose life is changed when a divine messenger besieges him to lay down his sword and lead the life of another man, a journeyman executioner.

Walk down Whitchurch high street or amble through Rhiwbina village, and you could be forgiven for thinking you've been

transported to Santa Monica or Beverley Hills. There's Stephen Moyer, of True Blood fame, having a coffee in Coffee Number One; Timothy V Murphy (Sons of Anarchy), having a pint in The Conway; Golden Globe winner, Katey Sagal browsing through the clothes rails at Head Over Heels. "I've fallen a little bit in love with this place," says Timothy V Murphy, a native Irishman who now calls LA home. "It's surprised me, yeah. Speaking as an actor who has lived and worked in Hollywood for a good few years now, it's every bit as slick. Maybe it's because I'm an Irishman, and have a natural affinity with the Welsh, but I'm enjoying being here. Long may it prosper, I say."

What's next? Perhaps the Oscars will move to Cardiff. That's not as outrageous as it might sound. With Hollywood becoming increasingly expensive, studios are looking for new, exciting, more compact locations to work in. And Cardiff is ideal, says

Cardiff is The Business.



First Minister Carwyn Jones, who believes the creative industries are a vital part of Cardiff's booming economy.

An added incentive is the £30m funding pot that has been set up by the Welsh Government to support film and TV drama shot in Wales over the next five years, in the hope that this will generate up to £90m for the economy.

"We need to make more films in Wales now," says actor and director Craig Robert whose first feature film, Just Jim, was made in Valleywood last year.

Roberts has worked with a whole raft of A-list actors, including Seth Rogen, Paul Rudd, Robert De Niro and Nicholas Hoult and is in high demand in LaLa land, but making films in Wales is top of his to-do list. "For a long time, I didn't really open my eyes to the Welsh cultural landscape, I didn't realise how beautiful and

unique it is – Wales is a strangely wonderful place, so shooting [Just Jim] the film in the Valleys made sense for me," he says.

Now in its 12th year, It's My Shout, supported by the BBC, S4C and Arts Council Wales assists those who want to break into the media industry in Wales, helping to launch the careers of actors, directors, writers and production crew. Every summer, it works alongside BBC Cymru Wales to produce six short films, which are made by local talent and later broadcast as part of the popular Made in Wales series.

Paul Cannon, Councilor for Rhondda Cynon Taf and cabinet member for safer communities, tourism and heritage says: "People from across South Wales had the opportunity through this industry-acclaimed scheme to try acting, and operating cameras and sound equipment, as well as learning other creative industry skills."

"For each production, we work closely with other companies, community associations, drama groups, primary schools as well as further education and higher education establishments, to find the best new talent in Wales," he says.

Cardiff is literally bursting at the seams with creative talent, and the world is taking notice (about time, too). As the glitter and glamour of Old Hollywood increasingly loses its sheen and studios move further and further out, could Cardiff become the new HQ of film? The Academy Awards at the Bay? Why not. As they say in The Business, if you're going to dream, dream big. And Cardiff is doing just that.





“David Lloyd share similar principles of quality and great customer service, and are thrilled to see pa black have such success in the Sunday Times Awards”

Nick Edwards
General Manager, David Lloyd Leisure

Continuously going for gold



Winning the Estate Agent of the Year Awards

On Friday 4 December last year we made our way down to London to attend The Estate Agency of the Year Awards 2015 in association with The Sunday Times and The Times, sponsored by Zoopla Property Group. Now in its thirteenth year as a dedicated competition, these highly regarded awards have become widely recognised as the most prestigious and difficult to win.



We had entered the Prestige category, exclusively for estate agents selling homes over £1 million. Previous winners have included the renowned Sotheby's International Realty, who were also shortlisted as a finalist again. As we arrived at the Lancaster Hotel in London, we joined the crème de la crème of UK estate agency and calmed our nerves with a glass of bubbly.

Penny Smith's (author and newsreader) fun and witty comparing style kept the event moving, although it felt like an age before

our category was announced. Could we do it? Could a South Wales agency win over an international brand?

As the finalists were introduced an air of anticipation filled the room, and Penny announced, "and the winner is pa black." Being a quiet and reserved team, we acted as any Welsh person would - we're pretty sure they could hear our shouts back in Cardiff. We took the stage to receive our award from international rugby star and MBE Matt Dawson.

The judges commented; "*Properties are listed in Distinctive, the prestigious lifestyle magazine from pa black, which is available online and in print; 10,000 copies are distributed throughout South Wales. Vendors are assigned a dedicated Relationship Manager whose role is to drive the sale from start to finish. Clients can expect a high level of face-to-face contact throughout the process. The directors should be congratulated on filling a gap in the Welsh property market with this distinctive offering.*"

Let's just say, the train ride home was full of jubilations, so we must apologise to anyone who was trying to sleep or relax on that late train from Paddington.

We have strived to establish pa black as a brand that is known for its ability to provide a distinctive service to clients. We may have won gold, but we will not stand still, and we aim to continue to exceed the wants and needs of our clients.

10 trends to inspire

Update your home with a few of our favourite interiors trends for Spring/Summer 2016...

Historical heritage

A return to period character and exuberance is seeing interior designers drawing on history and heritage. Be inspired by past grandeur with rich velvets and ornate decor, and modern furniture set in classical backgrounds.

The 'does it all' home

With more people using their home as both their work and play-space, clever storage solutions and functional décor are becoming a trend in their own right. Practical pieces that do several different jobs are at the heart of this trend. The idea is that you can transform any given room from work space to party place with the flip of a couch, and turn of a table, thus enabling you to curate and display different belongings according to need and mood.

So retro

The retro look will continue to be important throughout the year, as designers, brands, and consumers play at mixing together styles of different eras. The 1970s continues to inspire, so look out for wood veneers, discreet metallic accents, subdued optical patterns and faded tropical prints (perfect for adding warmth to winter days). For an idea of how to work the trend, see Hotel Henriette.

Serenity

Inspired by Scandinavian minimalism, if you crave white space and pared down craftsmanship, this is the trend to embrace. Sanded down as well as blanched woods are key here, with shapes remaining as simple as possible, dispensing with all unnecessary detail.

Crafty

Think crafty and cosy, with lots of knitting, lace, macramé and crochet for a warm, welcoming space. It's about making your space your own, and not being afraid of a homemade look and feel. Now is the perfect time to showcase those doilies and place settings your auntie knitted for you.



Green interiors

Organic walls and floors will become more common, with cork, plywood and chipboard appreciated for their natural qualities. Soft to the touch, sound-absorbing and thermally insulating, look for materials like bamboo, wicker and rattan, both for furniture and décor.

Indoors, outdoors

This is a trend that has been growing steadily for several years, but 2016 will see it blossom into a way of life, as the boundaries between indoor and outdoor decor vanish altogether. The idea is that you get the same level of comfort outdoors as you do in, say, your living room or study. Think sofas outdoors, and a garden study!

A Gothic flourish

A flair for the dramatic, deep nocturnal tones and dark patterns give rooms a mysterious, Gothic feel, even as we head towards springtime. Look for embossed wallpaper, deep burgundy hues and dark wood finishes.

Soft and curvy

Rounded shapes and padded surfaces are abound, with designers releasing collections that are more tactile, more comfortable, and more curvaceous. Woollen throws and cushions help bring this nesting culture to life.

True blues

From rugs, to walls and bedding, deep, mysterious blues create a sophisticated atmosphere throughout the home, appearing cooling and ocean-inspired in summer, and becoming cocooning in winter.





Your Prestigious Home Deserves Sophisticated Marketing

How we market your property for sale

Your home is incredible and it is our responsibility to ensure that it reaches the widest audience possible. We have designed creative marketing solutions to meet your needs, whether you are an open or a discreet seller. Selling your luxury home within Wales is an honour; therefore we are committed to delivering you the very finest service.

The Personal Touch

Even though we are the largest estate agency in Wales, our ethos is to always deliver service with a personal touch. Our dedicated team are experienced in the luxury property market and understand the needs of both the seller and buyer. No two properties are the same and therefore our personal touch extends to your home. We proactively search for potential buyers to ensure your home is sold in the fastest time possible.

Strong First Impression

We strive to be at the forefront of technical advances in the industry. Not only do we provide professional photography, but each property within the pa black collection benefits from its own HD video.



For Sale:

Star Lane, Capel Llanilltern

For more information see page 43

Online Exposure

Have you seen our new and improved website yet? We have worked hard to provide better functionality whilst retaining the look of the website. The improvements will make sure potential buyers have a more pleasurable experience when searching for their new home. The pa black collection is showcased on our own website together with a large range of property portals such as Rightmove, Zoopla and Primelocation.

Our Network

Last year, the Connells Group, one of the largest and most successful estate agencies and property service providers in the UK, acquired Peter Alan. This has enabled pa black to retain our recognised strengths in terms of local connections and providing a personal touch. But we can also benefit from the new leadership and development opportunities a group such as Connells can offer.

Offline Exposure

Online may be where potential buyers start, but the demand for printed brochures is still extremely high. Our property details are designed with the discerning buyer in mind, and your distinguished home will be featured within these pages.

An up-to-date selection of our current properties is featured in the second half of this magazine. Distributed throughout South Wales, Distinctive provides potential clients with an opportunity to get their property directly into the homes of potential buyers.

Beyond our Borders

Your home is located within Wales, but your buyer may not be. We actively advertise our pa black collection within local and national press.

Your Relationship Manager

We asked Francesca Tanguy, Business Development and Portfolio Manager, to explain the role of your personal Relationship Manager:

"When you enquire about listing your property with pa black, your home will be valued by one of our specialist pa black valuers. Once listed, you will be assigned a Relationship Manager who will provide you with a 24/7 service. Your Relationship Manager will be able to offer specific and detailed assistance and guidance at any time throughout the transaction, from the day your house goes on the market to completion."

pa black is exclusive to Wales



The Lettings Shake-up

Our Head of Lettings, Angela Davey, discusses the recent changes to the lettings market.

Angela Davey joined Peter Alan in 2003 to introduce a lettings arm to the business. Over the last 13 years we've seen our managed portfolio grow greatly under Angela's watch. Angela is also the Welsh representative for The Association of Residential Letting Agents (ARLA). There have been numerous changes over the last few months within the lettings industry, but what do these changes mean for landlords in South Wales?

Landlord registration and licencing

"Licensing for agents and landlords has been talked about for the past 3 to 4 years, and it has come about for absolutely the right reasons. It is being introduced because some landlords are not dealing with their tenants in the way that they should, probably due to lack of information or maybe lack of education around the lettings lifecycle process and legislation. Licensing is probably going to be the biggest shake-up to the lettings industry since tenancy deposit legislation, so we need to embrace it 100%.

Rent Smart Wales is the brand name that has been given to a team of people who are going to be handing out the licenses to private landlords and to agents via Cardiff Council Local Authority. If a new landlord goes to the Rent Smart Wales website, they will be guided to the page to register as a landlord in Wales. Every landlord who owns a property in Wales has to register themselves, regardless of whether they manage their property or not.

Obtaining a licence is the next stage of the process and landlords will need to undergo training and checks to ensure they are 'fit and proper' individuals to hold a licence. It will be the same for agents, but on a much more formal basis."

The announcement in George Osborne's Autumn Statement regarding the Stamp Duty surcharge shocked landlords across the UK. But has this increase in tax affected the market in South Wales?

"From my perspective, it hasn't slowed the market down for people who are looking to buy to let, whether it will do, later on, that's something that we'll have to wait and see. I think that if investors wish to remain investors then there are certain things that they are going to have to do, and one of them is to pay additional Stamp Duty if they want to grow their portfolios.

We've seen a lot more interest in our better yield-to-value properties than we have experienced in the past. Viewings by

investors have increased, rather than people just wanting to buy properties and turn them into their homes. It will be interesting to see what happens after April 1st in terms of investor purchases."

With the recent launch of pa black lettings, why does Angela believe that a landlord should consider using our property management service?

"Apart from the wealth of expertise within our lettings team, we operate right the way across South Wales, and therefore have a lettings presence in each and every one of our Peter Alan branches. Behind the scenes our support centre make sure that every single landlord, tenant, and property that we transact with, is dealt with efficiently, effectively, and in the appropriate manner. I'm bound to say this, but I firmly believe that if you're looking for a letting and managing agent, go for one who has the most knowledge, strengths and geographical reach - choose Peter Alan and pa black."



**“We are so honoured to be associated
with pa black and want to send a huge
congratulations to the whole team
on their Best Prestige Agency win.
We’ve enjoyed every moment of working
on distinctive magazine and are so
excited to see what the future holds.
Here’s to many more awards won!”**

Joe Brown
Director, Designdough

Step away from the couch...

Robin Sowden-Taylor, Head Coach and owner of Cardiff's Dragon Crossfit, explains why the world has gone Crossfit crazy, and why we should all give it a go.

Crossfit was 'born' in the 1990s, when former gymnast Greg Glassman opened the first ever Crossfit gym, Santa Cruz, in 1995, after discovering for himself that through the use of dumbbells and a barbell he could get stronger than all the gymnasts he knew who were working with bodyweight only. Designed to enhance a wide array of physical characteristics simultaneously, such as cardiovascular endurance, power, flexibility, speed, agility, and balance, the popularity of Crossfit has truly taken off in

recent years, with the number of Crossfit gyms (or boxes) growing from 18 in 2005 to almost 1,700 in 2010.

