

pa black

AUTUMN 2016 ISSUE
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Distinctive Homes

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



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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

Continuously Distinctive

Welcome to the autumn edition of Distinctive, in a year that has seen numerous changes within the lettings industry. We know many of our landlords have questions about Rent Smart Wales, and we hope that we cover these on page 16.

The first part of the year was extremely strong, and we saw an increase in first time buyers in the market. There was much speculation, prediction and fear before the referendum, and as a result the market did wobble for a few weeks afterward.

That being said, September has seen confidence return and the results so far are extremely positive. Both our instructions and sales are higher than in the same period last year, demonstrating that there is still an increase in demand for distinctive homes in South Wales.

Our strategy for growth continues and we are pleased to announce that we acquired two new branches over the summer, Swansea Marina and Dinas Powys. Both these offices have been refurbished and rebranded, and we will be holding opening events during November. In addition, we have also secured premises in Monmouthshire for a new estate agent branch, which is due to open in January 2017.

I hope you will find your new home within these pages. Whether you're looking to sell, buy, let or rent, our specialist team are always available to support you in your next move.

We look forward to seeing you soon!

Andrew Barry

Managing Director, pa black
pablack.co.uk @PABlackHomes

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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.

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Discover Gower

Situated just outside of Swansea, Gower lays claim to the impressive accolade of being the UK's very first 'Area of Outstanding National Beauty', one of only five such sites in Wales, though it has even more to offer its happy residents and visitors.

The whole of the Gower Peninsula, known as 'The Mumbles' by locals since Victorian times, is characterised by breathtakingly beautiful scenery, and nowhere is this more evident than at its range of stunning beaches and bays, which open out to the Bristol Sea and Atlantic Ocean.



To visit or reside in Gower and not take a long leisurely walk on the coast would be like living in London and never seeing Big Ben!

There is a beach or bay to suit everyone; Llangennith is the surfers' choice, you might spot a seal or two at Langland Bay, and Rhossilli Bay has consistently ranked in the top four beaches in the UK. The walk from the Gower Heritage Centre to Three Cliffs Bay is a challenge, but you will be rewarded with a refreshing lack of commercialisation and unspoilt scenery. If you're a bit more of a daredevil and want a truly 'immersive' coastal experience, you might want to swap a relaxing stroll for a spot of 'coasteering', which involves climbing up the impressive cliffs and throwing yourself into the waves - all guided by a professional, of course, but not for the faint of heart!

The beauty of the area inspired writer and poet Dylan Thomas, a Gower native and affectionately known as 'Swansea's greatest son', to pen some stunning odes to this geological gemstone. You can visit his birthplace, the house in which he produced the majority of his work, in Swansea and pay homage to a true national treasure of Wales; the Dylan Thomas Centre also host a range of events throughout the year. Once you've exhausted the beaches and bays - though it's

hard to imagine ever growing tired of them - the Clyne Gardens in Swansea are well worth a visit, truly the definition of a haven, beautiful in any season. Opposite the lido in Blackpill, wandering off the beach via Mumbles Road you'll stumble into this happy oasis, with a lake, waterfall, Japanese garden and water features - top tip, go in May when the azaleas are in full bloom!

Showing that Gower's natural beauty extends beyond the coastline, Penllergare Valley Woods to the north of Swansea, an important historic landscape away from the busier areas close to the towns, is a secret and magical place.

Full of exotic and wild plants, the valley still contains the remnants of John Dillwyn Llewelyn's romantic grand plan; a nature lover, he created the beautiful Penllergare for his own pleasure and enjoyment, and it is now maintained by the Penllergare Trust.

Hot spots - If nature isn't your thing, there is plenty else to do and see on the Gower Peninsula. Swansea Marina is great for boat spotters, grab a spot at one of the many pubs and restaurants and pick your favourite, and fans of architecture will love the wealth of old buildings. The National Waterfront Museum is perfect for history lovers, and will keep all ages entertained on a wet Welsh day! Oystermouth Castle sits atop at 40 ft limestone ridge, and overlooks the picturesque Mumbles village - the oldest parts of the castle date back to the 12th century. You might also want to pop into Swansea Market - you might spot even spot a few familiar faces from a BBC documentary series on the largest indoor market in Wales, and some say the best in Britain!

Clearly, the Gower Peninsula is an area rich in history, natural beauty, and a wealth of opportunities for fun or relaxation. Life in the Peninsula is a pleasure - if you're looking for somewhere where you can go from a bustling market and heritage-rich town to a deserted beach and refreshing coastal air in a matter of minutes, Gower could be just what you're looking for.



Treachery, intrigue, and treasure

The secrets and preservation of Oystermouth Castle

Erika Kluge, Oystermouth Castle Community Officer, and volunteer Roger Parmiter, share the story of one of Gower's most fascinating castles.





Brief history

The Lordship of Gower was awarded to Henry de Beaumont, Earl of Warwick, who gave the seat of the Manor of Oystermouth to William de Londres in 1107. Construction on Oystermouth Castle really began during the decade of 1130, by a gentleman called Maurice de Londres, who inherited the parish of Oystermouth from his father, William. He occupied the site in 1107 until his death in around 1129.

King John appointed William de Braose, Lord of Gower, in 1204, and the de Braose family then ruled the castle for around 300 years. King Edward I and his wife, Eleanor Castille, stayed at the castle on the 10th and 11th December in 1284 during their Royal Tour of Wales, and the castle became the preferred residence of the Lords of Gower.

In around the late 14th century Oystermouth Castle actually lost its strategic importance; we're not really sure why. In the 19th century, an antiquarian called Lieutenant George Grant Francis took it upon himself to restore part of the castle. You can notice this, especially if you look at the Gothic windows of the castle, where you can see the early restoration work that he undertook - not actually correct, maybe, in some

respects, but it was the Victorian era, so it kind of set a precedent.

Then, in the early 20th century, the Duke of Beaufort, who owned the land at the time, transferred the castle to what was Swansea Corporation, in 1927, and is now the City and County of Swansea, who own the castle to this day.

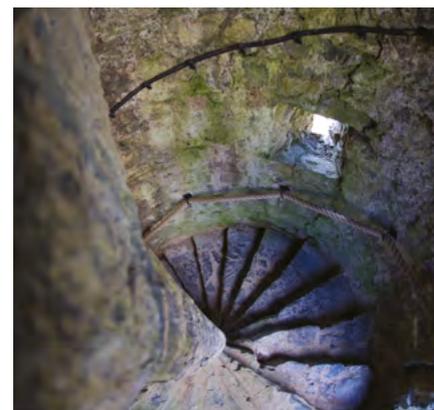
In 1989 the Friends of Oystermouth Castle, a registered charity, was formed to manage the castle and to open it up to the public. Without the Friends group, we don't think that the castle would be open today in its present form.

The Friends, alongside the local authority, got together and realised that something needed to be done, as the castle is actually a Grade 1 scheduled historic monument of some importance. In 2007 a funding bid was put together for about £3.1m to undertake a conservation project that would make the castle safe, together with extensive archaeological research. This was actually completed between 2009 and 2011, and Oystermouth Castle opened to the public in 2012, though it was officially opened in September 2013 by Her Royal Highness Princess Anne.

Why Oystermouth?

If walls could talk, I'm sure they would have so many tales to tell. Oystermouth offers one of the best examples of a Medieval castle that is accessible to the public. It is a romantic ruin, however, at the same time, there are various areas in the castle that you can walk into and really get a feeling of what it would have been like to live back in Medieval times in a Norman castle.

The architecture is one attraction of Oystermouth, together with the stories of the people who lived there, who are sometimes famous and sometimes infamous, but have all left a layer of history, and that is so evident when you visit the castle.



The untold tale of the missing treasure

There is one tale that we haven't actually got around to interpreting and describing to the public as yet, but in the records there is evidence of the theft of the Royal Treasure of the kings at the time, Edward I to Edward II. Over periods of years this treasure was passed from one Lord to another, and was hidden on behalf of the kings - we think that that treasure was actually buried somewhere down near Oystermouth.

Erika shared with us the complete fascinating tale of Alina de Braose, her husbands, and how the treasure found its way to Oystermouth Castle - this story alone is a reason to visit the castle.

The ghost of the child bride

One of the favourite stories of the castle is based on a ghost story, and we all love ghost stories. It is said that 36 ghosts haunt Oystermouth Castle. One of the stories - partly myth, partly true - is of a wedding that took place in the castle. The bride was seven years old, and the groom just 12, because back in Medieval times that was the age that people were betrothed. After the wedding ceremony, the husband and bride, who were, after all, only children, decided to play hide and seek with their young friends and guests.

When it was the bride's turn to hide, she found the deepest and darkest cellar in the castle, within which stood a box. Climbing inside, she closed the lid. Unfortunately, the latch on the lid was outside, and it firmly closed. The bride could not get out. She shouted for help, but no one could hear her, nor could they find the cellar. At that moment, a fierce sandstorm began to assault the whole of Gower, and soon many parts were engulfed in sand, which buried the castle. The wedding party was abandoned, as the guests ran for their lives.

It was many days later when people returned to the buried castle, and many months before any sand was removed. It is said that the cellar was discovered, together with the oak box, and inside the body of the child bride.

Favourite part of the castle?

There are many places in the castle that are really exciting to visit, but the most spectacular is the East Watch Tower, the top of which was part of the barracks.

It provides stunning panoramic views across Swansea Bay; on a clear day you can practically get a 360 degree view of the castle and its grounds. Of course the private chapel of Alina de Braose is also pretty spectacular.

When the conservation project was taking place, we had to build a glass bridge, so visitors could access the second floor of the chapel. We discovered 14th century paintings, so you can get a flavour of the paintwork that was actually inside the chapel. Of course now you can't really see much, but back in its heyday it would have been stunningly painted on white plaster and, would have had various pigmented colours, such as greens, golds, yellows, and reds.

We also have some shields in black pigment, you have to look closely, but it depends on what type of day it is. The contractors detected them when they were conserving the chapel area, and it was quite amazing to think that nobody had seen those paintings for maybe four, five hundred years. So that was a pretty exciting find.

The future

Our plans are certainly centred around increasing the number of events happening at the castle; we have so much to share with people of all ages, and we know they will bring the castle to life even more. We're also looking to undertake more archaeological research, because we know that there is so much more still to discover. Hopefully we can do more in the grounds, such as weddings, and things that will help generate more income for the continued conservation of the castle, so that hopefully it will remain for another 1,000 years.



We have only been able to give you a taste of what is waiting for you at Oystermouth Castle, for a complete experience you need to visit.

www.swansea.gov.uk/oystermouthcastle



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A walk through time, beauty, and fascination

We take a journey along

Gower Coastal Path

Gower Coastal Path is a 38 mile long portion of the Wales Coast Path - the first pathway to wraparound an entire country - stretching from Mumbles to Crofty, with the bustling Swansea seaside in the middle.

It is home to a National Park, some awe-inspiring views, surprisingly lush

woodland, and a number of award winning beaches. If you're a committed walker and want to take on the whole path, you'll need at least two days. It will come as no surprise that 33% of the Gower Peninsula area is a Site of Special Scientific Interest or part of a National Nature Reserve.



For history lovers, when it comes to spotting historical archeological sites - of which there are over 1200, including 73 sites of national importance and 124 listed buildings - you will be spoilt for choice whichever path you choose to take.

You can travel back in time to whatever period you are particularly interested in, as highlights include prehistoric standing stones, megalithic burial tombs, Iron Age forts, medieval castles and an open field system, and 19th century parks, along with caves and churches galore. But our favourite has to be the Whiteford Point Lighthouse! Built in 1865, it is one of just two cast-iron, wave-washed lighthouses still standing in the entire world. All of this contributes to the area's much deserved inclusion in the Register of Landscapes of Outstanding Historic Interest in Wales, and for those interested in changing land use and occupation over time, the area will take you from the prehistoric to the industrial ages.

The Welsh coastal paths you see today have been developed and are maintained by Natural Resources Wales, in partnership with coastal local authorities and the Welsh Government.

Due to the dramatic and diverse scenery, Gower is home to varied habitats, and consequently some of the richest wildlife in both the country, and in the UK. Most notably, it houses populations of birds and marine mammals of international importance, as well as swathes of wild flowers, all of which are cared for and conserved by the Wildlife Trust Wales. To the north are saltmarshes and dunes, and the Burry Inlet is overflowing with wildfowl and waders from autumn to spring, including shelducks and dunlins, leading to the area being protected as a Ramsar site of international importance. Whilst there is a lot here for bird-watchers, personally we're a big fan of the ponies on Gower Commons! They live in herds and have run free and grazed here for hundreds of years, though word has it they make some of the best riding ponies in the world.

If you're a walker, you couldn't pick a better holiday destination than the Gower Peninsula.

If you want to walk the coastal path, you can either take a few days to take in the whole thing, or choose from a range of popular shorter walks.



These are our favourite three:

1. Llanmadoc to Rhossili Bay - a little under 7 miles, this walk spans the western edge of Gower, past Broughton Bay, taking in Llanmadoc Church, Burry Holmes Island and ending at the stunning Rhossili Bay, which has been voted the number one place to visit in the Gower Peninsula. In low tides, the causeway is uncovered and you can walk a little further on to Worm's Head, where you will be rewarded with impressive views of the bay.

2. Rhossili to Port Eynon - the best choice for wildlife lovers, this rugged and wild 7.5 mile walk will take you through National Trust heartland, with changing and dramatic scenery, and a host of wildlife to spot. The walk ends at Port Eynon, which in 2011 was voted the best beach in Britain.

3. Mumbles to Swansea - just under 6 miles, this walk takes you from a quaint village to a bustling city, which you enter via the famous Swansea promenade. In Mumbles, do check out the lifeboat station, you'll be amazed at all the hard work done by the RNLI. You can choose to end your walk on foot or, if your feet can't take it, by rail, hopping onto the Land Rider passenger train - the world's very first passenger railway!

Gower is unique in that its complex geology and evidence of past ice-ages have produced a dramatically varied landscape over a relatively small area. In total, the coastal path lays claim to 32 Sites of Special Scientific Interest, 24 Wildlife Trust reserves, 10 nature reserves and 5 Special Areas of Conservation. Overall, the Gower Peninsula was the UK's very first Area of Outstanding Natural Beauty, so as for the 'best spots', they really are all around you! Also fascinating is its mythic and magical allure; the area has a rich history in folklore, and is considered by many to be a sacred place - the best place to drink up the atmosphere, swap ghost stories and fairy tales at twilight, has to be the Three Cliffs.

This is an area of such contrast; the coastal path encompasses busy seaside resorts, remote beaches, wild moors and marshes, dramatic scenery and areas of idyllic tranquility, so there really is something for everyone. No one could fail to be struck by and in awe of the outstanding natural beauty this area has to offer, and the fresh sea air will do you the world of good, whether you are a city dweller or a committed country bumpkin!

Whichever path you choose to traverse, remember to take waterproofs and wellies, in case you encounter any of our famous Welsh rain!



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The perfect fusion of wind, waves, power, and control

Experience the thrill of kitesurfing in Gower

Kitesurfing is an extreme surface watersport that brings together elements of windsurfing, paragliding and snowboarding, harnessing the power of the wind via a large, controllable kite to propel the surfer along the water, standing on a kiteboard, which is similar to a small surfboard. The key skill is learning how to manage and harness the power of a kite, so the wind can be both your friend and your enemy!

Due to its excellent coastal location, Gower is packed full of beaches ideal for kitesurfing. As kitesurfing relies on a powerful wind, it can sometimes be dangerous so you should always look to get some expert guidance from an approved kite school and build your confidence before hitting the water. Most people tend to learn kitesurfing in stages, as it is important to master each skill individually before combining them on the water for the full, exhilarating experience. A good place to start is learning how to handle a small Power Kite; once you've mastered this you can move onto a more powerful kite, which can pull you along on the sand, either sat down in a buggy, or standing on a board.