"The results you see from Crossfit transfer over to other areas of your life. The confidence that it builds will allow you to perform activities you never thought possible."

Robin, who also works as the Cardiff Blues' strength and conditioning coach, first tried Crossfit in 2009 to supplement his training as a pro rugby player. In 2011, after a decade at the top of his game, he retired from rugby with the ambition of opening his own Crossfit box. Joining forces with fellow athletes Simon Harris and Andy Edwards, he is now a proud co-owner of one of the top Crossfit boxes in the UK, with two boxes in Cardiff, in Cardiff Bay and Llanishen.

Email info@dragoncrossfit.com for a Free Taster Session at Dragon Crossfit Cardiff Bay or Llanishen



...and into the box

Why do you think Crossfit has become so popular?

Its popularity stems from the fact that people have become more aware of functional fitness and understand the limitations of a one-dimensional approach. For instance, strength without endurance is pretty pointless, as you may be able to lift a weight but be unable to hold it or repeat it, thereby voiding all progress made in weights related exercise. Crossfit involves training across varied disciplines to develop different skills like stamina, strength, flexibility, power, speed, agility, balance, cardiovascular/respiratory endurance and co-ordination. Whether you're a complete novice, a fitness enthusiast, or an athlete, you can make it work for you.

It sounds complicated...

It's not. I think if you ask anyone who has tried it, they'll tell you that Crossfit training is pretty taxing, but thoroughly empowering. It places demands on your mind as well as your body, and – I can say this with confidence because I've seen it happen time and time again – will make you a more confident, fit, and healthy person as a result. It never gets boring, so you won't lose momentum and interest.

So anyone can do Crossfit?

Yes. I mean, at first glance it can seem very daunting, as with anything new. If you've never done it before and are observing a group of women and men doing Workout of

the Day (WOD), you might feel like doing a quick about turn, as it looks quite intense. But everyone's had a first class, and it's a really supportive environment. Once you commit, you will see vast improvements in your endurance, stamina, strength, flexibility, power, speed, coordination, agility, balance, and strength – all the while enjoying a side benefit of having a better physique, from a stronger, fitter body.

Crossfit workouts can be tough and challenging, but the great thing about it is that all of the movements and workouts are scalable. This means all exercises can be modified to fit an individual's exact needs. So whether you're a marathon runner or a sixty-year-old woman who wants to invest in her bone health, anyone can do it and everyone will reap the benefits.

Have you had any memorable clients who've gone from 'zero to hero'?

A lady called Tess. She's 55 and when she first came to us, openly admitted she'd actively avoided exercise for most of her life. Thirty-six months later, she has the body of someone two decades younger, and is fit and healthy. She's lost a lot of weight, but the most important thing is - and she'll back me up on this - she just feels more powerful, more confident. She told me, "No-one is more surprised than me, that a middle aged woman who allowed her body to dictate what she couldn't do – bad back, creaking joints, arthritic knee – would ever feel so at home in a gym".

Give us three good reasons for leaving the comfort of our couch and getting into Crossfit instead?

- 1.** Crossfit is not just about fitness, it's about community. It may seem intimidating at first, but you'll quickly realise how supportive the Crossfit community is and how this is just part of the thread that binds it together. Not only will you benefit from expert coaching and a supportive group of friendly members, you'll also develop relationships in the gym that make training truly fun.
- 2.** It will change your life. The results you see from Crossfit transfer over to other areas of your life. The confidence that it builds will allow you to perform activities you never thought possible. Not only will you feel better physically, most people notice changes in their performance at work, at home, and in their relationships.
- 3.** It promotes long-term health. Functional movements are called this for a reason. They make us more functional. They help us move more efficiently and prevent injuries in our everyday lives. Combined with a diet that promotes longevity and performance, you will feel better, perform better, and have more energy, even as you get older. This truly is the closest thing to a fountain of youth that we have.

Walkies!

**Love dogs? Adore walking?
You couldn't be in a better place.**

As a city, Cardiff is incredibly dog-friendly, with walks galore as well as dog-friendly pubs, cafes and even hotels abound. If you're lucky enough to live in Cardiff North, or are considering moving there, then you're in an even more privileged position, with some of the best dog walks in the country right on your doorstep.

Fforest Fawr

Minutes from The Deri pub in Rhiwbina, the Fforest Fawr walk is a favourite among ramblers, dog walkers and horse riders. A short walk over the hills northwest of Cardiff, you can enjoy a great mixture of woodland and open hillside, plus gorgeous views across the Taff Valley.

Lisvane and Pontrpennau

There are lots of fields and hedgerows to explore here, though it's worth consulting a map beforehand, as some of the signs are well hidden. There's a beautiful landscape lake and garden near a private home called The Hollies, which is well worth a look.

Taff's Trail

This walk follows the River Taff through Bute Park and Pontcanna Fields, and is 55 miles long, starting in the Cardiff Bay area and ending in Brecon. So while it may be a bit much for a day's walk, it's the perfect walk for newcomers, as it's nearly impossible to get lost (just go straight ahead), and there are lots of poo bag bins en route, too.

The reservoir walk

This walk is centred around Llanishen and Lisvane Reservoirs, both of which are official Sights of Special Scientific Interest. Lisvane Reservoir is noted for the wildfowl that over-winter there and the embankments of both Reservoirs have recently been awarded special status due to the wide spectrum of wax cap fungi they are home to. The walk encompasses woodland and open meadows; much of the woodland along the Nant Fawr is maintained by The Friends of Nant Fawr. The walk is mainly on pavements and good paths but can be waterlogged and muddy in wet weather, so wellies are a must-have!

Top tips for dog walkers

- * Keep your dog on a lead when embarking on a new walk, and always if you're near private land or farm animals.
- * Never go anywhere without a pack of poo bags.
- * Keep an eye out for mountain bikers and horse riders as well as other pedestrians – many of the walks in Cardiff are there for all to enjoy, so you never know who (or what) might be around the corner.
- * Need some inspiration? www.cardifframblers.org.uk is a handy site for anyone who loves walking, whether you have a dog or not. There are some well mapped out routes plus comments from walkers who have tried and tested the walk, which is always handy, as the landscape can change dramatically from season to season.





**“Congratulations to all the
team at pa black on the
Best Prestige Agency win -
what a great achievement.
Wishing you another
successful year in 2016!”**

Zoopla

Have you started 2016 by ‘getting clean’?

‘Eating clean’ are buzzwords for 2016 and beyond. With a focus on plant-based foods, natural growing methods and processing-free preparation, the clean eating trend has gone from being a trendy hashtag to an aspirational but highly accessible way of life for consumers around the world.

“In terms of food trends, I think the emphasis is shifting from ‘fine dining’ to street food, and there is a new market for fast, casual, healthy dining,” says Cardiff-based personal trainer Anna Reich (annareichpt.co.uk). “Drinking is down, exercise levels are up, and polite is the new edgy. Together, these priorities have created the perfect conditions for the move towards clean eating, which can only be a good thing,” she says.

Clean ‘freaks’ are on the rise

The healthy-eating consumer can no longer be pigeonholed; they are a more varied group than ever before. Global sales of health food products are predicted to reach \$1 trillion by 2017, while Nielsen’s 2015 Global Health & Wellness Survey found that 88% of consumers across all demographics are willing to pay more for healthier food.

“The fact that consumers from all demographics are interested in buying pure, ethical and fairly produced goods has prompted a wide range of brands to reformat their everyday product offerings,” says Anna. “For example, earlier this year, Ikea introduced vegetarian meatballs in its stores, while last month in the US Whole Foods announced plans to launch a lower-priced store format,” she says.

Your grandparents may have had less choice than you do when it comes to food, but they probably ate cleaner. “It’s ironic that today we are, in fact, trying to emulate the eating habits of our distant ancestors, in a bid to both balance our bodies and subsist more sustainably. It’s about getting rid of the E-numbers and the additives, in favour of ‘good, simple food’ as my own grandmother used to say,” says Anna.

Healthy tech

Need a hand? Mobile technology now enables us to plan, track and analyse our diets like never before. Cooking apps that prepare custom ingredients lists for users to shop from are now designed for a wide range of target audiences; Fit Men Cook’s app (<http://fitmencook.com>) has the tagline ‘built in the kitchen, sculpted in the gym’. Automated plant pots make it simple to grow fresh produce, self-cooking pans optimise themselves, and smart cups such as Vessyl (myvessyl.com) track what users are eating and drinking with laser precision. Plus, last year Google announced that it is developing an app to count the calories of food from Instagram photos.



Where to eat clean in Cardiff

Mindful eating

Mindfulness and meditation also have a part to play in clean eating, promoting ‘eating in the moment’ as a way to focus the mind on the pleasures of food, while consuming less. Curated by furniture-maker Gareth Neal, The New Craftsmen’s Mindful Living exhibition earlier this year included workshops on mindful chocolate with Welsh brand Nomnom. “Mindful living, to me, is about applying a holistic approach to all elements of our lives, from the food we eat, to the objects, environment and people we surround ourselves with, as well as the processes by which objects are made,” says Gare

Snails

Don’t let the name put you off. Snails is a Rhiwbina institution, where you’ll find good French food made with maximum attention paid to good ingredients and minimum fuss.

Vegetarian Food Studio

The predominantly South Indian menu makes this a very popular place with vegetarians and vegans who want fresh food and maximum nutrition. Even diehard carnivores would be hard pressed to find tastier food. Positive proof that eating clean doesn’t mean waving goodbye to great taste.

Gwdihŵ

The name is Welsh for the sound an owl makes, so it’s not surprising that this is a good place for ant Cardiff night owls craving a midnight feast. After dark, live bands and DJs make it a cool place to hang out and meet people, while by day it’s a cozy café where you can enjoy healthy paninis, salads and comforting hot dishes.

The Pure Kitchen

Eat in or get it delivered, this on-tend eatery can cater for food allergies, dietary requirements and any meal preferences. They only use fresh, organic ingredients so whatever you plump for, you can tuck in happy in the knowledge that you’re eating clean.

‘The Olympics - that’s the one sports editors judge you by, the yard-stick’

Exclusive interview with David Broome CBE

Cardiff born and bred David Broome CBE is one of the top show jumpers in the world. He won the European championships in 1961, 1967, and 1969, individual Olympic bronze medals in 1960 and 1968 and the World Individual Championship in 1970. He also scooped the prestigious King George V Gold Cup a record six

times on six different horses between 1960 and 1991, a record that has yet to be broken. In 2013, he became President of the British Showjumping Association. Despite global success that has taken him all over the world, he has always lived and worked in Wales, training future stars from his eponymous yard in Cardiff.



Would you say horses are in your blood?

I've always been around them, so yes. Although my father started off as a greengrocer, he had always been associated with horses, just like my granddad before him, buying and selling horses. When I was very young, we had a lot of wild Welsh ponies that weren't broken in, I used to be the jockey, and I think I was about six at the time. I got bucked off so much, I got fed up with horses and decided I would retire. But about 18 months later, a little pony arrived that I quite liked and I decided to have another ride it all kicked off from there.

When did you discover your talent for showjumping?

My father did, I'd say. But the day I realised I loved it, I was out riding with my father, and he told me to go a different way because he was going to jump over the gate; I said, "Well, if you're going to do it, I'm going to do it". We jumped it and I stayed on the pony. That was the first time I ever jumped a fence.

You've said before that your father was the best trainer you ever had...

He was unbelievable. He helped train the ponies because I was a bit lazy in those days, and he would know how to feed them. If the pony was getting a bit tired at a show, he'd give it another handful of oats that night, those kinds of things. When I was about 30, I went to the World Championships, I had a very difficult horse called Beethoven to ride, and the first day didn't go very well. The second day, my father got up and rode the horse in the morning before the competition in the afternoon; we won that leg and the next, and finished up in the final.

Did you have a riding idol back then? The great Pat Smythe. She used to live just up in Gloucestershire and would

come down to shows like Abergavenny and Monmouth. I think she was just an inspiration for everybody; she was beautiful to watch and made it look so easy. You saw Pat Smythe ride and you thought, "Damn, that's as good a way of riding as I've ever seen," and you watched her and would try to interpret what she was doing.

Who was your first proper competition horse?

My father bought a horse for me called Wildfire, it cost £60 and he was a bit of a naughty character, but he could jump. I could have been in the British team in Dublin in 1959, but my father wouldn't let me go. I'd have been 19 and the horse that year actually finished up as the top horse in Britain. My father said, "It's no good going abroad if you can't win". He decided I wasn't good enough at that point, but the following year, we were put on the shortlist for the Olympics.

What's it like jumping at The Olympics?

Well, The Olympics are the one-off, they are the one that the sports editors judge you by, they're the yardstick. You've got the world at the window, waiting to watch you. It is very different and very special.

What advice would you give someone who wants to make it big in the equestrian world?

I'd tell them what my father told me: "A leg each side, face the front, don't get in front of the ears and kick on". You've also got to learn your trade and be sympathetic to the horse. I think I've got quite a nice way with horses. They understand me and I always work hard to develop a bond, otherwise the partnership won't work. I've been very, very lucky over the years. At one time I had two of the ten top horses in the world.

You were good friends with the 'bad boy' of showjumping, Harvey Smith – how did you two meet?

Harvey came down from Yorkshire; I came up from Wales. He was a very quiet little lad, never said boo to a goose, but then he changed an awful lot and he became the "aggressive Yorkshireman". That was just a character he played. We were great mates. I have to say about Harvey, he was probably the best loser I ever travelled with, he could always get over his disappointments. When I had disappointments, they wouldn't leave me, but Harvey was brilliant. Five minutes after his disappointment, he'd be OK. He was the worst winner, when he won a class he was damn cocky. He was nearly impossible.

Would you encourage people to go into showjumping?

I would; it's a lovely sport, as is any that involves working with an animal. You have to relate to the animal; it brings the best out in you. You're having a bad day, go and have a ride on a horse and he'll look after you, he'll lift you back up. We have people come to my yard just for the experience of jumping small fences - they love it. I get a lot of pleasure seeing people enjoying the sport at a level they can cope with. Not everybody can have a horse that jumps seven foot, but they can all enjoy what they do. I always tell them that the most important thing is you've enjoyed it. Look after your horse and he'll look after you.

If you had to describe yourself in three words, what would they be?

A bit fat and lazy, I think. And lucky. That makes three.

For more information about The David Broom Academy, visit www.cricklands.com



Gold Standard

One of Wales' best kept secrets, and a favourite among some of the top fashion editors, Mari Thomas' ethereal way with precious metals has garnered her a loyal following.



Her work has graced the pages of Vogue, Tatler and Hello, and fans of her work include well-known, discerning personalities including Princes Charles, Prince William, Andrew Lloyd Webber, Cameron Mackintosh and Catherine Zeta-Jones.

"I have been fortunate to design and make a great deal of commissions over the years, for people like Ioan Gruffudd, Rhod Gilbert, Bryn Terfel, Rebecca Evans, and Catrin Finch, and they have all been hugely enjoyable," says Mari. "Most recently, I was asked to create a piece for Daphne Guinness. She is such a style icon and creative individual; it's a huge honour to be working with her."

Mari's work is known for being complicated yet feminine, with divine quality. Working in precious metals, mostly silver and gold, she layers, fuses, carves, etches poetry and sometimes uses precious and semi precious stones, too.

"I'm never really sure how a piece will finish until I've begun it... It's as if it's a living, breathing thing," Mari describes. "I start with sketches and an idea, of course, but the process is organic. I love the process of creating – starting with the seed of an idea and pushing it to see where it takes me, wherever that may be," she says.

During her career, Mari has won numerous design awards, including the Gold Medal for Craft and Design at the National Eisteddfod of Wales. "Being asked to

create the Eisteddfod Crown was such a huge honour – it's like an acknowledgement of your skills by the most important cultural institution in Wales."

Mari is listed in the prestigious Goldsmiths company website (the 'who's who' of the world's top jewellers) and in recognition for her contribution to the arts in Wales, she recently received an honorary fellowship from the University of Wales Trinity St David.

“Being asked to create the Eisteddfod Crown was such a huge honour – it's like an acknowledgement of your skills by the most important cultural institution in Wales.”

She may have gone global, from Tokyo to New York, and her pieces may adorn the bodies of some of the most famous individuals in the world, but Wales is at the heart of every piece Mari designs.



"I make work that is personal to me; by definition it is Welsh. Sometimes that is immediately apparent, visually, because I often use the Welsh language, and in collections such as Linear or Carved, I have drawn on the ruggedness of the Welsh landscape," she says.

But don't think this highly sought-after jeweller creates pieces that require a celebrity pay packet, as her collections include many pieces under £100, which are just as beautiful and special as her bespoke work. From the Bubble collection, which is designed in silver to signify Champagne bubbles, and inspired by the idea of celebration, to the fascinating Decorative Concepts collection, Mari Thomas Jewellery is a gift you will always treasure.

Discover www.marithomas.com

From Stella to stellar



He started off making the coffee for Ruth Jones and the cast of *Stella*, and now runs his own production company, Rubber Chicken, along with a band of fellow comedians and comedy writers. With several BBC Radio shows under his belt, including much-lauded *The Leak* for BBC Radio Wales, Dan Kiss is a name to look out for in 2016.

Have you always wanted to work in comedy?

I think so! I remember watching an old Morecambe & Wise repeat with my family at Christmas when I was very young. Every single one of them; Dad, Nan, Uncle, all fell about laughing. That memory seems to have stuck with me, so I think that may have been when I thought, "This looks fun".

Your first job was on *Stella*. How did that come about?

I got my foot in the door with *Stella* just by volunteering to do work experience for free. Even though I wanted to get into comedy, I said I'd do anything, because you never know where it can lead. I started off driving equipment around, then I heard about an office runner position and got it.

How does an office runner become a comedy writer?

I knew by this point that I wanted to be a writer and so I saw it as my chance to learn as much as I could from people much higher up the food chain. The only frustration with it was the long hours, which meant I had very little time to write (or at least write anything I was really pleased with – I always made myself work but sometimes you're just churning out rubbish). I just knew it would be a great place to learn and hone my craft – and it was.

Tell us about your BBC Radio Wales sitcom...

The show my writing partner Robin Morgan and I managed to get on Radio Wales it was called *The Greatest Welshman You've Never Heard Of*, a sort-of mockumentary sitcom about a fictional Welsh journalist who broke new ground recording his

experiences and documenting life in Wales during the First World War.

I think everybody starts writing their own stuff, and to be honest, even when you're writing on other shows it's still your own, you're just giving it to other people.

I didn't find it particularly scary, just very exciting. This is what I've always wanted to do so I thought if it went badly then I'd learn something and if it went well that would be nice too. Thankfully, it went well. I think.

Is doing stand-up as terrifying as it looks?

Stand-up for me is just a fun way of keeping you on your toes. If you're sat in a room all day writing by yourself you can quite quickly start misjudging what actually is funny. The best way to find out is to try and make other people laugh with it. As for the tough audiences, they're the ones who teach you the most.

What are you currently working on?

I'm going to be writing on the News Quiz later this month, as well as helping out on a few pilot shows for Audible with the Rubber Chicken.

Anyone you'd really love to work with?

If I had to pick I'd probably say Armando Iannucci and Steve Coogan. Or Mitchell and Webb. Actually, now I'm thinking of it, there are loads. Any/all the remaining Pythons.

It feels like Wales has become 'cool' all of a sudden. Why do you think this is?

I think there's been a deliberate effort to make stuff less insular, to make things that are just good. Gavin and Stacey is the perfect example; you don't have to be Welsh to 'get' or love that show, whereas perhaps with the elder statesmen of Welsh comedy, Max Boyce, Owen Money, a lot of their humour is based on knowing what it's like to be Welsh. That kind of stuff won't entertain as many people as, say, Rob Brydon doing what he does, the fact that he's Welsh is just a brilliant extra element to whatever he does.

Is it an exciting time to be a young comedy writer and artist in Wales?

Definitely. Wales is continuing to make a name for itself and as long as people stay here and help make things happen, it will only get better. You no longer need to pack up and go to London if you want to be successful in a career like this. So why not do it in Wales?



An Interview with Richard Holland



I entered the Cardiff Arms Park I watched the exhale of my breath on this cold winter's day. I could see players training at the far end of this historic pitch, where, as far back as 1881 stands were first built to watch the glorious game of rugby.

Today it looks very different, and the new stands and glass hospitality boxes are testament to the world in which the professional players I could see running plays are living in.

I was here to interview Richard Holland, Chief Executive of Cardiff Blues, and as he greeted me, a pictorial history of the Cardiff Rugby Football Club, founded in 1876, adorned the walls.

Richard, born in '73, is a strong man with a firm handshake, and a past that saw him and his identical twin Alistair, or Ali as he fondly calls him, having to grow up tough.

The Holland boys' father was in the R.A.F. and was tragically killed in a Harrier accident in '82, leaving the twins, their older brothers Neil and Andy, and sister Sue needing to grow up very quickly. Richard quickly realised he would have to fight in his life.

Having previously being treated as one, through their late teens, the twins began to create identities for themselves.

After moving back to Cardiff from boarding school aged sixteen, Richard attended Cardiff Met on a hotel management course.

This course was to lead him to beginning a career with Marriott Hotels, where he completed a graduate course, coming twentieth out of hundreds nationally - not that he is competitive!

His career in hotels led him to relocate to work at the Heathrow Marriott, where he lived in meagre surroundings in Earls Court, London, sleeping on a blow-up bed. He laughed as he told me about having to blow it up regularly due to a puncture, and I could see his mind returning to that place, obviously a fond memory.

"He described to me how proud he was to have been offered the position, how he would have loved for his father to have seen the day"

BMI were customers at the Marriott Heathrow, and it wasn't long before Richard shone brightly enough for the Head of HR

at BMI to offer him a sales and marketing job, which, although in a different industry, was a challenge he welcomed.

His year at BMI was successful, and again this young man was headhunted, this time by Sally Beck at the Royal Garden Kensington, this was to be a step change in the pace of the business and Richard's role within it.

Having invested wisely in a property in Barnes, and marrying Welsh-speaking Katie in '99, the couple decided to up sticks and take a daring trip around the world, vowing to do their voyage 'properly'. The five months spent circumnavigating the globe was more Louis Vuitton than backpacking, with Richard's accountant father-in-law exclaiming that they were 'out of control'.

After seeing many of the world's wonders, Richard arrived back in the UK to find a new opportunity in a temporary position for the Vice President of Corporate Relations at the Celtic Manor. He took the job and backed himself to prove to the company that he was indispensable, which he duly did, staying for, in his words, "the seven happiest years" he'd ever had in a role.

In 2004, Simon Lee, who worked at the Celtic Manor as Marketing Director left his position to go to Chepstow Racecourse. Richard followed him as Executive Director, where, although not having an emotional connection with horseracing, he loved the business model.

Along the way, the Hollands were growing their family, welcoming children Alice, Imogen and Georgina, and the family moved from Rhiwbina to Lisvane in Cardiff.

As we chatted about Richard's career path, it became apparent that he was a very passionate man, with a love for rugby and the club, most likely born from the fact that his grandfather had played for the club in 1932, so his bloodline is pure.

We talked about how he first offered to work unpaid as a non-exec at Cardiff Blues

and how, for a second time, he had backed himself to shine. This time his emotional connection to the club, the sport and the location, all helped convince Peter Thomas, the club's Chairman, to invite Richard to his house and give him the news he wanted, the offer of the Chief Executive position. As we spoke about this time, Richard Holland, revered business leader, a man of great stature, paused for a moment.

I looked up from my note taking, and could tell that this was a moment of emotional stirring, and I asked if he wanted to stop. "No, I just need a minute," he replied.

"We really don't need to do this," I said, offering to end his struggle.

"No, I want to tell you", he continued, and as tears filled his eyes, he described to me how proud he was to have been offered the

position, how he would have loved for his father to have seen the day, and that as he returned home to his wife she opened the door to him and he broke down and wept.

The pride, the honour, and the responsibility of the role all played their part in the story Richard was telling me, in his own words, and with his own tears, and I knew then that the control of this great club was in the hands of a man who was fervid, and whose desire to carry the legacy forward would be unfaltering.

As I left the Cardiff Arms Park I reflected on how raw, and how real, the interview had been, and I hoped that you, the reader, would enjoy learning about a side of Richard Holland that is perhaps not seen by that many, and that, like me, you might be inspired by a man who, throughout his life, has backed himself to win.

Jeff Smith





Best Kept Secret in North Cardiff

Morgan's Dog Boutique





Shhh, don't tell the lady next door with the over-dressed poodle, but there's a new store in town and anyone who's anyone in the dog world is heading there. Morgan's Dog Boutique is a new, Cardiff-based business that currently operates online, but is set for expansion this year (so watch this space). The brainchild of dog lover Sian Morgan, the business was inspired by a trip to Los Angeles.

Tell us how Morgan's Dog Boutique came about?

My husband and I have two dogs called Jack (a Jack Russell) and Podge (a Jug), who we spoil rotten. We went on a trip to LA and loved how well catered for dogs were there, and we bought loads of stuff for our two. Soon after arriving back, my husband decided he wanted to go into business for himself. I had a business degree, and was also looking for a career change. We both loved dogs and after our LA experience, we thought why not put the two things together?

As easy as that?

We did our research first, of course. The fact is, there's a lot of money in dogs at the moment, and as consumers we've never spent so much on them. The statistics are really quite staggering. This year, it's estimated we will spend more than £30 billion on our pets, more than triple what we spent in 1994. We're only just beginning to tap into this market.

So there is a market for it here in Cardiff?

Definitely! And not just in Cardiff, either. In the year since we launched, we've had regular customers coming from all over the UK, Europe, Australia and the USA. In fact, we've just been featured in New York In Magazine, in a feature all about dressing up your dog.

What sparked this trend for designer dogwear, do you think?

I think it originated in LA, and there's always lots of publicity around celebrities and their dogs wearing matching designer clothes. But I also think that the rise of reality TV shows such as TOWIE and Made in Chelsea has given the pet industry a huge boost, not just in buying pet clothes for their pooches, but also luxury pet beds, personalised pet gifts, bling collars and so on.