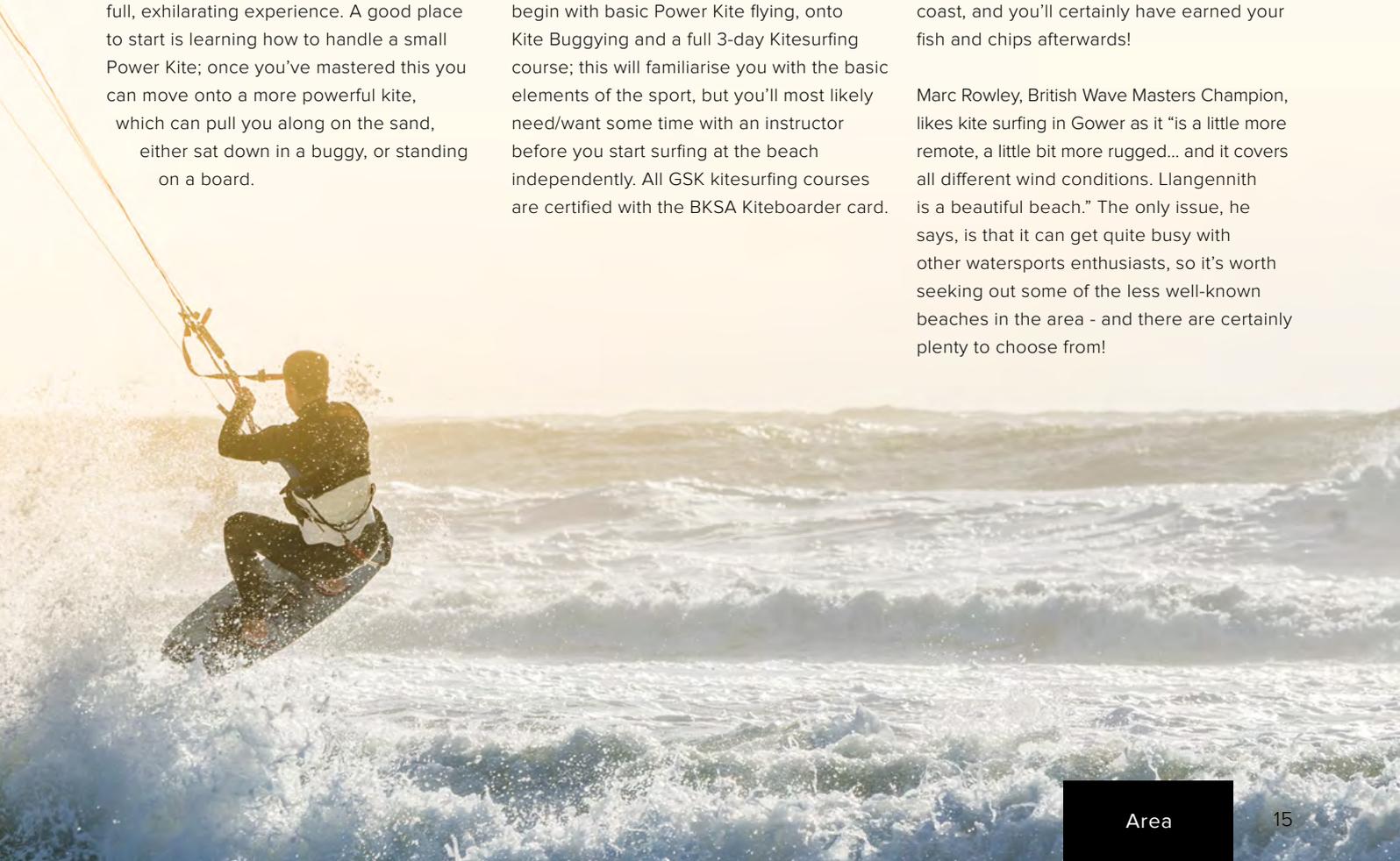
Once you feel confident you can start getting to grips with the super powerful kites used for kitesurfing. This is a real commitment, and requires respect for the power of the wind and careful control - not a holiday activity, you need to be sure you really have the time to dedicate to learning to kitesurf.

Gower Kite Riders offer lessons and courses in South Wales, and have been teaching for 13 years. Their Kite Sport programmes begin with basic Power Kite flying, onto Kite Buggy and a full 3-day Kitesurfing course; this will familiarise you with the basic elements of the sport, but you'll most likely need/want some time with an instructor before you start surfing at the beach independently. All GSK kitesurfing courses are certified with the BKSA Kiteboarder card.

What is it like?

Kitesurfing is fairly complicated, but rewarding, and learning will take patience - expect a few frustrations along the way, as these are not easy skills to acquire. If you're time limited, or a little apprehensive about the full kitesurfing experience, then power kiting, kite bugging and landboarding are also all great family days out. One thing is for certain, it is an exhilarating and entirely unique way to take in the beautiful Gower coast, and you'll certainly have earned your fish and chips afterwards!

Marc Rowley, British Wave Masters Champion, likes kite surfing in Gower as it "is a little more remote, a little bit more rugged... and it covers all different wind conditions. Llangennith is a beautiful beach." The only issue, he says, is that it can get quite busy with other watersports enthusiasts, so it's worth seeking out some of the less well-known beaches in the area - and there are certainly plenty to choose from!



Our exclusive landlord event

On Thursday 15 September, we welcomed landlords to John Lewis for an exclusive event.

We are thankful to have a special relationship with John Lewis, and one of the advantages of this is that we're able to hold events. With delicious canapés, a delightful string quartet and beautiful display, the scene was set to welcome our landlords to discuss some of the important issues affecting them at the moment, and particularly Rent Smart Wales.

After an introduction from Andrew Barry Managing Director of the Peter Alan Group of Companies, where he stated that there is certainty in the London market for medium to long-term buy to let investments, as interest rates are low. Also, recent research has shown that Cardiff is one of the busiest cities in the UK with regard to demand for rental property.

Mark Houghton, Operations Manager from John Lewis Cardiff, introduced their home design service, which can assist landlords with all aspects of furnishing a property, whether it is a student let or a high end design. You can book a consultation in store, and they can work to any budget, as they described that their basics range is fantastic with the prices comparable with Ikea. John Lewis also has a business to business service which supports landlords whether they have 2 or 250 properties. They are used to working to the tightest deadlines and offer competitive discounts.



Angela Davey, Head of Lettings, was the last of our speakers, and dedicated her presentation to the confusion over Rent Smart Wales. We managed to catch Angela to discover why she felt the need to organize the event.

"I find that some landlords are a little bit confused, and some a bit reticent to register with Rent Smart Wales. I felt it was important that our landlords know who they could come to if they need some help. It was lovely to see so many of them here, because I don't generally see them face-to-face. This event is trying to help dispel all the myths around licensing for landlords and agents in Wales, because it's not a dark art, it has been produced to make sure that landlords and agents are qualified to deal with day-to-day issues between themselves and tenants."



For more information on how John Lewis can support your business
www.johnlewis.com/business

Is Rent Smart Wales good for the future of lettings in Wales?

“Definitely. I’ve been in the lettings business for a number of years, and some landlords should never be landlords. They don’t understand what their obligations are, even though a tenancy agreement is very clear. I think that if self-managing landlords are accredited, they achieve a qualification, and gain a licence, they won’t want to lose that licence, so they will adhere to the rules and regulations laid out in the tenancy agreement and within the Rent Smart Wales Code of Practice.

It is an education process. I think a lot of landlords will suddenly understand what we do, as letting agents. They don’t actually see the day-to-day issues that we face; we keep them away from all of that and rightly so as that’s what they’re paying us to do.

I think that we’re very privileged in Wales to have a strong private rental sector; it’s alive, kicking and thriving, and long may it go on.”



Do you think you’ll hold more events to get landlords together?

“Definitely, and having this partnership with John Lewis and accessing this space I think is amazing. I think the plans are now to maybe have another type of event closer to Christmas, because on 23rd November, licensing goes live, so if we re-visit this in December we can reach those landlords who may still have questions.”



John Lewis Interiors

John Lewis offers fantastic choice for landlords



£125

House by John Lewis Anton Coffee Table, Oak

House by John Lewis Mix it Narrow 4 Drawer Chest, Gloss White/Natural Oak

£96



Nova Bed Frame, Double, Black

£70



House by John Lewis Curve Dining Chair, White

£19

The Basics Jackson Medium Sofa, Basics Hayden Charcoal



£349

John Lewis



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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:**

Port Road East, Barry

For more information see page 69

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.

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.

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.

Our Network

The Connells Group, one of the largest and most successful estate agencies and property service providers in the UK, owns Peter Alan. This enables pa black to retain our recognised strength in terms of local connections and providing a personal service. Whilst also benefiting from the leadership and development opportunities a group such as Connells can offer.

pa black is exclusive to Wales

Supporting the Olympians of Tomorrow

You can feel the cheers pushing you on, closer to the finish line, you've just got one last bike in front of you to take and the glory will be yours. As shouts of encouragement reach your ears, you feel a new wave of strength wash through you, and, even more determined than ever you find reserves of energy you never knew you had. Suddenly you feel the resistance lessen, you're into the slip-stream, and you begin to glide past the soon to be former World Champion as you overtake just metres from the finish line. You've done it, the gold is yours! Eyes closed, the applause begins to roar and you throw your arms into the air, elated at what you have achieved, tears of effort and joy spilling from your eyes...

We all, I'm sure, have been inspired by the Olympics, and the Paralympics in particular, so there was never a better time to get active and perhaps seek out some new and interesting sports opportunities, as the incredible Paralympians have shown us, anyone can achieve sporting greatness, it just takes hard work and dedication.

In Swansea and Gower, this really is a golden opportunity to get outside and make the most of the stunning landscape we could be tempted to take for granted. There is one glaringly obvious geographical feature that offers boundless opportunity for exercise and sport, and all the associated health benefits, and that's the sea.

If you can't quite face sea swimming - in November, who can really blame you? - Swansea is also home to a number of leisure centres where you can swim lengths, race against friends, join a synchronised swimming team, and perhaps even try your hand at diving - Tom Daley eat your heart out! Younger ones are often fantastic at swimming, as they're more fearless and learn faster than adults - you never know, you could have a true water baby on your hands, take them along for some lessons today and in 10 years' time you could be being interviewed by the BBC as parent to a gold medal winner...

Speaking of gold medal winners, I think we were all pretty blown away by Simone Biles at Rio - that woman can move and bend



beyond belief! Another sport perfect for youngsters, gymnastics has some of the youngest Olympians - the youngest member of Team GB, 16-year-old Amy Tinkler wowed at Rio and took home a bronze medal. Not bad for someone who trained alongside studying for her GCSEs! Which just goes to show, we all have time to fit sports into our daily lives, if we dedicate ourselves to finding the time. The Swansea Gymnastics Club offers classes for all ages, from 8 weeks to 17 years, and has been producing future Olympians since 1977. With a wide range of professional facilities and competition-standard equipment, including a coil-sprung floor and trampolines, any aspiring gymnasts will be sure to find their niche here.

Fancy something a little more unusual than gymnastics, but not a million miles away? Why not check out the Swansea Tae Kwon Do Club? Run by one of the first women to embrace Tae Kwon Do in Singapore, the club welcomes both children and adults, to whom it teaches an exciting mix of traditional Tae Kwon Do and some fun, more experimental activities.

As we all know, the Gower Peninsula boasts some pretty impressive scenery; with an almost overwhelming number of sites of outstanding natural beauty to explore, one of the best ways to take in as many as possible is to speed yourself up a bit, by running, or perhaps cycling.

The Swansea Harriers Athletics Club is open to absolutely anyone and everyone who is interested in athletics, though if you impress, you might even be picked to compete for the club! Despite the race-based nature of athletics, this is not an overly competitive environment, and the club describes itself as focusing primarily on "enjoyment and participation."

What little girl doesn't want a pony? If your son or daughter is a real animal lover, why not check out the Swansea District Branch of The Pony Club? A voluntary youth organisation for pony-lovers from all over, the Club has over 40,000 members across the UK, and 110,000 internationally; almost all British Olympic medal winners were members, and joining the club is a great way for young people



to meet new friends, and have some fun in the beautiful Gower countryside, whilst also keeping fit and incorporating some regular activity into their lives.

If you're more attracted to sociable sports and need the extra motivation that group events provide, why not pick a team sport and join a local club? Old or young, experience or novice, there's really no excuse, as most clubs will have 1st, 2nd, 3rd and more teams, with different age brackets to - there is no barrier to sporting success if you're willing and committed, and there's nothing like the fear of letting down your teammates to drag you out of bed on a Saturday morning. The Swansea City Hockey Club was formed in 2011 as an amalgamation of the long-standing Swansea Ladies club, established in 1902, and the newer Swansea Bay club, who found themselves joined in their desire to provide "wide-ranging opportunities for hockey players throughout the area". It is a wonderful, thriving club with three ladies teams, playing in the English Hockey League Conference West, who are headed up by the 1st team 'The Spartans', currently playing in the European Hockey League, and who also qualified in 2004/5 to compete in the English League, as the best Welsh team. They also have three men's teams, who play in the Davis Wood League, and a staggering 10 youth teams, plus regional teams. There really is room for everyone here.

If you're really up for a challenge, then the world famous Ironman events could be right up your street. This September, Tenby hosted the Ironman Wales event, a grueling triathlon and one of the most notable and challenging events in the sporting calendar - not that this stopped any of the athletes from celebrating at the Finish Line Party on The Esplanade. Although this is the sixth time Wales has hosted this event, it actually began in Hawaii in 1978, when 13 athletes took part - a number that has increased, slightly, to over 60,000. The course must be completed over 17 consecutive hours, and features a 2.4 mile swim (this year it began at a very chilly sounding 6:30am!), followed by a 112 mile bike ride, and last but not least, a 26.2 marathon run... It's one of the toughest triathlon events going, and athletes come from far and wide to compete for the Ironman title.

Whilst Olympic dreams may remain dreams for most of us, that shouldn't stop you from seeking out some opportunities to be a bit more active and try something new - Swansea has so much to offer when it comes to sports and fitness, whether you prefer indoor or outdoor activities, individual or team events, dry land or water (or both!), you're bound to find something you enjoy. We're certainly brimming with motivation after watching some of the outstanding performances given by our very own Team GB, as well as from the superb athletes around the world, so you'll probably see us on a trampoline or cycle path near you soon!

Reconnecting people, and changing lives

We look at the outstanding work going on at Swansea Community Farm

There is a fear that we are losing our connection to food; the resurgence of ‘growing your own’ is helping young children to understand where food comes from, but there is still a long way to go. We recently came across the outstanding work being undertaken by Swansea Community Farm, so we asked their Director, Phil Budd, to tell us more.

“Swansea Community Farm is the only city farm in Wales. On our 3.5 acre site in Fforestfach we seek to reconnect people of all ages, all backgrounds and all abilities with their food, their environment, and each other.

In 1992, our founder, Anne Bell moved to Swansea from London, where she’d worked at a city farm, and thought that a city farm would be great for Swansea. She gathered like-minded individuals and over the next six years they looked at different sites around Swansea, and eventually the current site was secured in 1998. Since then we’ve been gradually growing; our first member of staff started in 2000, two years later our first building was constructed, and by 2006 we welcomed the arrival of our first farm animals. Since then it’s just been a progressive growth to a fully functioning city farm that each year works with around 1,500 beneficiaries of the various projects we run, and welcomes between 10-15,000 visitors.

Our Child and Youth and Volunteer and Training programmes are at the heart of our work with volunteers.

The Farm has literally been built by our volunteers and without them we simply wouldn’t exist.

In return for the thousands of hours of their work, their blood – only occasionally, their sweat and smiles – pretty much daily, the Farm offers a friendly and supportive place where

they can develop new skills through on the job and accredited training, gain confidence and build friendships - we grow people!

It’s important that we’re a small working farm. It’s not a petting farm, we grow food for the plate, which includes loads of fresh veg and fruit from our allotment as well as farm reared pork, lamb and eggs. We even run a ‘meat club’ for people to get their orders in early, and sell really amazing hot dogs and bacon butties in our cafe.





Swansea Community Farm

☎ 01792 578384

🏠 2 Pontarddulais Road, Fforestfach, Swansea, SA5 4BA

🌐 swanseacommunityfarm.org.uk

📘 [/swanseacommunityfarm](https://www.facebook.com/swanseacommunityfarm)

🐦 [@swanseacommfarm](https://twitter.com/swanseacommfarm)

📺 swanniefarmer.tumblr.com

📺 [/swanseacommfarm](https://www.youtube.com/channel/UC...)

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I've been here since 2003 and heavily involved in the growth of the farm. One of my first jobs was to complete the construction of the building I'm actually sat in now. Half of this building houses our community café, it's a fantastic resource for the farm, as not only does it serve members of the public, it's also a great for training people how to cook.

We have seen a growth in training over the last few years; we deliver accredited training in basic cookery skills, healthy living, cooking with herbs, and bread making. We also provide accredited training out in the grounds - how to grow food, and nature conservation; because the farm is also about encouraging people to engage with the broader environment as well.

Our Child and Youth programme is very much geared at working with, wherever possible, local children and young people. The farm was deliberately sited in an area of social need, and well within walking distance of some of the more deprived areas in Swansea, and indeed in the whole of Wales.

We offer a range of activities for our younger volunteers, out of school hours, but held mainly on Saturdays, where local children effectively take over the running of the farm for the day.

You will find young people in the kitchen, as part of our 'Café Crew', helping to prepare food not just for their fellow participants for the day, but for visiting members of the public too.

Other youngsters work outside as part of what we call the 'Farm Club', helping to maintain the paddocks and grounds, making sure the animals are fed and watered and that the animal house is mucked out, cleaned and looked after.

One of our biggest challenges is always funding; as a small independent charity we need to be generating more of our own income and reducing our reliance on grants. We had a funding crisis last year, but we managed to raise over £104,000, including

£36,000 from members of the public and businesses around Swansea, which really does demonstrate how well loved and important the farm is to people in the area. We've got exciting plans to keep the Farm growing and really want to push our appeal as a visitor attraction.

Though it's vital we grow our income, it's important that we don't forget that we're really here to grow people, as well as food. It's through working together and raising aspirations that we can make a real difference to people's lives."

Do you fancy getting your hands dirty?

Open to the public Tuesdays to Saturdays, between 10am and 4pm.

To become involved as an adult volunteer you need to talk to our Volunteer and Training Manager, and to be engaged as a member of a Child and Youth project you need to talk to our Child and Youth Officer.

No soggy bottoms, just a recipe for a delicious treat

We take a trip into Swansea Market to see Jan Evans Bakery

For centuries markets have been the heart of communities, providing a place to buy a wealth of products but also find a familiar face and a warm welcome. Commercialisation has found these important and treasured parts of our heritage struggling to survive as we pursue convenience through supermarkets and shopping centres. Swansea Market, however, is an institution in its own right, determined to hold on to consumers by showing them the value of produce from local businesses for local people. One of the longstanding stalls in Swansea Market is Jan Evans Bakery and we were honoured that she took time out of her busy day to have a quick chat.



Jan moved to Swansea as a child with her family, including her younger brother who is now a sports journalist in London. After finishing school, she decided to open a bakery, which she has been managing together with the market stall for almost 30 years.

“There had been bakeries in the family, so that was just the route I took” Jan told us, “My grandparents had a bakery which my mum was involved in, so I have always been interested in it”.

“The market was much busier in previous years. Swansea city centre has changed so much, and life has changed so much - the internet has greatly affected the businesses in the market. It’s a similar story in every city in the UK. It’s really tough in the market even though there has been a small resurgence, the City Centre Management are working really hard to bring more business in. A production company came and did a television programme about Swansea Market, which really helped to raise the profile of the place, people wanted to come in and meet the personalities that they had seen on television.”

Swansea Market is the largest indoor market in Wales and has even been recognised as the ‘Best Large Indoor Market’ at the 2015 Great British Market Awards. “There is a great camaraderie amongst all of the stall holders. We’re all there with the same aim: to supply excellent products at a competitive price.”

So let’s get down to business, what delicious treats can you buy from Jan Evans Bakery?

“I sell traditional Welsh products made with only the finest ingredients. We make everything from scratch and I’m proud of our five-star hygiene rating for both the bakery and the stall. This is something I value greatly, because I want our customers to know that they are receiving a high quality service.

We buy the best quality flour from white, to 100% wholemeal and granary. We source the best ingredients that we can to go into the products we sell, because we believe that if you’ve got a good starting point, then you’re halfway there. As well as our delicious bread we also bake bread rolls,



cakes, Welsh cakes (including heart-shaped cakes for weddings, and mini cakes for children’s parties or christenings), and a wide variety of savoury goods.

One of our most popular products is a specialty Welsh bread, called a ‘Bake Stone’, or in Welsh ‘bara-planc’. Bake Stone is cooked on a hot plate the same way as Welsh cakes are cooked, and we bake them either plain or with fruit.”

For Jan it’s not just her love for the bakery that she enjoys but also the people that she meets. She personally knows 75% of her customers, and has seen their families grow over the years and it is this that gives the sense of a true community within the market. It is important that we cherish places like Swansea Market as they are not only part of our heritage but are also important for our future.

In her free time she is a big football fan (the Swans obviously!) but her other passion

is supporting children. She had a wonderfully happy childhood and when Childline were looking for volunteers about 21 years ago, Jan felt it was her calling.

“I saw an advert in the paper, I wanted to use my brain in another way. I was part of the first training group in Swansea and served as a counsellor online for five years before becoming an ambassador. I’m now part of the Childline School Service, which involves going into schools and telling them about the service”.

Jan’s passion for her volunteer work is evident and it shows just how much she cares not only about the quality of the ingredients she uses in her bakes, but about every person she serves, whether it’s a child phoning Childline or a customer at her stall.

Next time you find yourself needing a loaf of bread, a quick snack or even a sweet treat, step inside Swansea Market as you will discover a highly personal service and businesses that truly puts their customers at the heart of what they do.

Sloane Home and back again

Leanne Johns' life has never been conventional, by her own admission.

At 16 she left Bassaleg School and headed to Minnesota as an exchange student, which was a very different place to her South Wales home. She spent twelve months adapting to a world of cheerleaders and jocks in the land of 10,000 lakes.



After she finished her education in the U.S. she headed off with a fellow exchange student Joanne to do a 27 State tour, taking in many of the countries biggest landmarks.

Her travels around the States complete, she headed home with aspirations of becoming a make-up artist. She attended College, completing her two year course, duly leaving and going straight into a job.

This job wasn't in Hollywood, and it wasn't as a makeup artist, it was in fact working for her Uncle, an old fashioned Horse Trader. Not a career choice she had planned, but it was a job that taught her a lot about how to trade, it was a wonderful and unconventional, she had a lot of laughs meeting really unique earthy characters. The horse-dealing world was different and varied, they would break the horses in, and then sell them on. It was an invaluable life experience.

It wasn't long before Leanne started her own business, setting up on her Grandfathers farm. Her grandmother lent her some money to buy a lorry to transport the horses, taking them to sales around the country, she was 21 in a very male orientated business.

Running this business was tough, it was hard physical work and all the exciting horsey adventures came to an end. Not knowing what to do after such an unconventional career path and feeling a bit lost, Leanne met up her Aussie mate Jo, this time on the antipodean's home turf.

A number of years were spent working all kinds of jobs in Australia from, being a Riding Instructor to working in the a nickel mine, on the fringe of the Great Western Desert, which was like the Wild West she was never afraid of hard work. Only the lure of the 1998 Winter Olympics in Nagano Japan saw her leave Oz.

Travelling to Japan, this Welsh adventurer worked for three months in an upmarket sushi bar, with no knowledge of Japanese, taking orders from Westerners and communicating them to Chef Chochan. As the first sentence of this interview has already stated, her life has never been conventional.

Back to Wales, with a Dad who was a prominent architect, she can't explain exactly why, but she felt a calling to sell property. Having distributed her C.V. to forty Estate Agents in South Wales,



it was our sister Company Peter Alan, who offered her an opportunity working in sales at our Albany Road branch.

She thrived in this environment and a short while later, a small inheritance was enough to enable her to buy her first property, which she rented out, she was buying to let before the term had been coined.

Leanne loved the property business, and was pretty good at it, eventually leaving Peter Alan to work on her own, buying and selling over fifty houses, before beginning to feel that the market was overheating, selling almost all of her portfolio, and downsizing her business, at a perfect time as she married and became pregnant.

Shortly after her son Max was born, her world came crashing down. She suffered a deep and debilitating post-natal depression. Her Doctor said she could help and that things would get better and in time they did. She recovered and had another gorgeous healthy baby, Oscar. Being at home she started to explore her creative side and attended lots of courses in flower arranging in Covent Garden,

painting, making hand poured candles, and learning about scents, glass etching, techniques, buying and renovating antiques. She found inspiration in old school arts which were dying out, meeting interesting master crafts people.

This creativity led entrepreneurial Leanne to start her luxury brand Sloane, an umbrella beneath which she created a mélange of products. Collaborating with gifted artisans she has met on her journey to create a range of hand poured candles with scents evoked from her childhood memories of such things as roses in her Nanna's garden, and figs from the trees in her own garden. At Sloane she has developed her own range of boutique artisan spirits, called Lone Stag Spirits which have just won the very prestigious Great Taste award.

A chance meeting with Leanne, has brought her connection to the Peter Alan family full circle, and she is now creating beautiful welcome hampers for our clients, as we continue to build a loyalty and brand connection that we strive for here at pa black. Leanne plays her part in this fantastic journey and from all of us at pa black thank you for sharing your story.

Jeff Smith

Keeping the stories of our past alive

John A Thomas shares his journey to starting 1940s Swansea Bay

I can't recall when or where I saw the film 'Hope and Glory' for the first time, but I can remember how I was completely transfixed. Hope and Glory is a semi-autobiographic film about a 9-year-old boy and his family living in London during The Blitz of World War 2. It was a peek into my grandparents' childhood; although I knew it had happened, my feelings were mixed with a sense of disbelief, it just seemed so unimaginable.





a Master's degree in heritage management, a one-year full-time course in North Wales. I also went to America and got a pilot's licence, but that's another story.

Out of the blue, I got called up for Iraq, and in 2003 I spent seven months in Basra and Southern Iraq, covering most of Southern Iraq. Upon returning, the Civil Service wanted me back in post by a certain date, their insistence was the push I needed, and Hugh and I spent a year looking for premises.

We didn't have a solid concept at this stage, we just knew that we wanted to open a visitor attraction (a visitor 'attraction' is interactive and is run as a business). Our business plan looked at visitor footfall between September and March, which would be low, so by doing something that met an element of the National Curriculum, we could create a year-round business. We looked at doing a small visitor attraction based on my passion for the Roman era, and because half a mile away, over the hill, there's a big Roman fort under the school in Neath, but nobody wanted to know about it. That's basically it. Nobody wanted to know.

As part of my Master's degree I undertook a feasibility study of Hut 9, the former German prisoner of war camp in Bridgend, the scene of the German great escape in March 1945. Huw's mother in law was born in Swansea and lived through the bombing and had many anecdotes about the Blitz on Swansea so in many ways that helped inspired us to do 1940's as a theme.

The schools' interest in World War II was there from the start; our museum is not a new model, it's been done in the London at War Experience on the Southbank for about 30 years. There is also one up in Llandudno, the Home Front Experience, which has been there for nearly 20 years now, and Flambards in Cornwall is huge, they get tens of thousands of visitors through their Victorian Street and World War II streets.

We started looking around for premises; the biggest problem we had when we went to estate agents, and to banks and backers, was they'd say, "You want to do a what? Why?" They were the two things all the time, "It's a lifestyle choice, you'll run it as a hobby," and it's not, really. I don't think that. I like to think it is a bit more honest than that.

Since then I have visited many museums, including Anne Frank's House in Amsterdam, and the Underground Hospital in Jersey, each of which has their own fascinating and shocking tale to tell. I was therefore excited to have the opportunity to visit 1940s Swansea Bay, a unique museum owned and run by John A Thomas and his twin brother, Huw, but what I didn't expect was to be so up close and personal with the exhibits.

Unlike my interest in the 1940s, John's real passion lies elsewhere. "My passion was always the immediately post-Roman era. I loved the development of the Welsh language, when it was first written down in the 800s/900s. It was also the age of the saints, and the age of Christianity spreading," John told me. So why did a man passionate about the post-Roman era decide to start a 1940s museum?

To understand how he got here, you have to go back to the beginning.

"My twin brother and I had always talked about doing something. His background is marketing, but in the tourism industry; he used to be the Marketing Manager for the National Museums of Wales. Then he was bringing up his three kids, and I was in the Army Reserves, but by day I was working in a boring Civil Service job.

Then, bang, Bosnia came along. I was one of the first to go out to Bosnia; there were 450 reservists who went, but it was the first mass mobilisation since World War II. I was supposed to be away for six months, but I was away for a year and a half, because a) I was enjoying it, and b) I was being well-paid. I came back and got the promotion I was waiting for in the Civil Service, but not in the job I wanted, so it was a bit of a double-edged sword. I managed a year, and then I went back to Bosnia again, to Sarajevo, doing a media job and working with newspapers, television and local radio, just helping with admin more than anything else.

After effectively being away for two years over a three year period, and having accumulated quite a big nest egg, and I thought, "Let's do something." This was 1999/2000, and for one reason or another, it just didn't happen. I went back to work for a few months, but I wasn't happy, so I took unpaid leave to go and do

→ We had no collection, we didn't own anything - we had nothing. We went down to a big militaria show in Maidstone in Kent, and we just bought a lot of the stuff. But what really kickstarted the project was when we discovered that Plymouth Museum were selling off parts of their Dover Experience. Dover had commissioned this indoor street scene with a cinema, a bakery, a shop, and a pub. They sold bits of it to Plymouth Museum, who never got around to finishing it, so we bought the pub and the tailor's shop windows. It was quite a few thousand, and it sat in storage for about six months. My sister in law kept saying, "Are you going to do it, or are you going to let it rot away?" So in the end, we came to these premises, not ideal, but we already had the pub so we thought that if we could just stick the pub up, get the Canadian brick-effect panelling, all the way from Canada, at least we could open with a couple of displays, a front parlour, a pub, and just something to start off with.

The first year was pretty much just that, and then every year we've added something. So there was one year when we added the barber's shop, because there was a chap in Bridgend who had a full collection. Then we did up a little movie room, because we found that we could get this 15-minute movie, all about the timeline from the start to the end of the war. Then we did the grocer's shop. So each year we've actually added something. Two years ago was the indoor World War I trench; we started building an outdoor one, and the teachers went, "No."

We added a conservatory about five years ago, just to give us somewhere to have a cup of tea."

What I loved, walking around the museum, was the lack of barriers; you can touch, hold, and feel everything – very un-museum like!

"We decided right from the beginning it would be very hands-on, and we've learned a few lessons from that. A lot of the World War II original gas masks have got asbestos in the filters, so we had to put all those into a glass case. We really did not want things stuck away in a closed cabinet with dim lighting to preserve it; you can walk around, touch things and look at things."

Why do you think people today are fascinated with the 1940s and World War II?

"My generation, anybody born mid to late '50s, in the 1960s, the war was still quite new in our minds. It's funny, it was always World War II, and never things like Malaya or Korea, people hardly ever talk about Korea, and yet, you talk to veterans and they were just as badly affected. World War II has always had this sort of cowboys and Indians fascination; lots of stuff was readily available, people could go out and buy gear right through the '70s, Army and Navy shops in every high street were selling stuff, many people owned coats, jackets and tunics from the war.

But there were still people who would talk about it, and others who wouldn't. My parents never spoke about it; they were both nine at the start of the war, and what they would talk about was the Hard Winter of 1947, and all the rationing and deprivations they experienced, but they never really talked about the war itself.

In fact, it's ironic now, because it's become a lot more emotional in the last 10 years, certainly since we've been open, because so many people are dying, and passing away, and they are the last link to it. There was a woman who died this week,

she was one of the plotters up in Bentley Priory Museum. During the Battle of Britain and later in the war, they were plotting where all the German bombers and fighters were, so we could send our Spitfires and Hurricanes to shoot them down, and she was one of the people who did that.

As people are passing away, our links are beginning to disappear. The Spitfire and the Lancaster are so evocative, and people seem to know of them, even without really realising what they are. We'll continue to educate and inform, and also pay tribute to all those who lived through it. Swansea had the youngest female air raid warden, Eileen Kidwell, and her father was a warden; she was a warden for a year or two before she was conscripted and went off to the Air Force. But she used to come in here and tell us stories about her first night on duty, where she had to go and count the body parts under a tarpaulin to try and estimate how many people had been killed by counting the number of feet. She said she found three left feet, and things like that. It's bizarre. There was a collection of so many arms, so many torsos and so many odd bits of feet, "Yes, let's just say there were seven people..."

I'm still learning. I learn new things every day. A lot of people come in and love to tell me





stories, but every now and then somebody will say something that I just didn't know. There is the classic story of the baby going into the baby's gas mask, so many people have not seen the baby's gas mask, or have only seen it in a case. A lady came in a couple of years ago and said, "Oh yes, we hardly ever held them, we just put them on the corner of the table, so the baby could kick its legs, we pumped it one-handed and just read a book." I've now built that into my lesson plan when I'm teaching the schools, and I say that's how people did it. Since I've started telling people that, a lot of people are coming in and going, "Oh yes, I remember my gran doing that," "Oh yes, I remember my aunty doing that."