Is now a good time for a young business in Cardiff?

It's been amazing for us, even if we are small and quite niche. Over Christmas we had a stall in the Capital Shopping Centre, which got a huge response.

What can the pampered pooch look forward to in 2016?

Home baked treats for your dog seems to be a growing trend, including dog birthday cakes, and bespoke meals. Also personalised blankets, toys and of course clothes. After all, every dog needs a coat for all seasons, doesn't he?

You do a lot of 'bespoke' dogwear – do you get quirky requests?

Quite frequently. We had a customer order his dog a T-shirt with a 'Will you marry me?' proposal on it... aimed at the fiancé, of course. We've also had a request in the past for doggie party bags, as the customer's dog was having a birthday party and all his doggie friends were coming...

If you could get an A-list designer to design a canine line, who would it be?

Lady Gaga. She has worn a meat dress before so I would love to see what she could do for a dog!

www.morgansdogboutique.com

It's a dog's world

Why there's never been a better time to be a dog

Crate couture

Since 1854, Louis Vuitton has been creating luxury leather goods for man and beast. If you simply can't put into words how much you love your doggy, show him or her instead by ordering a personalised Louis Vuitton Baxter Dog Carrier, from approx. £1,520 (depending on the size of your dog). In the market for one? Go to www.louisvuitton.com



Diamonds for dogs

Seeing as we're talking about your best friend, perhaps you should consider a \$3.2million symbol of your love and devotion, created by a company called I Love Dogs Diamonds. Forbes Senior Editor Matt Miller calls the Amour Amour collar 'the Bugatti of Dog Collars'.



Designer dog duds

Today's mutt doesn't want to get caught short should the heavens open. The Doggy Rain Mac from iconic British designer Mulberry costs £150 and has a hood, button fastening at the neck and a waistband to keep your dog dry and is perfect should a surprise shower catch you unawares. As modelled by Mulberry catwalk regular, Turbo the Bulldog.



Canine cover up

Mungo & Maud is the go-to shopping destination for discerning dog owners. Whether you're going to the Hamptons or Hampshire this season, a blanket is a must for those cooler evenings, or after an invigorating ocean dip. The Igloo Dog Blanket, £149.50, is so cosy, you may be tempted to wrap yourself in it. Visit www.mungoandmaud.com

Travelling companion?

Nothing feels as good against fur, as fur, so this handy roll up bed by Bitch New York (www.bitchnewyork) really is a travel must-have. Perfect for when you're waiting to board your private jet, or if the ground is a little too hard for your doggie's liking. Made from the finest Italian fabric and fur, this cosy quilted bed rolls up with a handle, making transit a breeze.



**“As a Prestige brand representing Wales
and the Border Counties, Porsche
are very pleased to be associated
with pa black and would like to
congratulate them on their award for**

**‘Prestige Estate Agent
of the Year’”**

Stephen Cooper
Dealer Principal, Porsche



"The Prestige category of the Estate Agency of the Year Awards includes powerful brands with international presence, such as Sotheby's International Realty. pa black, only launched in 2011, and to have established itself as a leader in the luxury market is an incredible achievement. We are so proud to work with pa black on Distinctive and know this award will be the first of many for this forward-thinking and exclusive home service from Peter Alan."

Andrea Morgan
Managing Director, Citrus Content

Restaurant Reviews

Prezzo, Friars Walk, Newport

Having already been the popular restaurant, Prezzo in Cardiff and Bristol my excitement for Saturday's meal got quite out of hand. I had chosen my meal the evening before and could almost taste the flavours of Italy before we were even seated! Our booking was for quite early at 5pm as we had our baby with us, the restaurant was quiet but the atmosphere was very calming with hints of the Mediterranean from the choice of tranquil music.

The waitress suggested some platters for us to share which were a great choice complementing our meal choices. As a group of 7 we coincidentally all chose a different mains but equally all enjoyed it so much that once our meals were served silence filled our table. I had the fusilli gorgonzola which was everything that I expected, crisp broccoli, tender chicken in a beautifully creamy sauce. My son ate from the children's menu which was limited in choices but a very reasonable price, he particularly enjoyed the ice-cream! As we came to the end of our meal we watched the neighbouring table receive their desserts, although we were all quite full they looked too delicious to pass on so we shared a selection! They were delicious.

Each member of staff smiled and engaged with us but at no time did we feel hassled. As the restaurant began to fill up with a mixture of couples and families we left with full bellies and smiles on our faces, looking forward to returning soon!

Vicky Kinman
Citrus Content

The Potted Pig, Cardiff

An unassuming culinary delight...

With one swine-shaped sign tentatively pointing you down a wooden flight of stairs disappearing into darkness, you could be forgiven for missing the entrance to The Potted Pig altogether. Tucked away at the top of St Mary's Street, it is renowned for producing some of the best and most adventurous cuisine the Welsh Capital has to offer.

The menu boasts an impressive range of exciting dishes from root vegetable tartiflette to porterhouse steak. The main course of duck breast on a bed of goat's cheese mash with roasted beetroot was a taste sensation and desserts ranged from pistachio ice cream over biscotti, to chocolate tart smothered in chantilly cream. There was a real buzz and energy in the atmosphere from customers crammed inside the bare brick walls on that Wednesday night. Thankfully we booked in advance as bookings are taken three weeks in advance or more!

The Potted Pig is also a gin palace; sweet, floral, spiced or fresh, an almost daunting variety is offered and the attentive staff certainly know their Tanqueray from their Jinzu!

A carnivore and gin lovers paradise!

Alice Lediard
Designdough

Join us in discovering the other Cardiff

Pristine beaches, glorious sunshine throughout the year, palm trees whispering in the gentle ocean breeze. Then there are the tropical seas, full of incredible wildlife to discover, where at low tide, the incredible Cardiff reef reveals itself, where you can spot plants and sea creatures up close and personal. It's also one of the best places to go surfing – Cameron Diaz loves to ride the waves here, as does Matthew McConaughey. In fact, you never know who you might see as you explore the wide, velvet-like beaches, or sit on a stool at the Beach House, sipping a cool, exotic cocktail as the sun sets over the Pacific.



Yes, the Pacific, not the Bristol Channel. Because you won't find this Cardiff on a map of Wales. We're talking about Cardiff-by-the-sea, which is located far, far away (well, an airplane ride) in Encinitas in San Diego County, California.

A relatively new town (1911), its founding father was a gentleman called J Frank Cullen, whose wife was a native of our Cardiff. Thanks to the fact they had a few dollars to their name, they were sufficiently influential to be able to actually name the town, and she decided to call it 'Cardiff'.

Located along six miles of Pacific Ocean coastline, this unspoilt and eclectic town was recently named among the 20 best surf towns in the world by National Geographic. The eclectic down town area,

with street names that include Birmingham, Oxford and Manchester, has long been a draw for surfers and creative types, thanks to its unique blend of surf shops, coffee houses, book and record shops. From beaches to boutiques, Cardiff-by-the-Sea has lots of hidden gems to offer.

Located along six miles of Pacific Ocean coastline, this unspoilt and eclectic town was recently named among the 20 best surf towns in the world by National Geographic.

One such gem is the nearby San Diego Botanic Garden,

the closest most of us will get to Paradise in this lifetime. A riot of wondrous, vivid blooms, with 4000 kinds of plant from all over the world, it's no wonder Encinitas is also known as the Flower Capital of the World.

As well as the Botanic Gardens, visitors should also explore Cardiff-by-the-Sea's stunning reefs, home to a wonderful ecological reserve and Sami's State Marine Conservation Area. It's the perfect place to give surfing a go, too; the San Diego Surfing Academy comes highly recommended.

Alternatively, take it easy and just mooch along the velvet sands, maybe write a few postcards: 'Dear all. Having a lovely time in Cardiff. Weather is fabulous and the sun never stops shining...'

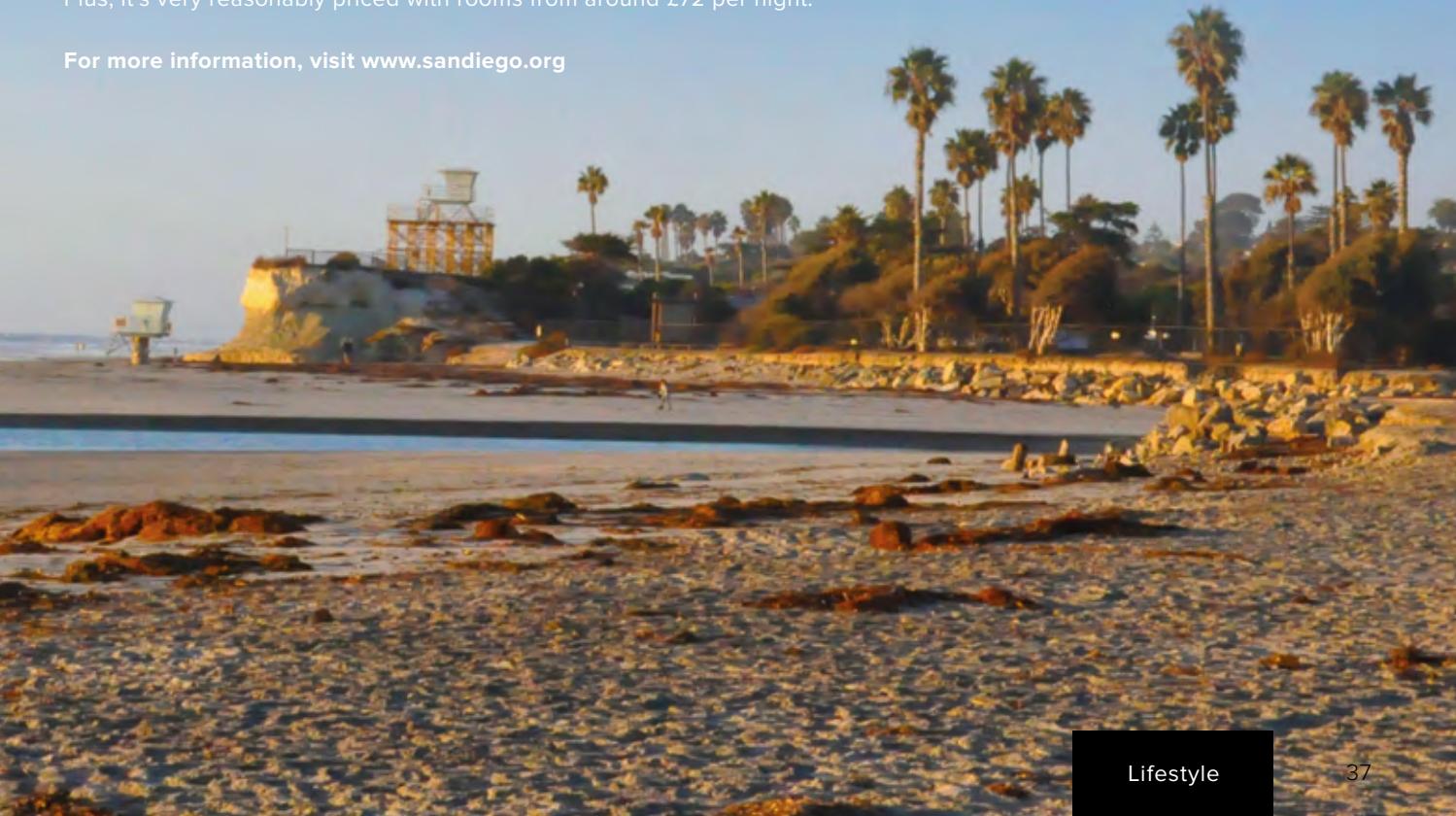
Getting there

The nearest airport is San Diego International. Fly direct from London's Heathrow to San Diego for around £600 at this time of year.

Stay at...

Cardiff-by-the-Sea Lodge is a small, boutique, family-run establishment that's more B&B than hotel, but perfect if you want a 'home from home' experience. Plus, it's very reasonably priced with rooms from around £72 per night.

For more information, visit www.sandiego.org



Tŷ Hafan

Our chosen charity of the year

It is important for us to support a charity each year. This year we are delighted to be supporting Ty Hafan, the hospice for children in Wales.

pa black and Peter Alan staff will support life-limited children and their families by taking part in various fundraising events throughout the year in aid of Tŷ Hafan.

Events already planned for the year include the Cardiff Half Marathon and Tŷ Hafan Rainbow Run. Staff will also be encouraged to raise money themselves in branch and also through company-wide events.

Andrew Barry, Managing Director of pa black said: "We are delighted that Tŷ Hafan is going to be our chosen charity for 2016.

The hospice does terrific work caring for life-limited children and their families from across Wales. It costs £4m a year to provide Tŷ Hafan's state-of-the art facilities in Sully and we look forward to helping raise these vital funds.

We are confident our staff and customers will dig deep to help us support this truly worthwhile organisation."



Lynne Carter, Fundraising General Manager at Tŷ Hafan, said:

"We are incredibly grateful that pa black and Peter Alan will be supporting Tŷ Hafan.