It's a question of how you tease these things out of people, and how you tap into that knowledge. That is what's fascinating to me, I love it. I love finding all these little tidbits, it's what keeps me interested in coming into work every day. I love working with the schoolchildren; their enthusiasm and their passion, if I can kindle that - and see the difference when they're coming in, and on a really cold wet winter's day, they're not just bored, but sometimes they're quite fractious and not interested. Yet when they leave, three, four hours later, they're happy, they're bouncing, they really enjoyed it, and the teachers always say, "Thank you, you've really kindled some interest in them," and that's very rewarding."

You have plans to build an extension on the car park, what will this new development involve?

"A cafe. A better school study room; ideally we need a schoolroom where we can take about 80-90 children. At the moment we can only take about 60 into our schoolroom, so when we get two coaches at the same time with 90 on board, we split them into two groups of 45, and one half have a tour of the street and a lesson on rationing, while the other has a lesson on evacuees and then we swap them all around with military precision. That works fairly well, but ideally if we can get 90 in, in one go, it would help us to expand, and then in the summer months

we could use that as our cafeteria, because people are always asking for Spam fritters and chips, and we tried it, but we just haven't got the facilities to do that at the moment."

So you would love to produce food of the era?

"Yes, such as Woolton pie, which was very, very popular, and basically made from any veg that was available in a pastry case, so one day it might be cauliflower and broccoli, and runner beans and broad beans, and the next day it might be something quite different. It was named after one of the ministers at the time."

Why is 1940s Swansea Bay so special?

There are still so many preconceptions out there about museums being dusty display cases of artefacts 4,000 years old, and we always wanted to get away from that, but we wanted people to have a good time. So I'd like people to think, when they see the name '1940s Swansea', that it is something slightly different, that it is something almost unique, it's very hands-on, and it will give them an awareness of the things that happened 70, nearly 80 years ago now, to their own relatives in this area. What was supposed to be a two-year project to see how it went is now in its 13th year."

Thank you so much to John for giving us such an insight into 1940s Swansea Bay. Why not pay them a visit and experience this era up close and personal?

www.1940sswanseabay.co.uk

A look behind the curtain

When the lights have gone down, what is life really like behind the scenes of Swansea Grand Theatre?



On a day-to-day basis the theatre employs around 35 people; they work in a range of roles, such as box office, front of house, catering and bars, as well as a range of professionals, from marketing experts, administration, and finance. My role is kind of multipurpose in that I look after strategic marketing and programming. Then of course you have the actual theatre technical staff; we've got a highly rated crew here who have seen almost everything and done most of it as well, and they include specialists in lighting, sound, and stage, who put a show together.

Quite often, a one night show may not be coming in until about two o'clock in the afternoon, leaving a couple of hours to set everything up, including the set, lighting and sound, and no matter what happens, it has to be ready for when the audience arrives.

It takes a skilled team to be able to transform a blank stage into a full performance in such a short space of time.

At Swansea Grand we have a shared team ethos, and without synergy we'd fail quite rapidly. Everyone has their role to play; without somebody coming in first thing in the morning and cleaning, without somebody selling the tickets, without somebody putting the marketing material out so that people know what's on, without the welcome from the front of house, and all the departments working together, things simply wouldn't function.

Programming basically entails deciding and booking the shows that will be performed at the theatre. I'd like to say there's a science to it, and in a way there is, as there are times of year where I absolutely know what



Having worked in theatre for many years, I know that what some people may deem as a glamorous life is very much the opposite. Long unsociable hours, the stress of getting everything in place for each performance, but as the curtain rises and you hear the sounds coming from the auditorium, you get goose bumps. People who work in theatre do it because they love it, it gets under their skin and they thrive off the way of life. So what is it really like to work at Swansea Grand Theatre? We went right to the top and grabbed a moment with Programme, Marketing and Development Manager, Paul Hopkins.

"I started at Swansea Grand Theatre on 17th December 1987. I'll soon be doing my 29th pantomime season, which is the easiest way to keep track of the years."

"I've worked my way up in the theatre, starting off backstage on the stage door, and then through my career progression I came upstairs, working in the marketing department for a number of years before becoming Head of Marketing and progressing on to my current role.

The building itself is 120 years old, so it's a heritage building. We try our best to look after it, and we're aware of what we must do sympathetically maintain it, which is not always easy, particularly within the public realm. The building underwent major refurbishment in 1987, which saw big improvements to the front of house areas,

the box office, and bars, including putting a restaurant in and the backstage areas, which most people wouldn't see.

We've got one of the best stages outside of London. Funnily enough I'm dealing with a company who are doing a show in February next year, they sent their team down from London and they were absolutely bowled over by our space. Many people may be surprised to discover that even in major West End theatres conditions back stage can be very cramped. Swansea Grand Theatre has lots of people to thank, including the good people of Swansea Council, John Chivers, who is affectionately known as JC, he managed the building through quite trying times and sadly passed away a couple of years ago. More recently the theatre was managed for 22 years by Gary Iles this theatre was his life, he is now enjoying a relaxing retirement.

Swansea Grand Theatre benefits from its proscenium arch, which is approximately 30 foot by 30 foot, so it can make for quite an intimate performance, but the bits that you don't see, like the wing space, and the technical flying bars above, are brilliant for a show coming in. We can handle any size show; there are not many touring productions that we couldn't physically fit on our stage. The stage has been well thought out for theatre professionals to make use of the space. All the dressing rooms fan around the stage area. We also have crossover walkways, enabling you to get from one side of the stage to the other without being seen, and without interrupting a scene.

→ is going in. Obviously one of my anchors is pantomime, so we've already discussed what we're doing for next year. We won't have casting yet, but we know what product we're going to be doing. So, sometimes I'm 18 months in front of myself; big musicals I tend to be booking about one year in front, and dramas usually about nine months.

Theatre is sometimes an escape from realism. It's also about entertainment and enjoyment, and sometimes it's about learning. It's all sorts of things to all sorts of people: sometimes it's a joy to have a shared experience, and other times it's all about the intimacy.

People often see the glamour of the theatre and don't understand the number of years of hard work it has taken to get there. It's not just the performers, but those skilled engineers in lighting, stage and sound, marketers, and also the management. You need to truly

understand all the intricate workings of a venue and a production, and how to work under pressure and think on your feet when it comes to problem solving.

My own personal opinion is that programmes such as The X Factor and Britain's Got Talent are great at portraying what it's like in a competition, but not the blood, sweat and tears it takes to last in this industry. Invariably, when you look back at the ones who have been, for me, the biggest successes, they've all committed to the lifestyle. Like Alexandra Burke, who just happens to be coming to us in January as the lead in Sister Act, when she won The X Factor, it came out afterwards just how much training that young lady had done. Her background was all completely music; it was all she'd ever known, it was all she'd ever wanted to do, and she was totally committed to being the best that she could possibly be.

There isn't really a typical day in theatre. It can depend what show you've got on, but from my perspective it might include

a number of meetings, making sure that I've got enough beer or Coke or crisps in the building, or being present during a performance. It can start at 9.00am and finish when the last member of the audience leaves the building, say around 10.30pm or later.

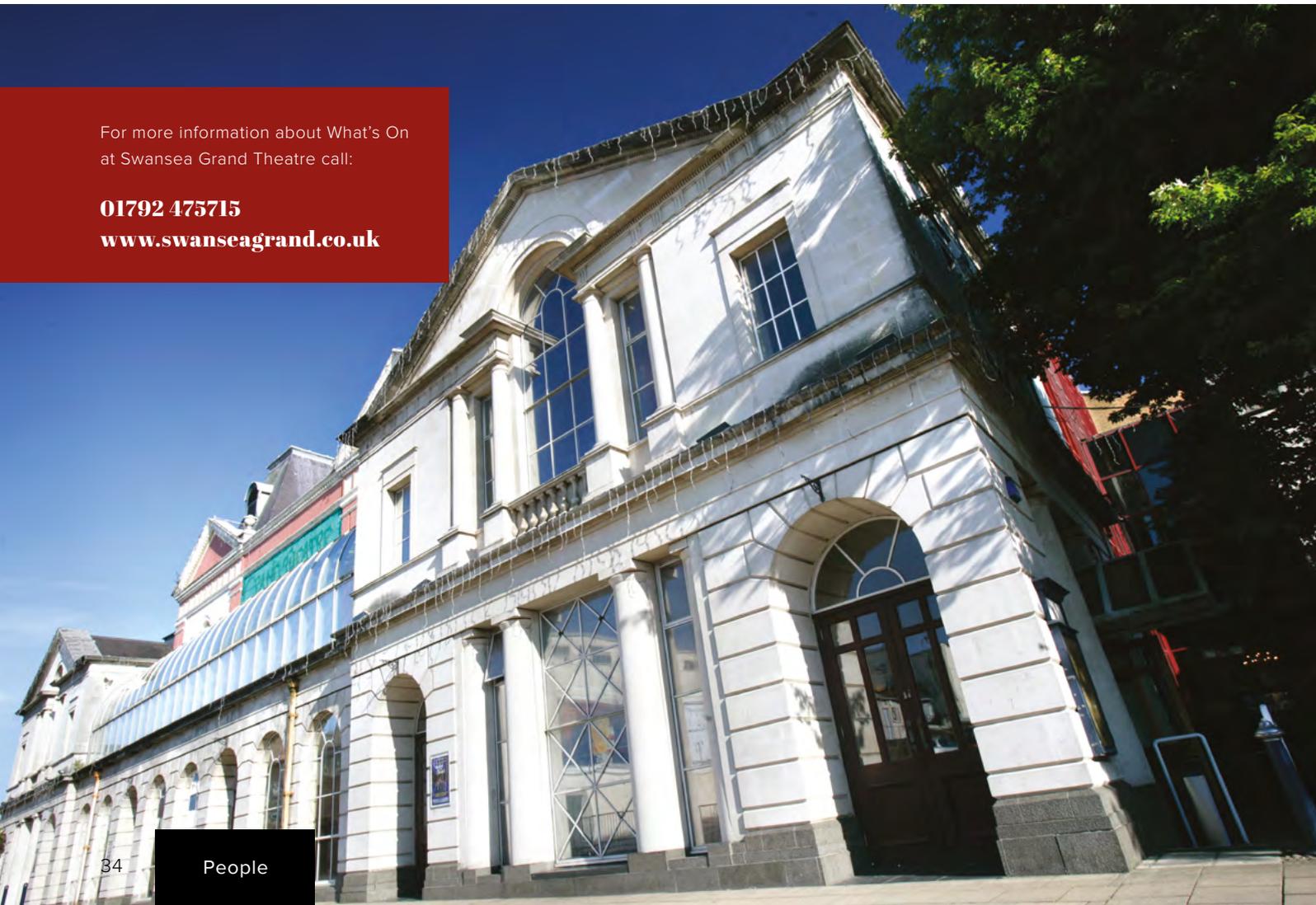
I have too many favourite moments really to choose just one. I love live performance, because every show, no matter how tightly scripted and worked on, it's individual. There are little moments that are going to be different in each one, and that's the part I really enjoy, watching or listening to as much as I can.

The best part of the day... Normally it's when the curtain has gone up, the audience has gone in, and you can feel them enjoying themselves. Whether that's coming from the first bar or note of a song, where they're starting to clap along to it, whether it's an artist like Jimmy Carr doing the first gag, and the audience laughing straightaway - they're with you, and at that point, I can breathe."

For more information about What's On at Swansea Grand Theatre call:

01792 475715

www.swanseagrand.co.uk



Making the impossible, possible

The fascinating story behind Carreg Adventure

Many of us dream of starting our own business, but how many actually take the plunge and go for it?

For Eoghan Powell and Ceri Butcher it wasn't just a leap of faith in their abilities; they had bigger challenges to overcome, which would test them in every way possible. We asked the couple to share the story behind their adventure centre, Carreg Adventure.

Eoghan:

My family's background is in the adventure industry; my uncle built the first purpose-built adventure centre in Ireland, the same year I was born, so I've kind of been around the industry for a long time. But then, after university, I worked for him for a while, progressing into advertising, and nothing stuck, as this kind of industry gets its hooks into you, and people struggle to move on to more grown-up things. After travelling for a while I came back to Ireland to work for my uncle, and that's where I met Ceri.

Ceri:

I left school at 16 and went into secretarial work, by my early 20s it wasn't really going anywhere, so I decided to go and study music. While I was in college, I worked in event management and hospitality,

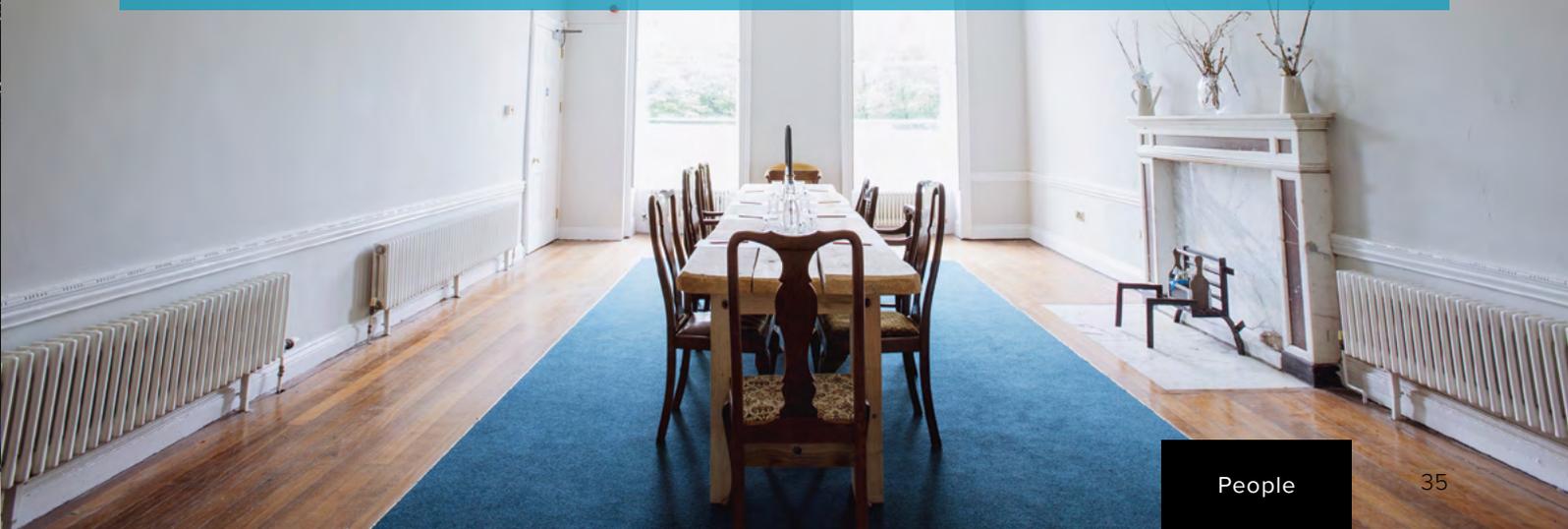
and I also started my own little business, teaching music to kids in primary schools around the area, just as a little sideline really. In the summer holidays I started working for activity centres, where children would come from overseas to learn English on a residential, two-week camp.

Like Eoghan, I got the bug for it. Unfortunately, when you work in this business, everything else is just boring. So I left college then and just started to work in the adventure business in event management and hospitality management roles. Then the opportunity came up in Ireland to work for Eoghan's uncle, as their Head of Operations, and we put together the first activity leader apprenticeship programme.

After a couple of years in Ireland, another opportunity arose in London, and then in Southampton, but I always wanted to come home. My family live here, this is where I'm from, it's where I wanted to be, so we headed to Swansea.

Eoghan:

I was working for a big adventure company and my job was based on the road, so we were able to live anywhere. Part of my role in the company was to find new sites; this place came up but I knew it was too small for them. It was just down the road, and it was interesting, so we got in touch with the agent that was handling it. We had no plan, we thought, "Let's see what the story is with it." The agent organised for someone to unlock the doors so we could have a look around. ➔





First impressions

Eoghan:

"This is amazing. There's a secret bookcase! How can this be left?"

Ceri:

You did have to have quite a lot of imagination at that point, because of course it had been empty for between 15 and 20 years at that point, and everything was peeling off the walls. There were signs of wildlife everywhere, plants growing up all sides of the house; it was damp, walls were wet to touch, and the ceilings were all covered in black mould - it was horrible. Almost every room was pink, but there was this glimmer of hope, as it felt like the walls were trying to reject it.

The thing was, we both fell in love with it, but I thought, "This is too big for our first project." I felt that we needed to start small, baby steps. I am, by nature, not a risk taker. Eoghan just knew we could do it; he believed we could do it, and that was it.

Determination

Ceri:

I don't think either of us anticipated walking in and going, "Bang, here's our centre," certainly not in a building this complicated. But the problem was we'd fallen in love with it; it's an incredible building with so much history, and although it's been through generations of abuse and butchery, there

are still so many original features. There was almost a bit of, "We can't walk away from this poor, poor house." Oh my god, I was daunted. I was completely daunted. I spent most of the business plan and renovation going, "This can't be done."

Eoghan:

I knew we could do it. If you looked at the whole picture it was madness, but if you looked at any one bit of it, you went, "No, that's not that difficult." We put together a solid business plan with an actual objective in mind, we approached some investors who said yes, and it started to become a reality.

Before we put in any planning applications, we hired the village hall in Reynoldston and invited everyone in the community along.

We know how strongly everyone feels about the building, and we wanted their feedback. People really appreciated that before we did anything, we went out looking for their opinion.

Ceri:

There were so many obstacles. Our living room turned into HQ; we put a chart on the wall and I made a little Ceri and Eoghan, and all these mountains labelled with all the obstacles we'd have to get over in order to open this place.

Every time we got over a mountain the little Ceri and Eoghan would move a little bit further down the track. The crazy things you have to do to keep yourself motivated.

I think we both thought, "At some point, one of these things is going to be a deal-breaker," I don't think we really truly believed we would get all the way there. Don't get me wrong, there were loads of times when we could easily have said, "That's it, we're done now," but we just wouldn't take no for an answer, and we fought, and fought, and fought, and fought to keep the momentum going. We had difficulties with the grants, and we had difficulties with the lease; the house is Grade II star listed, there is a licensed bat roost here, there was knotweed in the grounds, to name just a few. So there were so many stakeholders, interested parties and different organisations we had to deal with.

Ceri:

We were supposed to start renovation in the September, and Eoghan and I had this crackpot scheme that we would celebrate the culmination of the renovation and the opening of the business with our wedding, that's what we would do. We'd open it all up and celebrate our wedding-

Eoghan:

Because renovating a manor house and starting a business wasn't complicated enough, we thought we'd throw in a wedding!

The Transformation

Ceri:

We did a lot of the work ourselves. We managed the project and did everything from painting to stripping walls - we even learned how to lime plaster. We had a handful of individual tradesmen who had the skills to do the renovation sympathetically and accurately.

Eoghan:

From the first viewing it took two and a half years until we had the keys.

Ceri:

We originally thought we'd spend six months on the business plan, when actually we spent two and a half years on it, and most of that wasn't the business plan itself, it was research into the history of the house, trying to understand all of the construction side. It frightens me to think, had we not done that research, the mistakes that we could have made when we got in here. It was only through our research that we found the right specialist and authentic trades to renovate this building the way it needed to be done.

We've definitely learned that there is no short cut. You need to go right back and ask, "What would they have done at the time?" Because it's like a house of cards, everything is engineered for particular materials and particular methods, and if you try and shortcut any one of those... For example, if you put any non-breathable things on the walls, the walls just get damp, and there's just no avoiding it, you can watch it happen before your eyes. We've definitely learned: don't try applying modern techniques to Georgian problems.



The Wedding

Ceri:

We were getting married at 10 o'clock Saturday morning, and the guests started to arrive from about 3 o'clock on the Friday afternoon. The skip was still outside and we were desperately trying to ram as much into it as we could. The electricians were still here, the carpets were still going down, the furniture was all being delivered and as rooms got carpeted furniture was being chucked on top, the lightbulbs... It was just chaos everywhere, and of course, nothing had been cleaned, so every time something got finished, plastic kind of just got thrown over it, and then you moved on to the next thing. Eoghan's uncle said to his mother,

“Right, you need to prepare yourself, this is not going to be ready tomorrow morning.”

Eoghan:

As all the guests checked in they were handed a hoover or a mop, "Your bedroom is upstairs, here is the bedding, you've got to make your own bed, and you're probably going to have to clean the room before you sleep in it as well."

Ceri:

And then the weirdest thing happened, it was 1 o'clock in the morning, and everybody had left and there was just us and the main bridal party. We walked down the stairs, and all of a sudden, there was a house. For the first time, and in what felt like the blink of an eye, it had gone from a building site to this incredible, beautiful house, better than we ever could have imagined it would have turned out. We got married the following morning, absolutely exhausted, falling asleep at the altar.





Carreg Adventure

Ceri:

We knew we definitely wanted to use it as an adventure facility, and of course the woods gave us this great opportunity for activities. You step into this woodland, that has been left to its own devices for 20 years, and it's like something from Jumanji. There's wildlife everywhere here; bats, owls, badgers, foxes, weasels, you name it, we've got it. All the development outcomes of taking kids outdoors, but we have the safety and security of a closed site. We want the children to have a lasting, positive impression of the outdoors, and encourage them to want to play outside.

So when we saw this site, it was like, "This is brilliant," plus we've got this historical house with a secret bookcase, and the story of the smugglers, so we can get kids excited about history as well as all the wildlife.

But we have always felt, we need to make the adventure centre a year-round business, not seasonal. The first obvious

thing to do was an international summer school, to operate during school holidays. The next thing was weddings, and then of course corporate team building is always part of the mix.

Eoghan:

Food in the hospitality side of the adventure industry in particular has always been a very secondary kind of thing. But then Rob, our chef, came along and again, he's way better than we expected we would be able to get. He delivers a product that really sets us apart in what we do.

Ceri:

He makes a conscious effort even with the children's meals experimenting with menus to find something that the children would all like, and that they were all eating. He really cares about their experience with the food, every bit as much as he cares about the weddings and the afternoon teas. You do an afternoon tea and he

brings this incredibly creative approach to it. I don't know anyone else serving an afternoon tea like we do.

He offers so much flexibility to the wedding couples as well; we don't have, "This is your menu, pick from your menu." Rob loves food so much that he'll spend two hours sitting and working out a menu with the couples. "Do you want something that's more Mediterranean? Do you want something lighter?" Every menu we serve at a wedding these days is different, but he puts every bit as much effort into the kids' experience of food.

Now, I have never worked on a centre, ever, where the children have got up and given the chef a standing ovation, apart from this one. The first time it happened - and it's happened many times - I was absolutely floored by it, that the kids, off their own back, just wanted to applaud the chef because the food was so good.



Why it works

Ceri:

Eoghan knows everything there is to know about adventure, I know everything there is to know about event management, and we care. Every single member of our team cares about the experience for our customer. We also wanted to be very sympathetic to existing businesses in the area; we wanted to bring in something new, a new market, and so where we felt something was already well represented in the area, we left it alone. For example, we don't manage our water sports in-house, we outsource it. We don't do day camp stuff; we only specialise in residential, because again, there were already places for school children to go in the day.

The future

Ceri:

Our agenda really is to focus on the corporate products, we've already run murder mysteries successfully - and everything we deliver, we produce ourselves, we don't buy-in any storylines. We get a lot of enquiries from adult groups to do our Stouthall School of Witchcraft and Wizardry experience days, and even the Fairy Walks; we also provide 'It's a Knockout', and we've just piloted our escape room.

We've now partnered with training companies to deliver the sales, management, and health and safety aspect of training. We can offer conference space, a million different menu options and can build a bespoke team-building package, whether they want something adventure-y, or a bit more refined, like a murder mystery or an escape room, or, if they want to go nuts, It's a Knockout.

Thank you to Eoghan and Ceri for sharing their story. To find out more about what's on offer at Carreg Adventure call:

01792 391 386 | www.carregadventure.co.uk

Driving down the maze of residential streets, the last thing you would expect to find is a sanctuary for your mind, body and soul. Against the backdrop of the city centre, Emily Cole set about transforming a former car garage into Urban Zen, a yoga studio and café. But how did she get into yoga?

"I was on holiday in Sri Lanka back in 2006; my husband had gone off surfing and I was bored and somehow stumbled across a yoga class. At this time I was a different person to who I am now; I found life and work completely stressful, I wasn't happy, maybe I was lost, I don't know. I struggled with anxiety, and probably depression. I instantly fell in love with yoga, I attended every class I could until we returned home; I could feel myself slowly healing with each class.

Upon returning home I continued to attend classes and I began to feel like a new person. Every holiday that we subsequently went on had to have yoga involved. There was a deep need inside me; I wanted to learn and understand more - it changed my life.

In January 2013 I headed to India to undertake my teacher training in Ashtanga Vinyasa yoga. There any many teacher

training courses around but I wanted to be immersed in it, living it, breathing it, for two months. Whereas, if you learn in your own home, you can lose focus if you're going back to a normal day job.

Before visiting India I was a personal trainer, but I stopped training when I returned to Wales, and started to teach only yoga.

We had had a dream to create something, but you think it's just a dream, don't you? Then I got pregnant and thought, "Right, now's the time, what are we going to do?"

We looked for a long time for a property; even though this had been on the market on and off for 10 years, I kept discounting it, I couldn't quite see the potential. I'm not

sure if it was the area, or the size, but my husband saw the potential, and he made me come and view it."

So what was the turning point from you going, "It's just a dream," to, "Right, let's do it"?

"Oh gosh, maybe insanity. Maybe being pregnant, and just thinking, "Right, I want to set something up now." It might have been the catalyst to really going for it and thinking, "I need to do something for the future and have something stable."

We had just bought our house, so we constantly had a big thing on the go. Once that was done, it was like, "What's next?"

It looked like a derelict old car sales garage, which it was; it still had the big pit from when they used to go under the cars, and upstairs there was a roof that didn't really exist. We had renovated a couple of houses

Best kept secret in Swansea Urban Zen





- I know it's completely different taking on a project like this to doing up houses, but my husband grew up labouring on a building site, so he's quite confident in seeing properties and things.

We got the keys in the January, and then we opened in October last year. We had to get the planning permission first, many plans by other potential buyers had been repeatedly turned down in the past, but thankfully the Council liked what the space was going to be.

Every day was a challenge; we basically took the building down, apart from the large 'garage' windows. Staying on budget is always hard when you're starting with a blank canvas, and there are constantly things that crop up. We do have amazing tradesmen; they worked throughout the night to get us open on time. Yes, we set a date, because you kind of have to. There was a big buzz on social media, everybody was waiting for us to open, so we had to open on time.

The café was an essential part of the studio, but I wasn't sure how it would work. It creates fluidity; you might come to yoga and then stay for lunch, or you might go for a massage and then have a cup of tea afterwards.

I wanted it to be more than a space to come and attend a yoga class; I was trying to create a community space, and that's why you needed the café.

Our cookery workshops always book up every month in advance, and the majority of people aren't vegan, they just want food made from scratch. There are not many places in Swansea that make food from scratch, people just want to know what they're eating, and also, our food tastes good!

There was a need for a positive space in Swansea, a place I wanted to go to, and nobody was doing it, so I had to open

it myself. We try to offer something for everybody, from babies to pregnancy, from older people to gym bodies. Finding the right teachers has not been easy, but it was essential; a bad class can completely disengage you, rather than engage you, so for me, it was really important to have the right teachers."

And to the future?

"I don't need to take over the world or anything; making a little difference in Swansea is more than enough. We get such lovely feedback every day. Every day. Before I started yoga I wasn't positive at all, it changed me. It completely changed my whole way of being. I think maybe that's why people come; I'm very open and honest about what it's done for me, and what it can do for other people."

Eat, play and thrive at Urban Zen!
urbanzenyogacafe.com

Guide to Buying a Boat

Lying back with a cool drink in one hand, a great novel in the other, you take a deep breath of salty air as you close your eyes for a second, drinking in the sound of gulls overhead, waves lapping and the distant sound of happy families frolicking on the shore - there really is nothing quite like a relaxing Sunday moored out on the boat in Swansea Bay. As you feel the stresses of life on the land drift away from you, you start mentally planning a weekend trip around the the Gower Peninsula and your mood lifts even higher.

Sounds idyllic, doesn't it? Our brand new branch is located in the lovely Swansea Marina, which is packed full of beautiful boats, from tiny fishing boats to some a little more impressive. We've been enjoying our new boat-spotting and day-dreaming pastime so much that we thought we'd put together a little guide for those of you considering getting out on the water in a vessel of your own, we know we're tempted...

If you live in the Swansea Bay or Gower Peninsular area, it seems that the real question is, why wouldn't you buy a boat?

With some of the most stunning natural scenery in the whole of the UK, and the strong winds of the Bristol Channel and Atlantic Ocean on your side, there is a wealth of aquatic delights just waiting to be uncovered.

There are some things that aspiring boat owners should take note of though, as you don't want any unpleasant surprises spoiling your maritime fantasies.

First of all, and somewhat of an obvious point, is that you need to decide what kind of boat you'd like to own, which of course depends on how you intend to use it.

Perhaps the most important choice is power or sail? Are you a hardcore sailer, or are you more of a 'drop your anchor and relax' type? Are you intending to host glorious days out on the water with your family and friends, or are you hoping for some summer solitude? Do you want to stay inshore, or venture offshore? Boating is a highly specialised field, and from sailboats, fishing boats, pontoons, cruisers and yachts, your first 'port' of call should be to narrow down your search to something that works for you.

Cost is obviously a significant factor of both purchasing and owning a boat. As with a house or a car, it's not just the upfront cost you need to cover, there will be ongoing maintenance and other costs, such as insurance and docking/mooring fees, that you need to think about before deciding whether to take the plunge. When budgeting for your boat purchase, then, make sure the one-time vessel itself doesn't use it all up - about 60% is recommended, leaving the rest for ongoing costs.

To reduce the initial outlay you might want to consider buying a used boat, either from a private seller or a broker, which is a great option, though as boat ownership isn't tracked in the same way as car ownership is, so you'll need to verify the seller actually owns the boat and there are no outstanding loans attached to it. You will also need to have a survey undertaken to ensure it is sea-worthy, much as you would survey a property to ensure it wasn't housing any nasty surprises that might serve you an unwelcome financial blow further down the line. There are also a few legalities that need to be understood and observed, such as the boat's VAT status, which is important if you intend to use it within the EU.

Once you've done your research and established your budget and needs, you can start the fun part - shopping! The autumn boat shows are a great place to start, and you're 'shore' to find something you like. Before actually buying anything though, if you're not an expert, seek one out for some advice - if you live in the Gower Peninsula then you'll be sure to know a friend, or a friend of a friend, with a boat - as a qualified and impartial eye will be able to spot little details and features that you may not have



noticed or considered yourself. If you think you've found the one, then the next stages are a sea trial and survey - the boat should be hauled as part of the survey, as much can be hidden while the boat is in the water. You should also make sure that any relevant paperwork, such as maintenance records is in order and handed over. An expert's seal of approval should make sure the final stages of making your exciting purchase plain sailing.

Once purchased, your boat will need somewhere to live - we're sure you'll be berthing up in Swansea Marina, which has a wide range of facilities and is located in the Maritime Quarter of Swansea, and home to all manner of vessels of all shapes and

sizes, and is also home to a large number of brokers and shipyards - why not pop into one next time you're passing? Personally, our favourite is 'Copper Jack', the Swansea Community Boat, a lovely longboat moored at Victoria Quay, which hosts public trips and can be hired out for events.

So if you were thinking about buying a boat (or if you are now!), this should hopefully have given you some food for thought, and with that, we'll be donning our Breton stripe jumpers and Captain's hat and sailing off into the sunset...



It started with an old family recipe

How one family used passion and special ingredients to become one of the icons of the Mumbles

Not only is the Mumbles a quaint Victorian fishing village, it's also home to one of the UK's top ice-cream spots, according to Conde Nast Traveller. With panoramic views over Swansea Bay, serving homemade breads, cakes and, of course, ice-cream, Verdi's is a family run café with a distinct Italian accent.

Head of the family Joe Moruzzi swapped Parma for Port Talbot in 1959, and went on to open several fish and chips shops and ice-cream parlours in the area. Although the family briefly returned to Italy in the late 80s, they were seduced back to Swansea when the opportunity to build Verdi's arose. The now iconic glass building sits on the seafront and specialises in authentic, traditional family recipes, carefully crafted coffee and award winning ice-cream.