"Tŷ Hafan takes its support right into the family home and is there to help families through every step of their unimaginable journey. Tŷ Hafan offers this unique service free of charge to families in Wales who need it"



tŷ hafan



Turn the page for South Wales's best properties...

Albany Road
02920 462 246

Canton
02920 397 171

Monmouth
01600 714 355

Rumney
02920 792 888

Barry
01446 733 224

Cowbridge
01446 772 857

Newport
01633 221 892

Swansea
01792 641 481

Blackwood
01495 231 199

Gorseinon
01792 894 422

Penarth
02920 703 799

Talbot Green
01443 222 851

Bridgend
01656 657 201

Heath
02920 231 670

Pontypridd
01443 485600

Victoria Park
02920 397 077

Caerphilly
02920 867 611

Llanishen
02920 618 552

Porthcawl
01656 771 600

Whitchurch
02920 612 328

www.pablock.co.uk





Parkwall Road, Lisvane

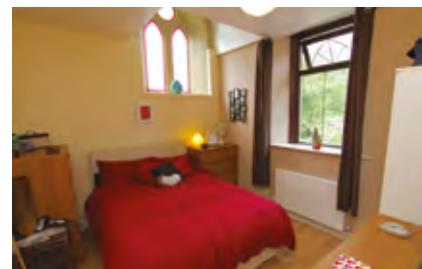
£745,000

EPC = F

Occupying a private position, this generous five bedroom spacious detached residence boasts a large and lovely private garden, located at the far end of a country road. With five large reception rooms and two spacious bathrooms this substantial family home must be seen! Outstanding!

A particularly large five bedroom detached double fronted former cottage, built circa 1890, having been extended in recent years by the present owners, now providing a truly spacious family residence offering 3800 square feet. This marvelous home would suit most growing families, located at the far end of a select country road, a cul de sac, approached by a gated entrance and boasting a stunning private large and lovely rear garden. There is ample parking for up to 6/7 cars, and the six separate reception rooms offer exceptional living space, complimented by a spacious entrance reception hall, a downstairs cloak room, a large utility room and a farmhouse style kitchen and breakfast room featuring an impressive range cooker and solid granite work surfaces throughout. The property benefits an intruder alarm, both white and hardwood effect PVC double glazed windows, LPG gas heating with panel radiators and a Worcester boiler (2007), under floor heating within the kitchen and breakfast room and stylish Junker Oak flooring. The impressive residence commands generous well proportioned rooms including a an under cover pillared open fronted porch, a main entrance porch with cloak cupboard, a 16 ft entrance hall with a solid wood custom made spindle balustrade staircase and a high ceiling with charming exposed beams, a downstairs cloak room, a well fitted 15'8 x 15'8 kitchen, a large utility 11'2 x 7'2 extended from the kitchen and leading to a further separate utility room.





Cardiff Road, Taffs Well

£449,950

EPC = E

A truly capacious detached converted chapel of character, built in 1859, renovated and modernised in 1997 and enjoying the special features of a private level garden and a 2/3 car front entrance drive. This substantial residence boasts considerable character including strip pine floors, beamed ceilings, traditional panel doors with chrome handles, part panelled walls, period tiled floors, ornate original stained glass leaded cathedral style windows and a cosy Inglenook style fireplace within the 29'11 lounge complete with living flame log effect cast iron stove burner.

The property is situated off Cardiff Road, just on the outskirts of the quiet Village of Glan-y-Llyn, part of Taffs Well, and within easy driving distance to two exits onto the A 470.



Star Lane, Capel Llanilltern

£1,000,000

EPC = D

Star House has been sympathetically renovated to a very high standard by the present owners, restoring the original features and adding refinements; for example: a handmade bespoke kitchen, luxurious designer bathroom suites, triple garage with first floor ancillary accommodation (potential self-contained annexe), working fireplaces, back lit display cabinets in the drawing room, fitted bookshelves in the library, moulded flagstone floor to the reception hall and kitchen/breakfast room, landscaped gardens and an electric gated entrance. Star House is approached from a quiet country lane known as Star Lane with impressive electric entrance gates, opening into a circular drive with a most attractive central fountain. The circular drive unites the house, triple garage and landscaped gardens creating a most striking entrance.



Woodland Lane, Leckwith

£799,950

EPC = D

The property comprises a charming entrance hall with a returning staircase, a downstairs cloak room with a new white stylish bespoke suite, a capacious lounge (24'0 x 21'5) inset with a Minster working fireplace, a semi circular bay with coastal views and two sets of independent PVC French doors which open onto the surrounding sun terrace. Off the kitchen is a separate utility room, and off the hall is a formal dining room inset with a deep square shaped bay window with lovely garden views. The first floor comprises four good sized bedrooms, the master bedroom complete with quality modern Ensuite bathroom, and a further white stylish and contemporary family bespoke shower room off the landing.



Port Road, Wenvoe

£999,950

- Five bedroom country residence set within two acres of gardens & grounds
- 21ft luxury sun Lounge/conservatory with superb outlook across open green fields
- 22ft stunning Kitchen & family room

EPC = D



Caerau Lane, Pentyrch

£949,950

- Charming country residence
- Set within 2.75 acres
- Four bedrooms
- Three reception rooms
- Tennis courts

EPC = G



Sable Close, Lisvane

£400,000

EPC = D

- Delightful detached home
- Six bedrooms
- Two en-suite bathrooms
- Three reception rooms
- Modern kitchen/breakfast room
- Driveway with garage

Millbrook Park, Lisvane

£585,000

EPC = C

- Large five bedroom residence
- Three living rooms. Cloak room
- Stylish fitted kitchen
- Five contemporary ensuite bathrooms
- No Chain
- Lovely position

Penllwyn Lane, Machen

£599,950

EPC = C

- Charming bespoke five bedroom character barn
- 21 ft lounge, sitting room, separate study
- Stable block and five acres. 22 ft stunning kitchen and dining room
- Double garage
- Three bespoke bedrooms



Began Road, Old St Mellons

£850,000

- Four bedroom character cottage
- Two acre plot including paddock
- Private gardens and sweeping entrance drive
- Three living rooms
- 18 ft kitchen, utility and walk in pantry
- Ground floor study and modern bathroom

EPC = F



Mill Lane, Castleton

£850,000

- Superior Four bedroom executive residence
- Large & lovely level landscaped gardens
- Private gated drive with double garage & studio
- Magnificent hall plus capacious kitchen/diner
- Four large reception room
- Three bespoke bathrooms

EPC = D



Plymouth Drive, Radyr

£565,000

EPC = D

- Tudor style five bedroom residence
- Select private close
- 26 ft lounge, 16 ft sitting room
- Formal dining room, PVC conservatory, fitted kitchen
- Utility room and cloak room
- Three bathrooms
- Private corner gardens

Rhiwbina Hill, Rhiwbina

£499,999

EPC = E

- Detached four double bedroom cottage
- Four reception rooms
- Two bathrooms
- Double glazing, downstairs cloak room
- Private decked sun terrace with views
- 3/4 Car drive. Garage. Roof garden

Llwyn Y Pia Road, Lisvane

£485,000

EPC = E

- Stunning detached four bedroom house
- Lovely elevated views. Sizeable gardens
- Downstairs cloak room
- Super kitchen & breakfast room, 24ft lounge
- Formal dining room. utility room
- Stylish modern bathroom. Private drive



Cefnfiold Home Farm, Cefn Mably £620,000

- Unique detached double fronted property
 - Five bedroom modern house
 - Built circa 1965
 - 0.66 acres with large and level lawned gardens
 - Overlooking trees and paddocks
- EPC = D

Park Lane, Taffs Well

£625,000

- EPC = D
- Unique detached residence
 - Outstanding views
 - Large and private gardens
 - Gated entrance



Coed Y Wenallt, Rhiwbina

£485,000

EPC = C

- Detached five bedroom family residence
- Large private corner gardens
- Capacious sitting room. Large lounge
- Formal dining room. Study. Cloak room
- Kitchen breakfast room. Utility room
- Double garage
- No chain

Bryn Rhosyn, Radyr

£439,950

EPC = C

- Detached three double bedroom bungalow
- Fully modernised and extended
- 24 X 18 ft stylish new kitchen & family room
- Large lounge. Luxury bathroom
- Large corner gardens. Must be seen!

Cardiff Road, Glan-Y-Llyn

£389,995

EPC = D

- Semi detached five bedroom residence
- Many charming period features
- Three separate living rooms
- Downstairs cloak room
- First floor bathroom
- Pvc windows. Gas CHR



St Peters Crescent, Peterstone

£600,000

- Unique detached five bedroom residence
- Large, level gardens of up to $\frac{3}{4}$ of an acre
- Four living rooms and three bathrooms
- Quiet, semi-rural location

EPC = D



Mill Lane, Castleton

£579,950

- Charming four bedroom residence
- Elegant hall with separate study and cloak room
- Stunning lounge with exposed beamed ceiling
- 26ft stylish fitted kitchen & breakfast room
- Formal dining room plus separate utility room
- Two impressive bathrooms

EPC = C



Heol Pant Y Rhyn, Whitchurch

£399,950

EPC = D

- Detached three bedroom 1930 house
- Pvc double glazing
- Gas CHR with new boiler
- Fitted kitchen, downstairs cloak room
- Large utility room. Stylish modern shower room
- Large and lovely level gardens

Brambling Drive, Thornhill

£389,950

EPC = C

- Four bedroom double fronted house
- Extensive improvements
- PVC double glazed windows
- 17 ft stylish kitchen
- Formal dining room
- Family room

Norwood, Thornhill

£ 350,000

EPC = D

- Tudor style four bed family home
- Stunning fully fitted kitchen cloak rook
- Two luxury new bathrooms
- Three living rooms
- Quiet select close lovely condition
- No chain



Bettws Y Coed Road, Cyncoed

£575,000

- Impressive family residence
- Four bedrooms and three bathrooms
- 22ft family room plus separate shower
- Front lounge and separate dining room
- Gas heating
- Character features

EPC = D



Church Terrace, Penylan

£550,000

- Magnificent five bed semi detached house
- 24 ft x 19 ft kitchen & family room
- Front lounge, separate dining room
- Downstairs shower room, separate utility room

EPC = E



Triscombe Drive, Llandaff

£349,950

EPC = D

- Quiet select close with good access to Llandaff village
- Gas central heating and double glazing
- Downstairs Cloak room and fitted kitchen
- Front Lounge & Separate dining room
- Four Bedrooms & two bathrooms
- South facing rear gardens

Ty Glas Road, Llanishen

£390,000

EPC = D

- Traditional semi
- Four bedrooms
- Driveway & garage
- Two reception rooms
- Ground floor wc
- Original features
- Replaced roof
- Must be viewed

Tatham Road, Llanishen

£330,000

EPC = B

- Detached double fronted house four bedrooms
- Two stylish bathrooms
- Downstairs cloak room
- 16 Ft lounge. Formal dining room
- Bespoke new kitchen
- Large and enclosed level gardens



Heol Goch, Pentyrch

£535,000

- Five bedroom residence with panoramic views
- 27 Ft kitchen & family room
- 18 Ft lounge. 14 Ft dining room
- Downstairs cloak room. Utility room
- Showroom plus three bathrooms
- No chain. Large garage

EPC = D

Heol Hir, Thornhill

£ 340,000

- Detached four bedroom former show home
- Stylish new fittings throughout
- Stunning 19 ft kitchen & breakfast room
- 16 Ft lounge, 15 ft sitting room. Playroom/study
- Formal dining room. Cloak room
- Two new shower room

EPC = D



Craig Yr Haul Drive, Castleton

£315,000

EPC = C

- Two garages
- Gated entry
- Spacious apartment
- Balcony

St Anthony Road, Heath

£325,000

EPC = F

- Semi detached 3/4 bedroom house
- PVC Double glazed windows
- Gas heating Cloak room
- 18 ft Stunning kitchen & breakfast room
- 22 ft sitting room & dining room
- Front lounge. Spacious family bathroom
- 57 ft South facing garden

Manor Rise, Whitchurch

£445,000

EPC = D

- Semi detached fully improved two bedroom bungalow
- 20ft sun lounge & 14ft formal lounge
- Breakfast room
- Separate detached one bedroom bungalow in gardens



Woodfield Close, Marshfield

£499,950

- Large 4 bedroom residence
- 17ft x 17ft stunning kitchen & breakfast room
- 27ft lounge plus formal dining room
- Separate sitting room
- Large level private gardens

EPC = C

Mill Lane, Castleton

£895,000

- Five bedroom detached double fronted residence EPC = D
- Five reception rooms
- Three bathrooms
- Large level gardens
- Wide private gated entrance drive
- Select position backing onto open fields



Cefn Mably Park,

Michaelston-Y-Fedw

£320,000

EPC = C

- Meadgate built executive two bed home
- Double glazed windows. Gas heating
- Downstairs cloak room. Garage
- Stylish fitted kitchen & breakfast room
- 22 Ft x 14 ft lounge & dining room
- Two bathrooms

Old Mill Drive, St Fagans

£535,000

EPC = C

- Five bedroom executive residence
- 16ft x 16ft stylish new kitchen
- 27ft lounge
- Three stunning new bathrooms
- Double garage with electric doors
- Beautifully landscaped gardens

Dorchester Avenue, Penylan

£515,000

- Imposing 4/5 bedroom family residence of character
- Exceptional living space with four living rooms
- Stylish quality kitchen and large utility room
- PVC replacement windows, gas heating, wood block floors
- Character fireplaces, traditional panel doors





Tintern Heights, Catbrook

£639,000

EPC = E

Luxury features include oak flooring, downlighters, contemporary woodburner, Aga, skylight balcony window, coving and extensively fitted blinds to the conservatory. Designed for family living and entertaining the well arranged accommodation with contemporary decor includes sitting room with contemporary woodburner, kitchen/breakfast room with Aga, study, cloakroom and 'L' shaped conservatory to the ground floor. The first floor with its spacious galleried landing offers 4 double bedrooms - master bedroom with en-suite, shower room and sitting/study room connected to bedroom 2. The landscaped gardens envelope the property and provide several terraces and raised decked terrace, lawns, large vegetable plot and large pond. The gated front and side driveways provide parking for up to 8 vehicles. Warm and welcoming this delightful property will appeal to those looking for modern living within a semi-rural village with easy access to the M4/M5 via Chepstow & Monmouth.