Whilst living in Italy the family owned a café bar that was located near a road called Via Verdi; inspired by this random road name and the famous composer Giuseppe Verdi, who was born near Parma, the family chose Verdi's as the name for their new and exciting business in Wales. Since opening its doors in 1993 the reputation of the café has swept throughout Swansea and beyond; you can't take a walk along the seafront without stopping off for a coffee, a slice of cake or an ice cream at Verdi's, it's almost illegal!

Seating up to 400 people, visitors are invited to enjoy a taste of Italy whilst they take in the spectacular views of Swansea Bay. In addition to the popular café, Verdi's also has its own bakery in Fforestfach, where all of their breads, cakes



and semifreddi desserts are made. Confirming their authenticity, the famous flavours of Verdi's ice cream are also all made on site, based on an old family recipe.

Today the family business employs over 90 people, who all respect and understand the Italian heritage that runs through the veins of Verdi's. Its heart will always belong to the Moruzzi family, and although Joe will be celebrating his 80th birthday later this year, he still visits his café almost every day. It's this passion that has put Verdi's on the map as the place to stop when visiting the Mumbles.





Restaurant Review:

Langland's Brasserie

"You can't help but be swept away by the stunning views that greet you as you arrive at Langland Bay, the home of the recently refurbished Langland's Brasserie. It serves a modern blend of Italian and British cuisine, with seafood being the focus, which is reflected in the nautical theme of the restaurant. Being set along the Swansea coastline, this restaurant is known for its delicious seafood dishes and use of local suppliers. I personally think it's great for a good lunch or an indulgent evening meal.

It has a very friendly atmosphere, and combined with views of the beautiful coastline, you can't fail to feel totally relaxed. We ordered the two-course

set lunch; the liver starter was a random call for us, as we usually never even think of ordering a liver dish, but it did not disappoint. It was beautifully rich and flavoursome, and a good size to get the appetite going before our main.

The next course was a pork dish with roasted parsnips and an apple sauce that made the whole meal so moreish, it was over far too soon. My partner had a beef medallion main that caused her to almost nod in appreciation with each bite. Again, the flavour was very intense, in a most satisfying way.

The meal was not too pricey, just at the higher end of your run-of-the-mill eateries.

When you finish a meal by scraping every last drop of sauce onto your fork, you know that they're on the money. The service was very good; it was a sunny day and even though the tables were filling up fast, the flow of service wasn't interrupted.

If you like fish, then this place has a good reputation for its frequently changing menu, which reflects the local produce and seasons. But I would be confident that most, if not all, of the dishes would suit your palate."

Jay Perkins

www.sproutmedia.co.uk

Our Gower

The dramatic landscape and fascinating history is intertwined with communities of warm and welcoming people. Gower, once visited, is hard to forget; the beaches sweep along the coastline majestically, whilst wild ponies roam through the commons. It is one of the treasures of South Wales and we are proud to make it the focus of this edition. But don't just take our word for it, what does Gower mean to the people living and working within its locality?

"It has to be the dramatic scenery, our fantastic wildlife, and of course the wonderful variety of small businesses!"

Rhiannon Harrison
Gower Hour @gower_hour

"Work, family, study, lifestyle, balance, Swansea Bay region has it all."

Mike Greaves
Gower Surfing @Gowersurfing

"Award winning beaches, stunning coastline, woodland walks, breathtaking views, what's not to love?"

National Trust Gower
@GowerNT

"Watching the sunrise in the morning over Gower hills is an amazing sight."

Head Greenkeeper
Gower Golf Club

"I feel privileged to have an area of outstanding beauty right on my doorstep. Visiting the Gower is an excellent opportunity to escape from work life and to enjoy all that the local scenery has to offer, in any weather. Sitting in a café on the seafront on a rainy day or going out for walks during the sunny spells, I find it the perfect way to relax."

Rebecca Jones
Medical Student, Swansea University

"My morning walk with the dogs along the Bishopston valley to Pwll Du Bay, especially when you can follow your nose to the wild garlic and the local salt marsh land, and samphire when in season from the Bury Estuary."

Mary Denison
Resident, Kittle

"From the office at TechHub Swansea to world class beaches in less than 20 minutes, Gower has a work life balance second to none."

Lee Woodman
Gower Live @GowerLive





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

Albany Road
02920 462 246

Barry
01446 733 224

Blackwood
01495 231 199

Bridgend
01656 657 201

Caerphilly
02920 867 611

Canton
02920 397 171

Cwmbran
01633 484 855

Cowbridge
01446 772 857

Dinas Powys
02920 513 151

Gorseinon
01792 894 422

Heath
02920 231 670

Llanishen
02920 618 552

Maesteg
01656 736 136

Merthyr Tydfil
01685 722 223

Morrison
01792 798 201

Monmouth
01600 714 355

Neath
01639 635 115

Newport
01633 221 892

Penarth
02920 703 799

Pontypridd
01443 485600

Porthcawl
01656 771 600

Rumney
02920 792 888

Swansea
01792 641 481

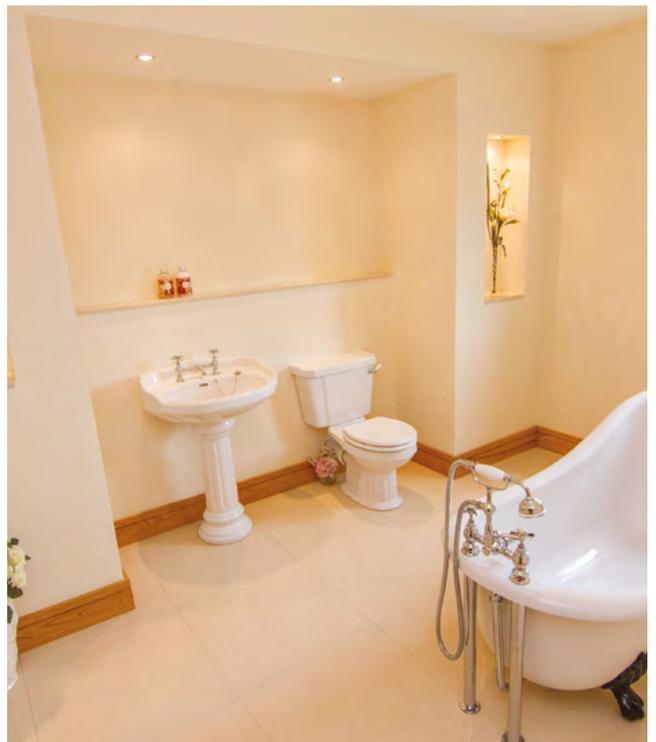
Swansea Marina
01792 463 780

Talbot Green
01443 222 851

Victoria Park
02920 397 077

Whitchurch
02920 612 328

www.pablack.co.uk





Aber Lluchwr, Llangennech, Llanelli

£475,000

EPC = C



An impeccably well presented six bedroom family house on three floors, built to a very high specification, with views over the Loughor Estuary and the facilities of Llangennech village which include a Post Office, supermarket and traditional butcher. Access to the M4 at junction 48 is within a short drive.

On the ground floor are three reception rooms and a very large kitchen/dining room with a garden room/conservatory overlooking and opening onto the rear garden. A well appointed shower room and adjacent utility room are accessed from an inner hall.

On the first floor is a galleried landing and four double bedrooms, the principal bedroom has an en-suite shower room and two walk in dressing rooms. Bedroom 2 also has an en-suite shower room and dressing room. The stunning contemporary luxury bathroom has a free-standing slipper bath. Bedrooms 3 and 4 are both double rooms.

On the second floor are two further bedrooms each with an en-suite shower room.

The front of the property has a brick pavior drive providing parking for several cars. The landscaped rear garden is virtually maintenance free with a large paved terrace, central astro turf lawn, raised decking and seating overlooking the adjacent woodland with views across to the Loughor Estuary. There is a large single detached garage within the plot.



An impeccably well presented six bedroom family house on three floors, built to a very high specification, three reception rooms and a superb kitchen/dining/conservatory informal living space.



The Beeches Close, Sketty, Swansea

£525,000

EPC = D

PA Black are pleased to offer for sale this substantial detached family home which is in immaculate condition throughout. Conveniently located in Sketty giving easy access to Singleton Hospital, Swansea University and the city centre. Also in close proximity to Olchfa Secondary School and the amenities within the villages of Killay and Sketty. Nestled in private grounds which is protected by mature trees to the front and rear gardens. The driveway allows ample parking for several vehicles and leads to an attached garage. The accommodation comprises: Entrance hall, living room, lounge/dining room, cloakroom, study, fitted kitchen and utility room. First floor landing, four double bedrooms with master bedroom providing and en-suite and bedroom two with a fitted dressing room.



St James Gardens, Ffynone

£550,000

EPC = F

A fantastic opportunity to purchase this Victorian five bedroom detached home situated in the popular residential area of Uplands, Swansea. The house offers an abundance of character, ample living space and there is also a basement for extra storage. The property is located close to all local amenities, the seafront and Cwmdonkin Park. The accommodation comprises; Porch, hall, dining room, lounge, living room, sitting room, two WCs, conservatory, kitchen, utility area, utility room, gym room (including a sauna), landing and five bedrooms, two of which offer an en-suite bathroom. Externally the property benefits from both front and rear gardens, both of which are mainly laid to lawn, the rear garden also offers a patio area which is perfect for enjoying warm evenings in the sun. A double garage completes this wonderful home.



Gower Road, Upper Killay

£595,000

- Outstanding detached family home
- Located at the entrance of the The Gower Peninsula
- Award winning beaches nearby
- Four double bedrooms
- Swimming pool and spacious out building
- High quality finish throughout

EPC = F



Bethany Lane, West Cross

£525,000

- Part exchange available
- Stones throw from the picturesque village of Mumbles
- Last remaining plot
- Four bedroom family home with garage

EPC = B



Maes Yr Eos, West Cross

£499,999

- Modern kitchen/breakfast room
- Four bed detached home
- Four piece bathroom suite
- Two en-suite bedrooms, fantastic living space

EPC = C



Blacklion Road, Capel Hendre

£365,000

- Four double bedrooms
- En-suite master bedroom
- Open plan kitchen/diner with centre island
- Mountain views, integral Garage

EPC = D



Eaton Crescent, Swansea

£350,000

- Five Bedrooms
- Three Reception Rooms
- Two bathrooms
- Substantial Accommodation
- Original Features

EPC = E

Clos Yr Hen Ysgol, Pontardawe

£340,000

- Exclusive Development
- Limited Availability
- 4 Bedroom Detached
- Further Details Available

EPC = C



Culfor Road, Loughor

£625,000

EPC = E

- Five bedrooms
- 12 Acres of land
- Heated outdoor swimming pool
- Separate barn conversion
- Unique characteristic farm house
- Traditional beamed ceilings, spiral staircase and feature stone fireplace
- Two industrial units with light industrial planning consent

Hillcrest, Llanmadoc

£499,950

EPC = F

- Detached house with magnificent views
- Original features
- Formal gardens and large kitchen garden
- Garage and stores
- Three bedrooms
- Three reception rooms
- Conservatory

Gower Road, Sketty

£365,000

EPC = F

- Spacious detached family home
- Conveniently positioned for Sketty and Singleton Hospital
- Six bedrooms
- Superb sea views from upper levels
- Garage and driveway



Cefn Mably Park, Cefn Mably, Cardiff

£1,100,000

EPC = E

Imposing, double fronted superior quality detached residence in a prestigious location, with gated security, enjoying the largest plot at Cefn Maby Park, having a sweeping cobble styled driveway with carriage turning circle. Grand reception hall with central staircase, galleried landing, cloakroom, magnificent 33 ft drawing room, dining room, family room, luxury fitted kitchen with granite worktops, central island, breakfast area, pantry and laundry room, 5 bedrooms, 5 bath/shower rooms, versatile 27 ft hobbies rooms. Exceptionally high standard of finishes throughout, the vendor being an acclaimed leading interior designer in the UK. State of the art fittings include an integrated surround sound system and American style integrated central vacuum system. Beautifully landscaped gardens on a generous enviable plot.



Cefn Llan, Penuel Road, Penttyrch

£849,950

EPC = TBC

A truly bespoke detached six bedroom modern residence, beautifully equipped with stunning high quality fittings, and commanding a fine location off a quiet tranquil road with breathtaking panoramic views across rolling countryside extending towards the Bristol Channel. Designed and furnished with five stunning bathrooms and a custom made designer kitchen and family room this unique family home provides versatile living space equipped for the needs of a family and a granny annex if required. The gardens are both bespoke and south facing, magnificently designed with a private sun patio overlooking a protected valley back drop which provides a distinctive and idyllic view. This capacious family home offers exceptional living space and internal viewing is strongly recommended.



Hollybush Road, Cyncoed Cardiff

£1,750,000

EPC = TBC

A stylish and contemporary detached five bedroom modern bespoke family house, approached by a private gated entrance drive screened by trees and located off a private road just of prestigious Hollybush Road. Extensively modernised within the last two years this unique residence provides capacious living space including a stunning new kitchen/breakfast room, a large sitting room, a separate family room and a further 34 ft lounge, and two bespoke luxury bathrooms. The property also includes a large open plan 25x18 ft games room and a separate leisure complex including a large fully heated indoor swimming pool, a sauna/steam room, a hot tub and separate shower with cloakroom/wc.



Star Lane, Capel Llanilltern

£985,000

- Six bedroom country residence, four reception rooms EPC = D
- Handmade bespoke kitchen
- Luxurious designer bathrooms
- Large and lovely private gardens grounds
- Quiet country lane location
- Triple garage

Lisvane Road, Lisvane

£945,000

- Individual residence with 0.5 acre plot EPC = E
- Four large bedrooms and three modern bathrooms
- Five generous living rooms, 19 ft kitchen breakfast room
- Utility room, cloak room.
- Private gardens, long private drive, double garage
- Prestigious position



Mill Lane, Castleton

£579,950

EPC = C

- Charming four bedroom residence
- Elegant hall with separate study and cloak room
- Stunning lounge with exposed beamed ceiling
- 26ft stylish fitted kitchen & breakfast room

Millwood, Lisvane

£800,000

EPC = D

- Four/five bedrooms
- 21 ft stunning kitchen breakfast room
- Two utility rooms
- Three stylish shower rooms, large bespoke family bathroom
- PVC double glazing
- Delightful quiet location backing onto woodland
- No chain

Wern Fawr Lane, Old St. Mellons

£799,950

EPC = D

- Six bedroom residence providing 4174 square feet of space
- 14 ft playroom, 16 ft lounge, study, cloak room, utility room, three bathrooms, double garage
- Stunning 36 ft games room, 18 ft family room, stylish contemporary kitchen
- Large and lovely private surrounding gardens



Mill Lane, Castleton

£850,000

- 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



Began Road, Old St. Mellons

£749,950

- Four bedroom character cottage EPC = F
- One acre plot including paddock
- Private gardens and sweeping entrance drive
- Three living rooms
- 18 ft kitchen, utility and walk in pantry



Penuel Road, Pentyrch

£695,000

EPC = D

- Large and lovely gardens, tranquil position with views across the village
- Unique design with 3/4 ground floor bedrooms, two bathrooms, 18 ft lounge, 18 ft conservatory
- Gas CHR
- PVC double glazing
- Backing onto fields and woodland



Cardinal Drive, Lisvane

£600,000

EPC = C

- Six bedroom detached double fronted family house
- PVC double glazing and gas heating
- 26 ft sitting room, 15 ft lounge
- 21 ft conservatory, versatile snug
- 26 ft fully fitted kitchen/diner
- Downstairs cloak room and separate utility room
- Lovely level sizable south facing rear gardens



Fairwater Grove West

£599,950

EPC = D

- Detached four bedroom double fronted residence with attached two storey two bedroom granny annex
- Six bedrooms
- Two independent halls
- Two kitchens
- Four bedrooms
- Wide private parking



Crofta, Lisvane

£850,000

- 1.25 acres of private gardens and a woodland forest EPC = D
- Four bedrooms. Five living rooms. Three bathrooms
- Private entrance drive. Gas heating. PVC double glazing
- Stunning bespoke new 2015 kitchen
- Impressive Orangery with garden views
- Granny annex facility

Woodland Lane, Leckwith

£799,950

- Detached four bedroom residence 4.5 acres of land EPC = D
- Country and coastal views
- 22 ft new stylish kitchen and breakfast room
- 24 ft capacious lounge
- Formal dining room
- Two bespoke bathrooms



Cwrt Cefn, Lisvane

£599,950

EPC = D

- Detached four bedroom modern residence. Private position with southerly facing gardens
- 31 ft Lounge, 19 ft Dining room
- Cloak room, utility room,
- 21 ft kitchen/breakfast room,
- Two stylish bathrooms.
- 18 ft garden room, study/office
- Private balcony, PVC windows

Clos Coed-Y-Dafarn, Lisvane

£599,950

EPC = C

- Impressive capacious bungalow in enviable location
- Sunny landscaped gardens
- Four living rooms
- New quality fitted kitchen
- Three bedrooms
- Two stylish new bathrooms
- Private parking, double glazing
- Gas heating. Available with no chain!

Brandreth Road, Ladymary

£510,000

EPC = D

- Large and lovely private gardens,
- Four double sized bedrooms
- 21 ft lounge, downstairs cloak room
- Formal dining room, study
- PVC double glazing, gas combi heating
- 4/5 car drive, double garage
- Wood block floors
- Intruder alarm
- Cardiff High school catchment



Parkwall Road, Lisvane

£725,000

- Capacious five bedroom residence
- Large and lovely private gardens
- Secluded position, cul de sac location
- Six reception rooms, Downstairs cloak room
- Two bathrooms, en-suite dressing room
- Semi rural position

EPC = F

Cefnfiodh 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



Mill Lane, Old St. Mellons

£499,950

EPC = TBC

- Secluded location
- Five double bedrooms
- Attached garage with integral access
- Well manicured gardens
- Superb transport links
- Well maintained family residence

Plas Y Delyn, Lisvane

£485,000

EPC = D

- A most deceptive detached home
- Four bedrooms
- Five receptions
- Cloak room
- Utility room, bathroom, en-suite
- South facing gardens backing onto playing fields
- Versatile annex room
- Double garage

Manor Rise, Whitchurch

£475,000

EPC = TBC

- Detached four bed bungalow
- Bathroom plus two en-suites
- Fully modernised and extended
- Kitchen/breakfast room
- Utility Room
- Landscaped gardens and driveway
- No Chain



Lisvane Road, Lisvane

£699,950

- Charming detached five bedroom residence EPC = D
- Large gardens with dual access drive
- PVC double glazed windows, gas heating, wood block floors
- Modern fitted kitchen, downstairs cloak room
- 20 ft lounge, formal dining room
- Large utility room, two bathrooms

Ty Nant Road, Creigiau

£945,000

- Magnificent detached six bedroom residence EPC = D
- 0.75 acre plot with large surrounding gardens
- Five bathrooms and five living rooms
- Triple detached garage
- Self-contained studio with en-suite shower room
- Extensive private parking, PVC double glazing



South Rise, Llanishen

£469,950

EPC = D

- Detached three bedroom residence in sought after quiet location
- Wood block floor
- Extensive improvements in 2004
- Downstairs cloak room
- 18 ft lounge
- Separate formal dining room, fitted kitchen
- Two bathrooms
- Large rear gardens

Clos Padrig, St. Mellons

£469,950

EPC = TBC

- Detached five bedroom house
- Three bathrooms
- 24ft lounge
- 20 ft kitchen and breakfast room
- Formal dining room
- Cloak room
- Utility room
- Gas heating

Cherry Orchard Road, Lisvane

£463,000

EPC = E

- Very spacious five bedroom family home with lovely secluded sunny rear gardens
- Four separate living rooms
- 20 ft kitchen breakfast room
- Utility room
- Downstairs cloak room
- Three bathrooms, two en-suite
- PVC double glazing, gas heating
- Lovely position, seen inside



Wellfield Court, Marshfield

£475,000

- Detached three double bedroom bungalow
- Small quiet courtyard close
- Backing onto playing fields
- New PVC windows. New gas heating
- Stylish new bespoke 17 ft kitchen, utility room
- 32 ft lounge and dining room

EPC = D

Cardiff Road, Taffs Well

£419,950

- Converted 5/6 six bedroom chapel
- 20 ft kitchen breakfast room
- Downstairs cloak room. utility room
- 30 ft lounge with handsome Fireplace
- Formal Dining Room Study. Three bathrooms
- 2/3 car drive

EPC = E



Castell Coch View, Tongwynlais, Cardiff

£399,950

EPC = D

- Detached modern residence
- Large stylish lounge with feature fireplace
- Fully fitted kitchen and utility room
- Double garage
- Driveway
- Large rear gardens
- Stunning views of castle coch

Newport Road, Old St. Mellons

£399,950

EPC = E

- Charming four bedroom house of character with large and sunny lovely rear gardens
- Many period features
- Ground floor shower room and two stunning bathrooms, one en-suite
- Bespoke balcony
- Private entrance and garage

St Anne's Cottage, Michaelston-Y-Fedw

£399,950

EPC = E

- Charming semi-detached four bedroom 300 year old cottage of character
- Large and lovely corner gardens
- Delightful far reaching views
- 26 ft bay fronted lounge
- Separate living room, two bathrooms
- Quiet tranquil village location
- Fitted Kitchen. Garage



Clos Yr Aer, Rhiwbina

£380,000

- Detached four bedroom bungalow in select private close EPC = D
- Lovely level rear gardens
- PVC double glazing, gas heating
- Eood block floors
- 24 ft lounge & sitting room
- Formal dining room

Cwrt Y Cadno, St Fagans

£505,000

- Detached property EPC = B/C
- Four bedrooms
- Two en-suite bathrooms
- Three reception rooms
- Located on sought after development
- Solid oak flooring and doors



Mill Close, Lisvane

£425,000

EPC = D

- Four bedroom detached home
- One bedroom annex
- Rear and side gardens
- Lounge/dining room opening to conservatory
- Separate diner opening to modern kitchen
- Large driveway cul de sac location

Thornhill Road, Rhiwbina

£380,000

EPC = C

- Four bedroom fully improved house with large sunny garden.
- Full drawings for a fifth bedroom with en-suite if required
- Extensive improvements with new PVC windows and gas Combi heating
- Modern cloak room, three living rooms
- New fully fitted kitchen
- Stylish new bathroom.

Cheriton Drive, Thornhill

£380,000

EPC = C

- Stunning detached four bedroom family house with charming landscaped gardens
- Beautifully fitted with a bespoke 24ft kitchen dining room
- Luxury PVC conservatory
- 16ft Lounge, 17ft sitting room
- Stylish cloak room, PVC windows
- Wood floors
- Modern family bathroom



Everest Walk, Cardiff

£360,000

- Detached four bedroom house
- Downstairs cloakroom
- Large kitchen/dining
- Formal dining room
- Off road parking and garage

EPC = TBC

Hampton Court Road, Penylan

£359,950

- Detached four bedroom stylish house
- PVC windows, Under floor heating
- New contemporary cloak room
- 21 ft lounge. 21 ft quality kitchen dining room
- PVC sun lounge conservatory with clear glass roof
- Large luxury family bathroom

EPC = D



Nant Y Gwladys, St. Fagans

£369,950

EPC = D

- Detached four double bedroom stylish home
- Charming quiet position within a select close
- PVC double glazed windows
- Downstairs cloak room
- 16 ft fitted kitchen breakfast room
- Utility room
- 16'10 ft lounge, separate dining room
- Two bathrooms
- Beautiful gardens

Rambler Close, Thornhill

£350,000

EPC = D

- Stylish and modernised four bedroom home
- Lovely select quiet close
- South facing landscaped gardens
- PVC double glazed windows, gas heating
- Two stunning modern bathrooms
- Fully fitted kitchen
- Double drive
- Tasteful decor
- Cloak room

Church Road, St. Brides

£550,000

EPC = C

- 38 ft luxury Sigma 3 kitchen and breakfast room leading to a 23 ft family room
- PVC bi-folding doors
- 16 ft lounge
- Formal dining room
- Utility room
- Cloak room
- 3 superb Roca bathrooms



Heol Adam, Gelligaer, Hengoed £725,000

- 19th century 4 bedroom farmhouse on approx. 4.5 acres EPC = TBC
- Outstanding views across open countryside
- Existing kennel business - owners retiring 3 kennel blocks
- Storage shed and purpose built office



Sunnybank Road, Blackwood £390,000

- No onward chain plot size of approximately 1/3 acre EPC = TBC
- Detached family home with potential to extend
- 4 double bedrooms
- 2 reception rooms
- Beautiful gardens and location



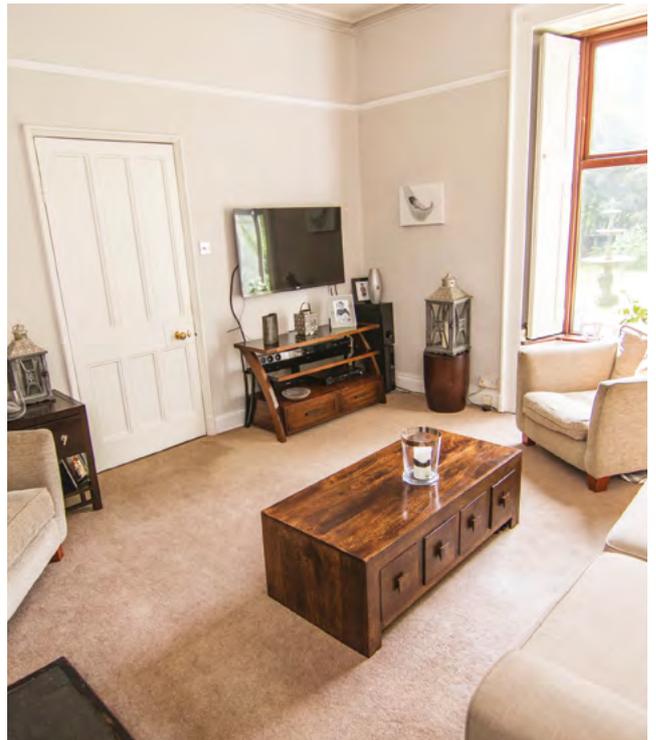
Penallta Road, Ystrad Mynach £ 595,000

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



Duffryn Terrace, Elliots Town £350,000

- 2 large reception rooms EPC = E
- 6 bedrooms
- Converted school now providing an outstanding family home
- Set in an acre of grounds lovely views of surrounding hills





Leckwith Road, Llandough, Penarth

£1,250,000

EPC = F



The Old Rectory enjoys a rural setting midway between Penarth and Cardiff, and is set in its own grounds of approximately 6.5 acres with a mixture of formal gardens and woodlands. The stone built Rectory offers very generous and flexible accommodation which would lend itself to multi-generation living as part of the Rectory has been converted to a self-contained 2 bedroom annex. Approached by a long driveway, the property retains many of the original features including shuttered windows, cornice covings, picture rails etc., yet has been modernised to provide a very comfortable living standard.

The ground floor accommodation briefly comprises an entrance porch and hallway with a staircase rising to the first floor, a lounge overlooking the extensive gardens to the side, a sitting room, a study, a large dining room, downstairs cloakroom/wc, a modern fitted kitchen/breakfast room and a separate utility room. There is also an extensive basement area which has the potential to be used as further accommodation. To the first floor there are four double bedrooms and a single bedroom, as well as a modern bathroom and a separate shower room/wc.

The self contained annex, which is located at the rear of the house, briefly comprises an entrance porch and hall, downstairs cloakroom/wc, a living room, a fitted kitchen, 2 double bedrooms and a modern bathroom with a separate wc. The annex could easily be reopened and incorporated into the main house accommodation if desired.

The Old Rectory enjoys a rural setting midway between Penarth and Cardiff, and is set in its own grounds of approximately 6.5 acres with a mixture of formal gardens and woodlands. The stone built Rectory offers generous and flexible accommodation which would lend itself to multi-generation living.



St. Andrews Major, Dinas Powys

£845,000

EPC = D

Situated in the historic hamlet of St Andrews Major, adjacent to the pretty church as well as open fields, stands this four/five bedroom detached stone farm house with it's own two bedroom bungalow in the grounds.

The spacious accommodation on offer lends itself to multi generation living or as a family home with an additional income from letting the bungalow out as a holiday home.

The bungalow, which comes with it's own courtyard garden, offers very generous living space and has been finished to a high standard throughout.



Port Road East, Barry

£695,000

EPC = C

Stylish four bedroom bespoke residence with wonderful far reaching views across The Vale. Built in 2007 off a private road, with stunning 27 ft x 27 ft kitchen lounge, large balcony with glass balustrade, sitting room, family room, cloak room, four superb bathrooms, double garage, must be seen!

Occupying a delightfully secluded position within a small and select private close, comprising just five properties, this spacious modern detached property, is situated at the end of a long driveway, with a southerly rear aspect over ample private gardens. A spacious modern detached house, built in 2007, by the present owners, substantially built with cavity elevations finished in textured white render, inset with relief panels of treated timber work, under a curved mono pitched continuous standing seam zinc roof.



Beach Road, Swanbridge, Penarth

£1,500,000

EPC = F

Boasting just under 4,500 square footage of accommodation including an indoor fully air conditioned heated swimming pool plus shower room/changing room. This stunning detached property offers an impressively spacious and versatile home and benefits from a sea view towards Sully Island. The property is approached via an automated electric solid oak gate allowing secure access onto a sweeping resin drive with a detached triple garage to the side.



Leckwith Road, Llandough

£1,072,500

- Reduced from £1,100,000 to £1,072,500
- Detached 4 bedroom lodge
- 14 Acres of pasture with development potential
- Versatile accommodation lovely features throughout
- Must be viewed to be appreciated

EPC = C



Westra, Dinas Powys

£1,050,000

- Beautifully presented detached family home
- High stone wall and security gates
- Adjacent to the common
- 6 bedrooms
- 4 bathrooms, 3 reception rooms
- Double garage

EPC = C



St Andrews Road, Dinas Powys

£950,000

- Distinctive detached residence close to the common
- Beautifully maintained large gardens
- 4 bedrooms 5 reception rooms
- Double garage with studio over

EPC = E



Sully Road, Penarth

£695,000

- Period semi detached property in rural location
- Set back from the road and with gardens of around an acre
- 6 bedrooms, 4 reception rooms, double garage
- Part exchange considered

EPC = E



Llanccarfan, Barry

£695,000

- Country house steeped in history with Georgian origins EPC = E
- 4 bedroom family accommodation
- 2 large reception rooms
- Kitchen and utility room
- Tranquil rural setting close to Cardiff
- In about 0.75 acre



Clive Place, Penarth

£560,000

- Close to town centre EPC = D
- Beautifully presented 3 storey family homes
- 5 double bedrooms
- 3 reception rooms
- Low maintenance garden



Cog Road, Sully, Nr Penarth

£575,000

- Individually styled detached family home EPC = D
- Westerly facing garden with far reaching countryside views
- 4 double bedrooms 3 reception rooms
- Stunning German kitchen with appliances



Greenway Close, Llandough

£469,000

- Large corner plot in cul de sac EPC = C
- Detached dormer bungalow with exceptional self contained annex
- Westerly facing garden, off road parking
- Outstanding throughout



Lynmouth Drive, Sully

£350,000

- South facing sea views
- 3/4 bedroom semi detached property
- Spacious through lounge
- Kitchen/breakfast room
- Master bedroom with en-suite
- 28ft sun terrace

EPC = E

Westra, Dinas Powys

£450,000

- No onward chain and quick completion available
- Located just off the common
- Stone built cottage with character features
- 4 bedrooms double height lounge with gallery landing
- Off road parking

EPC = F



Salisbury Avenue, Penarth

£685,000

EPC = G

- 5 Bedroom semi detached family home
- 3 reception rooms retaining a lot of the original character and features
- Driveway and double garage
- Good size garden

Sully Road, Penarth

£665,000

EPC = C

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

Highwalls Avenue, Dinas Powys

£459,000

EPC = D

- 4 Bedroom Edwardian semi detached house
- Superb location overlooking the golf course
- Conservatory
- Large kitchen/diner
- Generous gardens
- Driveway



The Paddock, Hensol, The Vale

£1,125,000

EPC = D

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”.



Wales Property Photography



Castle Upon Alun, Vale Of Glamorgan

£1,650,000

EPC = F



Castle upon Alun House is set in a peaceful and private location in the hamlet of Castle Upon Alun, a picturesque part of the Vale of Glamorgan. The village of St Brides Major is a short drive away. The Glamorgan Heritage Coast is also close by with beaches at Ogmores-by-Sea and Dunraven Bay, Southerndown. Good road connections provide quick access to neighbouring towns and cities including Bridgend, the renowned Vale of Glamorgan market town of Cowbridge is about 8 miles to the east and the city of Cardiff about 20 miles with good connections to the M4 motorway, the Severn Bridge and beyond.