Stunning executive residence, luxuriously refurbished & situated in an exclusive cul de sac within a salubrious semi-rural village location. Standing in a plot of approximately 1 acre the secluded gardens are designed for entertaining. Double garage conversion & parking for 8 cars.



Badgers Wood Close, Bassaleg

£675,000

EPC = D

Occupying a delightful position backing onto protected woodland, this large imposing four bedroom detached double fronted residence, is located within a select gated close, comprising similar detached executive homes, within walking distance to the Village of Bassaleg.

A superb Executive detached four/five bedroom double fronted modern residence, built by Meadgate Homes in 1998 to a high specification and located within a select gated close, backing onto pretty woodland. This handsome family home is within walking distance to the highly favoured Village of Bassaleg, with its popular local schools and an excellent exit access to the M4.



Catbrook Road, Catbrook, Chepstow

£555,000

EPC = D

Well planned, this detached family home has been built to a high specification to include underfloor heating with seven zones allowing individual control, oak doors, skirting boards and staircase, contemporary fittings to bathrooms and double glazed sash windows. The ground floor offers spacious sitting/dining room with woodburner, kitchen/breakfast/family room with French doors, study/bedroom 3, cloakroom and TV/library room/bedroom 4 with en-suite shower/utility room. The first floor offers landing/study area and 2 double bedrooms both with bath en-suites. The secluded lawned gardens are planted with established trees and shrubs with side gate to ample gravel parking. The village of Catbrook boasts many substantial homes and is ideally placed for those needing to commute to the motorways via Monmouth (M5) or Chepstow (M4).



Allt Yr Yn Road, Newport

£419,000

- Extended and detached family home
- Outstanding views
- 4 Bedrooms
- High quality kitchen/breakfast room
- 3 Reception rooms
- Summer house and large deck

EPC = D

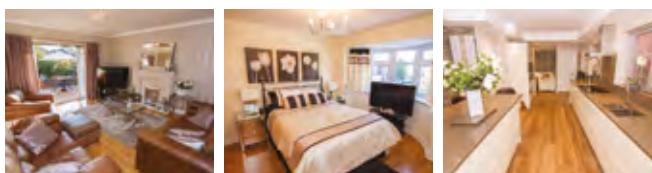


Barn Hill, Broadwell, Coleford

£475,000

- Period detached character cottage
- 3 Reception rooms
- Country style kitchen/dining room
- Sitting in a plot of approximately 1 acre
- Idyllic edge of forest location
- Orchard, vegetable plots, rose garden

EPC = E



Cambrian Drive, Marshfield

£425,000

- Stylish four bedroom detached executive home
- Truly bespoke 37 ft kitchen, dining room & snug
- Bespoke cloak room. Stylish utility room. Study
- Two stunning bathrooms. South facing gardens

EPC = C



St Thomas Square, Monmouth

£365,000

- Grade II listed town house
- Semi-detached
- Updated by current owners
- Potential to convert cellar

EPC = F



Centurian Park, Caergwent

£358,000

- New build
- Detached Executive home
- Exceptional specification
- Stunning kitchen with breakfast area
- 3 Reception rooms
- 4 Double bedrooms



Coedkernew, Newport

£379,950

- Four bedroom cottage of character
- Beautiful views across countryside
- 20ft x 18ft lounge with log burning stove
- 22 ft kitchen and dining room
- Stunning bathroom
- Double garage and workshop

EPC = E



Crockers Ash, Whitchurch

£380,000

- Approximately 1/3 of an acre
- Gardens with orchard
- Extensive garage/workshop
- Gated gravel driveway

EPC = D



Crumlin Road, Crumlin

£385,000

- Stunning 4 bed converted church
- 78ft lounge/sitting room/family room
- Two magnificent atrium style ceilings
- Bespoke Kitchen with stylish appliances

EPC = D



Severn Quay, Chepstow

From £350,000

- Offer wonderful luxury contemporary living at its best EPC = D
- Situated in the heart of Chepstow
- Exceptionally high specification



Snatchwood View, Pontnewynydd £395,000

- EPC = C
- No onward chain
 - Individually designed family home
 - Generous corner plot
 - 5 Bedrooms and 4 bathrooms
 - 2 Reception rooms
 - Double garage



Hereford Road, Monmouth

£429,995

- Period detached residence
- Updated by current vendors
- 5/6 bedrooms
- 3 Reception rooms

EPC = E

Holywell Crescent, Abergavenny

£349,950

- EPC = C
- Detached 4 bedroom house
 - 3 Reception rooms
 - Refitted bath/shower room
 - Gated parking & garage



Mitchel Troy Common, Mitchel Troy £499,000

- Stunning extended and refurbished cottage
 - Contemporary style kitchen/breakfast room
 - 2 Reception rooms
 - Stunning views across to the Brecon Beacons
 - Sought after area - approximately 4 miles from Monmouth
 - Double detached garage & ample parking
- EPC = E



Coed Y Caerau Lane, Newport

£1,899,950

- Featured on Channel 4's 'Grand Designs'
 - Grade II Listed 1720's Hunting Lodge with tower
 - Sympathetically restored
 - 24 Acres of woodland, paddocks, gardens and grounds
 - Pool house & stables
- EPC = E



Misty Cottage, Llandogo

£415,000

- Extended character cottage
 - Stunning elevated position
 - 2 Receptions
 - Handmade kitchen
- EPC = D



New Dixton Road, Monmouth

£359,950

- Detached 3/4 bedroom town house
 - Spacious and versatile accommodation
 - Countryside views to the front and rear
 - Decked gardens backing onto open school field
- EPC = C



Old Langstone Court Rd, Langstone £539,950

- Individual detached five bedroom Residence
- 21 ft Imposing Entrance Reception Hall
- 26 ft Stunning kitchen & Breakfast Room
- Separate Utility room and Cloakroom
- 25 ft Lounge, 29 ft x 24 ft Sitting Room
- Separate Study and Formal Dining Room

EPC = C

Penallt, Monmouth

£499,950

- Contemporary detached house
- Versatile living arrangements
- 3 Reception rooms
- Plot of approximately 0.7 of an acre
- Garage/workshop/storage room
- Potential to convert Garage (STPP)

EPC = F



Waterloo Place, Nr Rudry

£460,000

EPC = D

- Large and versatile chalet style bungalow
- Six bedrooms and three bathrooms
- Four well proportioned reception rooms
- Standing on a large plot of approx 1 acre

Church Lane, Coedkernew

£395,000

EPC = C

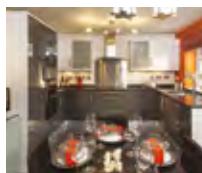
- Breathtaking country views
- Stylish fitted kitchen/breakfast room
- Nearby links onto the M4
- An individual detached five bedroom cottage style property
- Excellent school catchments for both secondary and primary children

Pentre Lane, Llantarnam

£445,000

EPC = F

- Detached three double bedroom barn conversion
- 19 ft stunning kitchen and breakfast room
- Two luxury bathrooms
- Idyllic rural location with charming views



Merthyr Road, Abergavenny

£366,500

- New build
- Detached Executive home
- Exceptional specification
- Stunning kitchen/dining /family room
- 2 Reception rooms
- En-suite to master bedroom

EPC = TBC

Llanishen, Nr Monmouth

£349,995

- Extended cottage
- Original features
- Well presented throughout
- 3 Reception rooms
- 4 Double Bedrooms
- Family bathroom and en-Suite to master

EPC = E



Selby Close, Llanfrechfa

£389,950

EPC = D

- Detached five bedroom residence
- Three living rooms, cloak room
- Stylish 17 ft kitchen & breakfast room
- Large utility room
- Three bathrooms

Merthyr Road, Abergavenny

£525,000

EPC = TBC

- Detached Executive home
- Stunning kitchen/breakfast /family room
- 3 Reception rooms
- 2 En-suites plus bathroom

Lower Road, St. Briavels

£319,950

EPC = TBC

- Detached 3 bed bungalow
- Edge of historic village location
- Set above the Wye Valley (AONB)
- Far reaching Black Mountain views
- Secluded, gated gardens
- Parking & garage





Cowbridge Road, Talygarn

£675,000

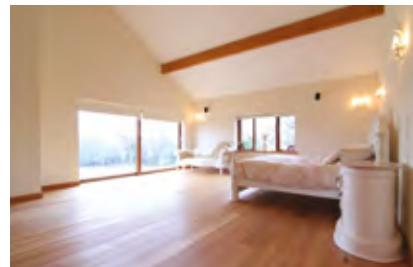
EPC = D

Constructed by the owners approximately 27 years ago, Tudor Lodge is a generously proportioned property with flexible accommodation over two floors.

Upon entering, the entrance hall is split to provide an entrance with cloaks cupboard and WC, and then the entrance hall with staircase to the first floor. The ground floor has a family room, a generous dining room, a kitchen / breakfast room with ample space for a table and chairs, a lounge and conservatory. The lounge has a wood burner in an inglenook fireplace which provides a focal point to the room, and the conservatory has a glazed roof and makes for a light and airy space to view the rear garden. Upstairs the master bedroom has dual aspect windows, a dressing room and a full size en suite bathroom with a jacuzzi style bath. Bedroom two also has an en suite shower room, whilst all the bedrooms are doubles.

Tudor Lodge enjoys excellent road links to Cowbridge and Pontyclun/Talbot Green and the M4. Cardiff is easily accessed via the train station at Pontyclun and provides a viable alternative to the rush hour commute.

The property enjoys mains utility services for gas, electricity and water, whilst there is private sewerage via a septic tank.



Castellau, Llantrisant

£849,950

EPC = E

Ty Clwyddau was bought by the current owners in 2007. A comprehensive renovation has taken place substantially extending the original property to create a stunning 7 bedroomed, 6 reception roomed contemporary country property set within its own gardens and grounds.

Reception hall with a winged oak staircase up to a galleried landing with a vaulted ceiling. The new wing is completely wired for sound and media. Under floor heating upstairs and down powered by an environmentally friendly ground source heat pump, which also supplies hot water. A hand crafted bespoke Oak kitchen with a 'Lacanche Citeaux' cooking range. Principal reception room with a triple aspect and a hand crafted limestone fireplace with an open grate.



Pengarth, Nile Road, Tonypandy

£398,500

Pengarth was built in approximately 1949. The current owners have lived at the property for over 28 years. Presented to an extremely high standard the versatile accommodation has a south facing aspect with elevated panoramic views across the valley to Mynnydd Pwllrhebog. In the principal house there are four double bedrooms, a wet room en-suite to the principal bedroom, luxury family bathroom and cloakroom. The three reception rooms all have a south facing elevated view. The luxury bespoke kitchen/breakfast room has an adjacent utility room. There is also a completely self-contained one double bedroom apartment complete with living room open plan to the kitchen and a well-appointed shower room fitted with a shower for disabled use. At lower ground level is the double garage with electric door. From the drive which provides parking for 5/6 cars a path with steps and an alternative gently sloping access both lead up to the main entrance.



Heol Creigiau, Efail Isaf

£699,950

- Eight bedroom residence
- Stunning new 22ft kitchen
- 32ft lounge with Inglenook fireplace
- 27ft sitting room
- Four bathrooms
- 4625 square feet

EPC = C



Holly Lane, Pontypridd

£320,000

- Beautifully fitted detached four bedroom home
- Truly stunning elevated panoramic views
- 20 ft lounge, formal dining room, cloak room
- 24 ft bespoke fitted kitchen/breakfast room
- Utility room
- Three bathrooms

EPC = C



Dynea Lane, Rhyd y Felin

£540,000

- A fully heated indoor swimming pool with sauna
- A unique detached double fronted five bedroom modern residence
- A detached quality built five loose box stable block and a 0.7 acre paddock. Gated entrance drive

EPC = D



The Lawn Farm, Llantrisant

£499,950

- Detached four bedroom family house
- Detached four loosebox stable block
- Detached double garage.
- Extensive parking 8.5 acres of paddock land and grounds

EPC = F



Lanelay Road, Talbot Green £525,000

- Presented to an exceptional standard
- EPC = C
- Set within its own gardens accessed from a private drive
- 4 bedrooms, 3 reception rooms
- kitchen/dining room, utility room, cloakroom
- Double attached garage

Brondeg Terrace, Aberdare £399,999

- Eleven bedrooms
- Four large reception rooms
- Two bathrooms
- Large and lovely private gardens
- Sweeping six car entrance drive
- Stunning period features
- EPC = F



Meadowbank House, Naturally Woodlands

£459,950 EPC = C

- Stunning four bedroom property
- Built to uncompromising standards
- Adjacent to 88 acres nature reserve
- Exceptional finishes and detailing
- Four bedrooms

The Sessile, Naturally Woodlands

£464,950 EPC = C

- Unique four bedroom bespoke detached homes
- Adjacent to an 88 acre nature reserve, becoming your own back garden
- Stunning properties are being built to uncompromising standards

Rock Cottages, Graigwen

£335,000 EPC = D

- Detached three double bedroom cottage
- Magnificent panoramic views
- 24 Ft lounge. 14 Ft kitchen breakfast room
- Formal dining room. Study.
- Utility room
- Two bathrooms.
- Private parking woodland & grotto





Trinant Hall Lane, Llanhilleth

£1,275,000

EPC = D

Trinant Hall has been a very comfortable family residence for over twenty seven years and it's believed the original house dates back over two hundred years. The present owners have spent many years extensively refurbishing and extending the property, it could remain a substantial family home or be suitable for a change of use subject to the necessary planning being obtained. Set in mature woodland grounds of just under five acres, and approached by a private road, the property offers plenty of scope for further development.

The Hall is generously proportioned throughout and benefits from the addition of a large swimming pool/leisure complex. The property also retains a significant amount of character whilst providing a modern living environment. Externally, there are formal lawn gardens as well as more 'natural' woodland gardens which extend to the river below. To the front of the house is a large parking area which could easily accommodate a significant amount of cars.

Trinant Hall is situated within commuting distance of Cardiff, Newport and Bristol with the M4 motorway at Junction 28 just twelve miles away. Both Cardiff International Airport and Bristol International Airport are approximately a hour drive away. Cardiff and Newport offer excellent ranges of shopping facilities and recreational amenities.

A very impressive family residence for over twenty seven years and it's believed the original house dates back over two hundred years. The present owners have spent many years extensively refurbishing and extending the property which includes an impressive leisure complex/swimming pool.



Cilgerran Way, Grove Park, Blackwood

£459,950

EPC = C

A stunning capacious detached double fronted executive style eight bedroom modern residence, occupying a prime position, tucked away at the end of a quiet select close, backing onto rolling fields and countryside. This totally unique residence, provides versatile accommodation that would prove perfect for a large family, two generation living and a home office facility if required. The property stands on a large corner plot, with surrounding gardens, a superb capacious PVC double glazed sun lounge conservatory with hot tub and private views, as well as a separate gym, a detached double garage and additional parking for up to 5/6 cars. The property also features a private raised balcony that wraps around the rear of the property, enjoying some of the finest scenic and picturesque views the locality can offer.



Park Drive, Bargoed

£370,000

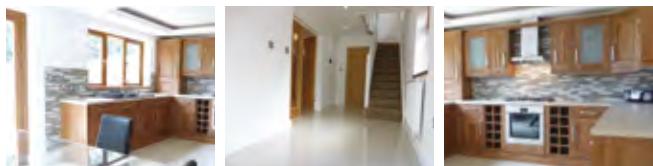
- Detached double fronted five bedroom house
 - PVC double glazing & Gas CHR
 - Stylish Entrance reception Hall
 - Cloak Room. 18 ft kitchen. Utility Room. Study
 - 20 ft Lounge. Formal Dining Room. Two Bathrooms
 - Lovely position
- EPC = D



Penallta Road, Ystrad Mynach

£595,000

- Development potential for apartments
 - Could possibly provide 18 to 26, 1 and 2 bed apartments
 - Approximately 1 acre plot
 - Two large work shop areas and reception
 - Extensive parking
- EPC = E



Newport Road, Castleton

- Detached home
- Four bedrooms
- Secure gardens
- Extensively refurbished



Springfield Rise, Treharris

£425,000

- High specification
 - Brand new
 - Approximately 4,000 sq ft
- EPC = B





The Paddock, Home Farm, Hensol

£1,250,000

**Occupying an idyllic position, set back
within a private select hamlet comprising
just four distinctive houses of character.**

This charming detached stone built Barn conversion has been extensively renovated and modernised to a very high specification and commands a truly picturesque position fronting its own paddock, approximately 2/3 of an acre, with lawned surrounding gardens and a secluded courtyard with stone walls and a private sun terrace.

The property consists of two barns, both having been sympathetically converted. There are a total of six bedrooms with four in the main barn and two in what is currently used as a leisure complex but could equally be used as a "granny annex" or additional guest accommodation as it also includes a separate shower room / toilet.

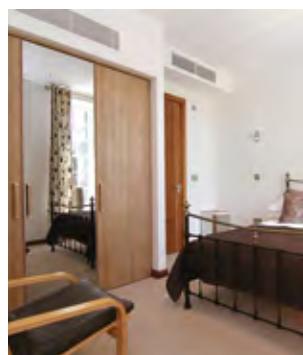
Outside space includes a bespoke sun terrace and an undercover gazebo with timber pillars and a natural slate roof. The grounds include extensive lawned gardens enclosed by fencing together with an attractive pond. Also included is a further paddock, screened by trees for those equestrian buyers.

The Stables include a 26 ft Cinema room and Games room with adjoining two bedroom self-contained guest accommodation. The Cinema room includes extensive equipment comprising a Surround Sound by Bose equipped with 5 speakers and huge sub-woofer and a 108 inch Owl screen which is electric drop down equipped with a Yamaha Amplifier and a 3D Surround Amp blue ray DVD Player. There is also a 3D / HD Panasonic Projector, the whole system being operated by a single central remote control.

Private parking is approached by imposing solid timber electronic gates; with a returning stone drive way leading to a large double garage and a turning area all enclosed by stone walls to afford maximum privacy and security.

The location would be ideal for those looking for tranquillity yet with a range of leisure facilities immediately available as the property lies adjacent to the 4 star Vale Resort and golf complex, close to J34 of the M4 providing easy access to Cardiff and the rest of South Wales.





Hensol Castle Park, Hensol

£449,950

EPC = D

A stunning, executive ground floor apartment located on the exclusive development of Hensol Castle Park, and set within historical parkland, next to the Grade 1 listed Hensol Castle and its adjacent world class Vale Hotel & Resort.

This spacious apartment benefits from three bedrooms, and a wonderful open plan living space with designated lounge, dining and kitchen areas. The luxury kitchen has engineered stone work tops and fitted appliances.

There are three bedrooms, two of which have en suite facilities and built in wardrobes, whilst the entrance hall accesses a further cloak/shower room and a useful walk in storage cupboard.



Tair Onen, Cowbridge

£500,000

EPC = E

The property is situated within about 2 miles of the historic market town of Cowbridge noted for its eclectic shops, restaurants, excellent schools and leisure facilities.

A versatile substantially extended semi-detached family house offering spacious accommodation for a large or extended family. There are four bedrooms, five reception rooms, three bath/shower rooms. The gardens have been very well tended and creatively designed incorporating differing designs that also provide an attractive natural screen around the swimming pool. There is an adjacent paddock which is accessed by a dedicated track from the drive.



Colwinston, Nr Cowbridge

£499,500

EPC = F

An individual detached family house situated in the sought after Vale of Glamorgan village of Colwinston noted for its excellent primary school and thriving community. The historic market town of Cowbridge is approximately 5 miles away.

The property has stunning south facing panoramic views across adjacent farmland. The versatile accommodation has three bedrooms and a large bathroom to the first floor and 2/3 reception rooms, kitchen/breakfast room, utility room and shower room to the ground floor. The third reception room could be used as a fourth bedroom with an adjacent shower room offering the possibility of semi independent living space. There is an attached double garage and a drive providing parking for several cars.



Llanmihangel Road, Cowbridge

£1,200,000

EPC = D

One of the Vale's best kept secrets. Woodland House is a beautifully presented, detached family home which has been extended and tastefully refurbished by the current owners to the highest of standards. The house is situated down a 1/4 mile private drive and stands in floodlit mature, landscaped gardens and grounds of approximately 1 acre with natural spring fed ponds and waterfalls.

An impressive, marble floor entrance hall, with a stylish cloakroom off has underfloor heating. Doors lead off, to the well-proportioned reception rooms each offering versatile living accommodation. These rooms include a drawing room with feature fireplace, dining room with double doors leading in to a bespoke kitchen/breakfast/living room. Each of these rooms has beautiful south facing views over the landscaped gardens and waterfalls.



Penmark, Vale of Glamorgan

£439,995

- 4 double bedroom Barn Conversion
 - Lounge, dining room, family room
 - Central feature fireplace with woodburning stove
 - Contemporary family bathroom
 - En-suite to master bedroom
 - Gated off road parking, double garage
- EPC = E



Flemington nr Cowbridge

£650,000

- Five/Six bedrooms
 - Four en-suite bathrooms
 - Four/five reception rooms
 - Extensive level gardens of approx 1 acre
 - Garden room overlooking south facing courtyard
 - Self contained annexe
- EPC = D



Barren Hill, Penmark

£410,000

- Wonderful far reaching country views
 - Four double bedrooms and three bathrooms
 - Pretty location, idyllic rural village of Penmark
 - Large lounge with beamed ceilings
- EPC = D



Boerton Road, Llantwit Major

£369,000

- Deceivingly spacious property
 - 4 bedrooms (2 with en suite facilities)
 - Generous kitchen / dining room
 - Summerhouse. Secure parking with gated access
- EPC = C



Brynteg, Trerhyngyll

£369,950

- Generous rear garden & wonderful countryside views EPC = D
- 3 Bedrooms (one of which is downstairs)
- Lounge with a wood burner in a stone chimney breast
- Dining room that leads onto the kitchen
- Driveway parking and a single garage
- No onward chain



Ty Uchaf, Moulton

£899,950

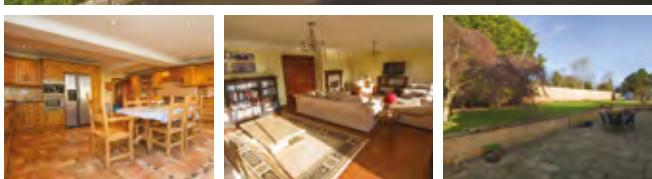
- An historic house within the village of Moulton EPC = G
- 5 bedrooms, 3 reception rooms
- Many original features
- Landscaped gardens and grounds
- Adjacent triple garage with potential for an attic conversion
- A further 11 acres available by separate negotiation



The Vines, Colwinston

£469,950

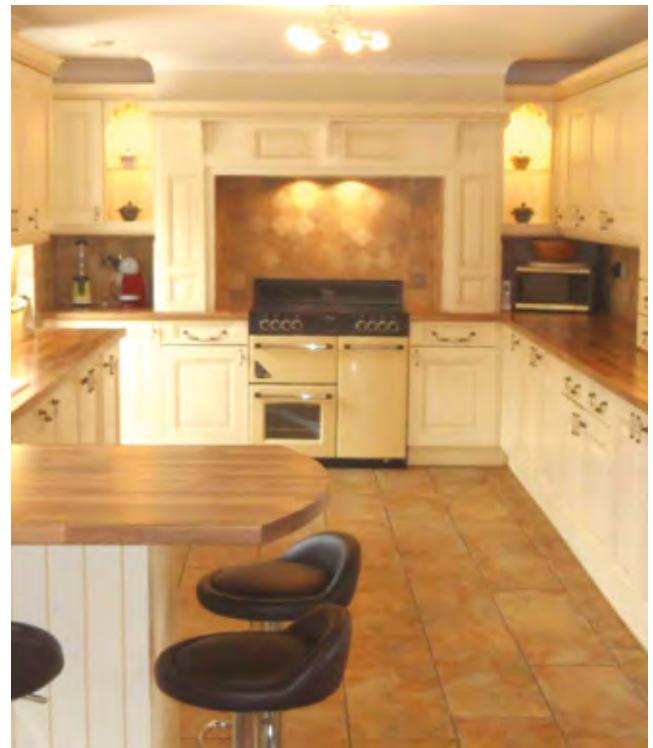
- Located in the heart of Colwinston within a development of similar modern properties EPC = D
- Five bedrooms. Extended kitchen/breakfast room. Garden room
- Double garage. 2235 sq ft over three storeys



Boerton Road, Llantwit Major

£499,950

- A highly versatile modern detached family house EPC = D
- Principal self-contained bedroom suite with en suite bathroom, dressing room and kitchenette
- 5 bedrooms, 4/5 reception rooms. Large kitchen/Dining room





Cross Common Road, Dinas Powys

£780,000

EPC = E

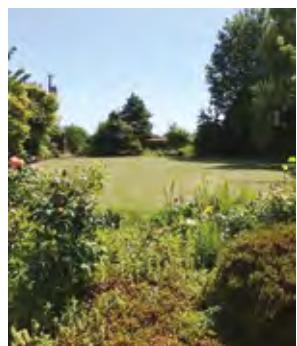
This individually designed detached property boasting over 5,300 square footage of accommodation built around a central courtyard.



Set in a semi rural location overlooking open fields with a tennis court, neatly lawned gardens to the front and side, an impressively large raised decked front terrace plus ample off road parking approached via wooden gates. With its flawlessly stylish interior, this stunning property offers a spacious and versatile home. Features include under floor heating, upvc double glazing and security alarm. Briefly comprising a welcoming entrance hall with a bespoke staircase rising to the master suite. The front lounge overlooks fields, the formal dining room is open plan to the bespoke 26' kitchen - fully integrated including a double oven range.



The gymnasium has access into the courtyard, the home cinema - perfect for entertaining is located off. At the end of the rear hall you will find a sauna, shower room/wc plus boiler room. The family room towards the rear of the property with its vaulted ceiling consists of a lounge open plan to a contemporary kitchen with its red granite worktop plus integrated appliances including the island unit with its integrated wine chiller plus a study area. The sitting room has bi-fold doors that lead out onto the secluded patio area. The second hall has access both into the garden and into a games room, a spiral staircase leads to a galleried bedroom which overlooks the games room. Continuing along the hall - access into the 3 bedrooms to the ground floor plus the sizeable family shower room/wc. The master suite with its 1,000 square footage occupies the entire first floor. Off the landing there are 2 lobbies - each with built in wardrobes plus access into 'His & Hers' walk in closets. To the right the magnificent 24' master bedroom with French doors that lead onto a balcony overlooking the tennis court and the fields beyond. Towards the left of the master suite the large bathroom/wc with a bath, double shower plus twin wash hand basins.





Swanbridge Road, Sully, Penarth

£730,000

EPC = D

The Olde Coach House is idyllically located in the countryside; set in just under one acre this period property has views across the channel and towards Cosmeston County Park. It is situated a few minutes from the Village of Sully and the town of Penarth.

The property has many interesting features and provides spacious comfortable family accommodation, yet retains character in the style of a unique rural property.

The Olde Coach House is approached via a driveway to a secure gate, where generous front courtyard style parking is provided, this is supplemented by a large double garage.

The property offers versatile and well presented accommodation over two floors and includes a wine cellar in the basement. The ground floor entrance porch leads to an imposing hallway which has a feature oak staircase, there is a lounge with a real fireplace, large dining room, kitchen/breakfast room, three bedrooms/study, 'jack and Jill' bathroom and downstairs cloakroom. The first floor gallery landing opens onto the master bedroom suite with dressing area and en-suite bathroom, a further bedroom and separate shower room.

Other features include full central heating via modern feature cast iron radiators, and maintenance free double glazing throughout.

The property is set in generous mature grounds with sun terraces and it has a covered heated swimming pool which is enclosed by a building with a retractable roof ensuring the pool can be used year round, indoor or outdoor.



Oyster Bend, Sully

£650,000

- Exceptional detached bungalow
- impeccable gardens & sea views
- Four bedrooms with 2 en-suites
- 23' lounge & conservatory with under floor heating

EPC = C



Pen-y-turnpike Road, Dinas Powys £695,000

- Four bedroom detached family residence
- Extensive gardens
- Ensuite to master bedroom
- Three reception rooms
- Well appointed kitchen/dining room
- Excellent facilities nearby

EPC = D



Penyturnpike Road, Dinas Powys £765,000

- Imposing five bedroom house of character
- Beautifully improved with 3 new bespoke bathrooms
- Stunning fitted kitchen and breakfast room
- Four separate reception rooms

EPC = D



Romilly Park Road, Barry £575,000

- An Edwardian character residence with six bedrooms
- Elevated sea views
- Closely located to both Porthkerry Park & the beach front
- 3000 sq ft of accommodation

EPC = E



Plymouth Road, Penarth

£620,000

- Beautifully presented throughout
 - 3 Storey victorian semi detached home
 - 5 Double bedrooms 3 reception rooms
 - Refurbished kitchen/diner with built-in appliances
 - Off road parking driveway
- EPC = D



Sully Road, Penarth

£665,000

- Family home situated on a large plot
 - Four double bedrooms
 - Three bathrooms
 - Triple length garage
- EPC = C



Victoria Road, Penarth

£769,500

- Stunning detached five bedroom modern residence
 - Exceptional large and lovely private gardens
 - Set back with private parking & double garage
 - 30 ft x 21 ft lounge & sitting room
- EPC = D



Windsor Road, Penarth

£495,000

- Extended character cottage
 - Stunning elevated position
 - 2 Receptions, 4 Bedrooms
 - 2 En-suites & cloakroom
- EPC = C



Bankers Hill, Cwm Ffoes, Bridgend

£499,950

EPC = E

Bankers Hill House is situated in a picturesque location off a quiet country lane within walking distance of South and West Wales Parc Slip Nature Reserve.

The country lifestyle continues into the house, full of character with its beamed ceilings, exposed stonework, wood burning stoves, new sash windows to the front elevation and bespoke fitments including handmade timber kitchen units with matching timber worktops. There are four reception rooms, a conservatory and a cloakroom to the ground floor and three double bedrooms, a sitting room and a very large well appointed bath/shower room to the first floor.



Danygraig Avenue, Danygraig, Porthcawl

£469,000

EPC = C

Well presented detached family home located in a sought after location. Approached via a gated driveway providing access to off road parking and driveway. Entrance porch, sitting room with wooden flooring, Lounge with fire surround and wooden flooring, study area, Inner hallway with stairs to the first floor and cloakroom. Open plan dining area with bespoke kitchen, range master, under floor heating and folding doors to the rear garden and access to the utility room. Four bedrooms to the first floor, one with en-suite shower room, family bathroom and balcony. Enclosed rear garden with patio and lawns plus a storage room. Viewing recommended.



Coity, Bridgend

£550,000

- A very spacious family house
 - 2 reception rooms & self contained lower ground floor
 - 5 bedrooms. Large kitchen/breakfast room
 - Attic conversion with 2 further bedrooms & bathroom
 - Double garage
 - Landscaped gardens, south facing aspect
- EPC = D



Heol Spencer, Coity, Bridgend

£480,000

- Three bedrooms Detached Dormer Bungalow
 - Large Gardens
 - Four outbuildings
 - Set in approximately half an acre
 - Sought after village location
- EPC = E



Locks Common Road, Porthcawl

£525,000

- Penthouse Apartment
 - Three Double Bedrooms
 - Open Plan Living Area
 - Extensive Views. Gated Parking
- EPC = E



Lougher Gardens, Porthcawl

£429,000

- Sought After Location
 - Corner Plot
 - Landscaped Gardens
 - Three Double Bedrooms. Three Receptions
- EPC = C



Lougher Gardens, Porthcawl

£475,000

- Traditional Semi Detached Property
- Three Receptions- Two Bathrooms
- Five Bedrooms - Games Room - Study
- Enclosed Gardens - Partial Sea Views
- Gated Driveway - Garage

EPC = D



Tair Croes, Ewenny

£425,000

- A charming detached three bedroom country cottage EPC = TBC
- Outstanding panoramic views across Vale of Glamorgan meadows to the Bristol Channel
- Potential for extending the property to a four bedroom family home



St Canna's Green, Llangan

£445,000

- Vale of Glamorgan location
- Exclusive 4 bedroom detached family home
- Ensuite with shower and bath
- Separate dining room

EPC = B



St Canna's Green, Llangan

£495,000

- Vale of Glamorgan location
- Exclusive 4 bedroom detached family home
- Double detached garage
- Large kitchen diner

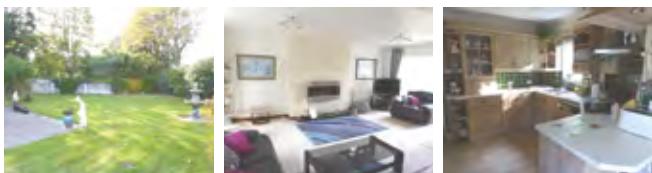
EPC = B



The Barns, St Brides Major £589,950

- Brand new very well appointed small development of just six detached four bedroom homes
- Highly desirable Vale of Glamorgan location close to the Glamorgan Heritage Coast
- Local facilities including a post office, supermarket and Public House within walking distance

EPC = D



The Retreat, Nottage, Porthcawl £445,000

- Five Bedrooms
- Bathroom & Shower Room
- Two Spacious Receptions
- Driveway & Large Garage

EPC = C



The Whimbrels, Porthcawl £430,000

- Sought After Location
- Four Bedrooms. Three Receptions
- Family Bathroom. Two Shower rooms
- Two Garages to the rear

EPC = C



The Willows, Heol Y Cyw £569,950

- Six good size bedrooms and three bathrooms
- Generous plot of 0.7acres
- Kitchen/breakfast room and family room
- Grand conservatory room with bay windows

EPC = C



West Drive, Porthcawl

£625,000

- Five / Six Bedrooms
- Three Reception Rooms
- Four Bathrooms
- Balcony & Views

EPC = D

West Road, Nottage, Porthcawl

£399,750

- Versatile & Flexible Accommodation
- Located in Nottage Village
- Four Reception Rooms
- Four Double Bedrooms Bathroom
- En-Suite & Ground Floor Shower Room

EPC = C



Newton Nottage Road

£385,000

EPC = D

- Individually Designed
- Located in Newton Village
- Four double bedrooms with en-suites
- Secret Garden to the rear
- Garage

Somerset View, Ogmore-by-Sea, Bridgend

£349,950

EPC = C

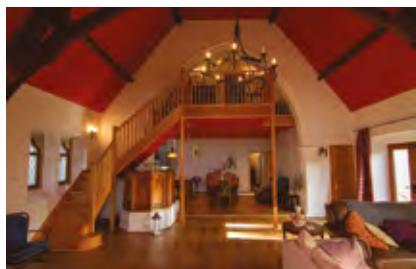
- Double fronted residence
- Sweeping gated entrance with drive & triple garage
- Four double bedrooms, two en suite, one bathroom
- Three large reception rooms
- Private surrounding gardens and grounds

Westward Ho, The Esplanade, Porthcawl

£325,000

EPC = D

- First Floor Apartment
- Sought after seafront location
- Balcony with coastal views
- Three Bedroom
- Off Road Parking



Glanaman, Near Ammanford

£349,950

EPC = D

A sympathetically converted church in the village of Glanaman. This lovely family home offers versatile accommodation to include seven bedrooms, en-suite, open plan lounge, kitchen and dining room, family room and utility room. Set on a generous plot with wooded area, gardens and driveway. No Chain

This beautiful conversion is set on a generous plot with a driveway providing off road parking, a wooded area, lawned gardens and lovely countryside views stretching over the Betws mountain, the Brecon Beacons and Black Mountains.



Anchor Court, Penclawdd

£485,000

- Executive detached family home EPC = C
- Within a private development consisting of five properties
- Located in North Gower Loughor estuary and surrounding Gower countryside nearby
- Four bedrooms (two en-suites)
- Two reception rooms



The Beeches Close, Sketty

£550,000

- Easy access to Singleton Hospital, Swansea University EPC = C and the city centre
- Nestled in private grounds which is protected by mature trees
- Driveway for several vehicles and leads to an attached garage
- Four double bedrooms



Cwmdulais, Pontarddulais

£375,000

- Five bedroom detached small holding EPC = E
- Approximately 3.5 acres
- 6 stables and kennels
- Countryside location yet near J47 of the M4



Rhyd-Y-Defaid Drive, Sketty

£345,000

- Spacious family home EPC = C
- Four bedrooms. Two reception rooms
- Convenient for local schools and amenities
- Front and rear gardens



Royal Oak Road, Sketty, Swansea £350,000

- Spacious detached home + annex
 - Five bedrooms
 - Superb gardens backing onto woodlands
 - Integral garage and driveway
 - Some updating required
 - No onward chain
- EPC = D



North Cottage Drive, Gorseinon £310,000

- Spacious Detached Family Home
 - Four Bedrooms
 - Two Reception Rooms
 - Kitchen/Breakfast Room
 - Conservatory
 - Garage and Parking
- EPC = D



White Lion Street, Tenby From £299,000

- Town centre location
 - Second floor apartment with breathtaking seaviews
 - Camera entry system
 - Secure parking
- EPC = D



The Orchard, Leason, Gower £475,000

- Detached, spacious bungalow
 - Three double bedrooms
 - En-suite and family bathroom
 - Sea Views. Approximately a third of an acre
- EPC = E



Albany Road
02920 462 246

Canton
02920 397 171

Monmouth
01600 714 355

Rumney
02920 792 888

Barry
01446 733 224

Cowbridge
01446 772 857

Newport
01633 221 892

Swansea
01792 641 481

Blackwood
01495 231 199

Gorseinon
01792 894 422

Penarth
02920 703 799

Talbot Green
01443 222 851

Bridgend
01656 657 201

Heath
02920 231 670

Pontypridd
01443 485600

Victoria Park
02920 397 077

Caerphilly
02920 867 611

Llanishen
02920 618 552

Porthcawl
01656 771 600

Whitchurch
02920 612 328

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

www.pablack.co.uk



Delivering distinctive service
for distinctive homes

www.pablack.co.uk