The Cot, Talygarn, Pontyclun

£1,000,000

EPC = E

The Cot is approached from a private drive through Talygarn Manor into a private lane leading up to the property and two other dwellings. There is private parking for several cars and a path with shallow steps leading to the house and its gardens. There is a considerable amount of privacy with a footpath only along the track. The gardens have been created by the current owners who have lived at the property for about thirty five years. The landscaped gardens are in keeping with the rural environment. There are gently sloping lawns with mature trees, shrubs and herbaceous borders, a large kitchen garden, an orchard, a substantial fruit cage, greenhouse and chicken enclosure.



Abbey Road, Ewenny, Vale Of Glamorgan

£695,000

EPC = D

Ewenny, a historic village situated within the rural Vale of Glamorgan, offers the best of both worlds. It is situated in a tranquil rural setting minutes from the sandy beaches at Ogmore-by-Sea and Southerndown, while also offering easy access to the historic market town of Cowbridge and commercial outlets at Bridgend. Its location and facilities make the village popular with families. It is also in catchment for St Bride's Church in Wales Primary School and Cowbridge Comprehensive School which is designated as "Excellent" and both providing free bus travel from the village.



**Squirrel Oak Barn, Morfa Lane,
Llantwit Major**

£1,250,000

EPC = D

Occupying an idyllic position, set back within a private select hamlet comprising just two 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 adjacent to its own paddock, approximately 3 acres, with lawned surrounding gardens and a secluded courtyard with a private sun terrace. The property consists of two barns and a detached leisure complex, the main Barn having been sympathetically converted. There are a total of four bedrooms and three luxury bathrooms, whilst the second barn has been converted into a triple garage. The newly built leisure complex includes a fully heated indoor swimming pool, a sunken hot tub, a games room, a solarium, a sauna and a separate shower room/WC.



Duffryn Lane, St. Nicholas

£850,000

EPC = D

Holly House is situated off a quiet country lane on the rural fringes of Cardiff in the Vale of Glamorgan, within very easy reach of the capital city. The house was built in 1996 and substantial improvements have taken place since. The large kitchen/living area includes fine features such as exposed beams and multi-fold doors - making this room an integral part of the garden and ideal al-fresco dining.





Tithe Barn, Picketston

£495,000

- 2 reception rooms, study and reception hall EPC = TBC
- A sympathetically modernised 5 bedroom barn conversion
- Fully fitted kitchen with Aga
- Mature gardens, stable block and paddocks
- Peaceful rural location close to Cowbridge, Llantwit Major and Barry



Rectory Court, Llanmaes

£495,000

- Imposing detached five bedroom residence EPC = D
- Three spacious reception rooms
- Stunning family kitchen/breakfast room
- Double garage
- Driveway
- Beautifully presented throughout



Llanmaes, Llantwit Major

£475,000

- Well presented 4 bedroom detached property EPC = D
- Large kitchen/dining room
- Sitting room with stone feature fire place
- Conservatory leading to large garden



Prisk Road, Maendy, Cowbridge

£455,000

- 4 bedroom detached family home EPC = D
- Three reception rooms, kitchen/breakfast room
- Conservatory opening to mature gardens
- Quiet location in a sought after village



St Brides Road, Wick, Cowbridge £450,000

- Contemporary detached family home
- Four generous bedrooms, two contemporary en-suite
- Spacious Lounge and study
- Open plan dining room stunning kitchen
- Double garage large driveway
- Lawned, child friendly rear garden

EPC = C

Wick Road, Ewenny £420,000

- 3 bedrooms principal with en-suite bathroom
- 2 large reception rooms
- Well appointed kitchen
- Large gardens
- Double garage
- Private drive

EPC = F



Boverton Road, Llantwit Major

£399,950 EPC = F

- Detached family sized bungalow
- Four bedrooms
- Two Bathrooms
- Kitchen / Dining Room Lounge
- Large Plot
- Garage
- Out buildings
- Multiple off road parking

Tyle House Close, Llanmaes

£400,000 EPC = E

- Detached family home with 4 double bedrooms
- Lounge with inset multifuel stove
- Kitchen/breakfast room
- Dining room
- Conservatory to rear garden
- Attached garage with carport

Boverton Road, Llantwit Major

£475,000 EPC = D

- Principal self-contained bedroom suite with en-suite
- Bathroom
- Dressing room
- Kitchenette
- A highly versatile
- 4 bedroom house
- 4 reception rooms





The Bulmore, Bulmore Road, Caerleon

£1,350,000

EPC = TBC



Occupying an idyllic position, set back with panoramic views across the 5th Green of the highly prestigious, internationally renowned Ryder Cup course at the Celtic Manor Resort. This magnificent Grade Two listed Mansion House fronts a quiet and private select hamlet road, which travels through the manicured grounds of the resort, and backs onto the 18th Green.

This is a charming detached stone built Victorian country residence dates back to 1840, for the past three years the present owners have extensively renovated and modernised to a very high specification and commands a truly picturesque position with an in and out gated entrance drive. Within the grounds is an orchard, a detached stable block with full planning to be converted into a two bedroom cottage and surrounding gardens and paddock, approximately 3.85 acres. A secluded landscaped private sun terrace boasts a pretty garden vista across the surrounding gardens and there is ample space to convert the current wood store into several stables.



Llanbadoc, Usk

£3,250,000

- Magnificent country residence set in circa 17 acres of parkland EPC = D
- Long tree lined driveway
- Swimming pool with poolhouse
- Coach house / stable block / private lake
- No Chain

Coed Y Caerau Lane, Langstone

£1,795,000

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



Hillersland, Coleford

£899,999

- Located in an area of outstanding natural beauty EPC = D
- Extensive gardens with patio, hot tub and far reaching views
- Seven en-suite bedrooms making up the B business, that could be converted in to holiday lets / granny annexe

The Hudnalls, St. Briavels, Lydney

£885,000

- 9 Acres (stsm) of gardens, orchards and woodland EPC = D
- Full size tennis court
- Chalet style detached house flexible accommodation over 3 floors
- Large detached garage with potential to convert



Meekswell Lane, Symonds Yat West £650,000

- Stunning views across the Wye Valley EPC = E
- Impressive dining kitchen with open fireplace and range cooker
- Offered with no onward chain
- Holiday let opportunity with three converted outbuildings
- Set in approximately two acres of hillside garden
- Large decked terrace adjacent to the property



Whitchurch, Ross-On-Wye £600,000

- Impressive Grade II listed Georgian property EPC = F
- Currently used as a successful holiday let, sleeping 22 people
- Offered with no onward chain
- Seven bedroom, six with en-suite bathrooms
- Disabled friendly with a potential downstairs bedroom and existing ground floor wet room



Tintern Heights, Catbrook £575,000

- Immaculately presented executive detached residence EPC = E
- 3/4 of an acre plot, village location
- Refurbished by current owners
- Private garden with raised decked terrace, Double garage



Llanellen, Abergavenny £425,000

- Probably one of the best views in Abergavenny EPC = F
- Semi rural setting large garden (approx 1 acre)
- Tranquil outhouse
- Parking and driveway



St Lawrence Road, Chepstow

£725,000

- 4 double bedrooms
- 3 reception rooms
- Detached and extended family home
- Set back from the road
- Large gardens and garage
- Beautifully presented throughout

EPC = C

Hereford Road, Monmouth

£400,000

- Detached home
- Beautifully landscaped gardens
- Stunning views from the rear of the property and garden
- Light dining kitchen with AGA
- Separate pantry and utility
- Two bedrooms to the ground floor, one to the first floor

EPC = C



Commercial Road, Crumlin

£575,000

EPC = E

- Substantial detached family home
- No onward chain
- 6 bedrooms
- 4 reception rooms
- Extensive grounds
- Double garage

De Clare Way, Trelleck

£585,000

EPC = TBC

- Located in the popular village of Trelleck
- Spacious development of only 6 homes set in generous plots
- High specification kitchens with integrated appliances to include oven, microwave, dishwasher and wine fridge
- Underfloor heating to the ground floor
- 10 year NHBC Buildmark warranty

Miller Close, Langstone

£425,000

EPC = C

- No onward chain
- Very spacious detached family home
- 4 reception rooms
- 4 double bedrooms
- 2 bathrooms
- Fitted kitchen with integrated appliances
- Double garage



Station House, Tintern, Chepstow £525,000

- Idyllic setting with fabulous view
 - 4 Bedroom
 - Heat exchange system
 - Rental potential
 - New Kitchen Electric
 - Entrance gates
- EPC = D

Tintern Heights, Catbrook £515,000

- Executive detached home in a popular village
 - Master suite with bedroom with dressing room and en-suite
 - Offered with no onward chain
 - In need of cosmetic refurbishment but benefiting from UPVC double glazing and a recently installed boiler in 2013
 - Large plot backing onto open countryside
- EPC = D



Fields Park Avenue, Newport

£425,000 EPC = E

- 5 Bedroom semi detached
- Period property stylish throughout
- 3 Reception rooms
- Beautiful fitted kitchen
- Amdega conservatory
- Master bedroom with feature en-suite

Turnpike Road, Ceoesyceillog

£395,000 EPC = F

- Detached family home in very large gardens
- Planning to build another dwelling in the grounds
- 3 double bedrooms
- 3 reception rooms
- Garage and parking

Old Dixton Road, Monmouth

£600,000 EPC = C

- Spacious 6 bedroom house
- 2 Self contained flats
- Large kitchen diner
- Detached garage
- Integral garage parking for several vehicles
- Large rear garden



Penallt, Monmouth

£500,000

- 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 (Subject to planning)

EPC = F

Redbrook, Monmouth

£500,000

- Impressive dining kitchen with granite worksurfaces
- Large conservatory
- Dual aspect living room with feature gas fireplace
- Annexe potential for relatives or for use as a holiday let
- Attractive gardens with mature planting, backing on to the River Wye
- Detached double garage with ample off road parking

EPC = D



Llanrothal, Monmouth

£450,000

EPC = F

- Characterful cottage in a rural location
- Surrounded by mature gardens with a wildflower meadow
- Newly built workshop in the garden with power and plumbing
- Two reception rooms
- No onward chain
- Galley kitchen with a pantry and separate utility room

Bluebell Court, Ty Canol

£420,000

EPC = D

- 5 Bedroom detached family home
- Generous plot size in elevated position
- 3 Large reception rooms
- Kitchen with integrated appliances
- Integral garage south
- Westerly facing garden

Tower View, Monmouth

£400,000

EPC = C

- Walking distance to the town centre
- Garage and bloc paved driveway
- Immaculately presented accommodation
- Four bedrooms (one en-suite)
- Large rear garden with patio area
- Quiet end of cul de sac location
- Annexe providing additional accommodation



Mitchel Troy Common, Monmouth £475,000

- Characterful cottage Popular rural located only a few miles from Monmouth Town Centre EPC = G
- Mature gardens set in approximately a third of an acre
- Three reception rooms, two with feature fireplace
- Three double bedrooms and bathroom to the first floor

Severn Quay, Chepstow From £190,000

- New waterfront development on the River Wye EPC = TBC
- Luxury riverside apartments
- Spacious townhouses
- Engaging mews houses
- Great transport connections
- Breath-taking and desirable location



Joys Green Road, Lydbrook

£435,000 EPC = TBC

- Detached four bedroom newly built house with views across the Wye Valley
- 20 ft stunning fully fitted kitchen and breakfast room
- 20 ft day room, separate lounge, formal dining room, office/study
- Ground floor shower room, family bathroom and en-suite shower room
- Decked patio, first floor balcony, garage

Pencoed Lane, Llanmartin

£375,000 EPC = E

- Offered with no onward chain
- Far reaching views across the Severn Estuary
- Five bedrooms
- Dining kitchen opening onto an open plan living/dining room
- Mature garden with patio area adjacent to the property
- Extensive gated bloc paved driveway with detached garage

Cornford Close, Osbaston

£374,000 EPC = C

- Detached four bedroom home
- Far reaching views to the Black Mountains
- Three reception rooms
- Recently refurbished shower room
- Dining kitchen with separate utility room
- Garage with driveway providing off road parking for 2-3 vehicles
- Established landscaped garden



Merthyr Road, Abergavenny

£444,500

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

EPC = TBC

St Mary's Church, Crumlin Road

£385,000

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

EPC = D



Bryngwyn, Raglan

£425,000

EPC = D

- Master bedroom with en-suite and dressing room
- Three/four further bedrooms
- Living room with log burning stove
- Fitted kitchen with breakfast bar and separate utility
- Conveniently located between Monmouth and Abergavenny
- Large conservatory

Greenhill Road, Griffithstown

£365,000

EPC = D

- Detached family home in generous grounds
- 3 reception rooms
- 5 bedrooms (four doubles)
- Additional ground floor rooms with potential to convert
- Parking for numerous vehicles
- Close to amenities

Williams Field Lane, Monmouth

£360,000

EPC = F

- Delightful and full of character
- Four Bedrooms
- Double Garage with potential for multi use
- Pleasant Gardens
- Parking for several vehicles
- Walking distance to town centre
- Close to amenities



Newton Nottage Road, Porthcawl

£945,000

EPC = E

Reputed to be the former Dower House of Nottage Court, Shortlands is a unique, character property, lovingly modernised and restored by its current owners. The property boasts a stylish interior and retains many features throughout. The versatile accommodation includes a reception hallway with slate fireplace and oak flooring. A family room provides French doors leading into a walled landscaped garden and has a wood burner. The living room offers oak flooring and a double-sided woodburner which is also accessed from the Lounge. An impressive, bespoke fitted kitchen has a range of units, a central island, dresser unit, four oven gas Aga, space for an American style fridge freezer, double Belfast sink and an integrated wine fridge plus a dishwasher.



The Retreat, Nottage, Porthcawl £795,000

- Architecturally designed property
 - Beautifully presented
 - Double garage
 - Six bedrooms
 - Four reception areas
 - Four bathrooms
- EPC = B



St. Mary Hill, Bridgend £750,000

- Substantial stone built character barn conversion
 - 6 Bedrooms, 4 bathrooms
 - 3 Reception rooms, kitchen/breakfast room, conservatory
 - Private circular drive with extensive parking
 - Mature garden orchard with stone wall boundaries
- EPC = F



Middleton Court, Porthcawl £399,000

- Penthouse style retirement apartment
 - Two double bedrooms, two balconies with sea views
 - Walk in wardrobe to master bedroom
 - Wet room, en-suite shower room
- EPC = B



Court Colman, Bridgend £379,000

- Rural location close to Court Colman hotel
 - Four receptions, three bedrooms
 - Large garden with triple stone built garage
 - Planning permission for a single storey extension
- EPC = E



New Road, Porthcawl

£575,000

- Bespoke detached home
- High quality fixtures fittings
- Gated driveway garage
- Enclosed mature rear garden
- Four bedrooms two receptions
- Bathroom en-suite shower room

EPC = B



Rest Bay Close, Porthcawl

£499,000

- Versatile accommodation
- Three bedrooms, master bedroom, suite large, balcony
- Double garage plus gated driveway
- Two reception rooms, home office
- First floor lounge with vaulted ceiling kitchen
- Utility room laundry room

EPC = D



The Retreat, Nottage

£400,000

- Executive detached family home
- Sought after location in nottage
- Two receptions, bespoke kitchen, five bedrooms
- En-suite bathroom, very well presented throughout

EPC = C



Pyle Road, Nottage

£375,000

- Located in Nottage Village
- Potential for Annex, cottage style gardens
- Garage, two double bedrooms
- Full of features character

EPC = D



West Road, Nottage, Porthcawl £475,000

- Four bedrooms & five receptions EPC = D
- Detached family home with views across fields toward Rest Bay
- Conservatory & first floor sitting room
- Gated driveway
- Landscaped gardens

Somerset View, Ogmore-By-Sea £449,950 EPC = D

- Coastal location with spectacular sea views
- 5 double bedrooms
- 3 reception rooms plus garden room
- Double garage



West Road, Nottage Village

£384,950 EPC = D

- Versatile flexible accommodation
- Located in Nottage Village
- Four reception rooms
- Four double bedrooms
- Bathroom
- En-suite
- Ground floor shower room

Lougher Gardens, Porthcawl

£415,000 EPC = C

- Traditional semi detached property
- Three receptions
- Two bathrooms
- Five bedrooms
- Games room, study
- Enclosed gardens
- Partial sea views
- Gated driveway
- Garage

West Drive, Porthcawl

£329,000 EPC = E

- Panoramic coastal views
- Five bedrooms
- Two bathrooms
- Three reception rooms
- Three balconies
- Garage
- Off road parking



Corntown, Bridgend

£435,000

- Beautifully presented detached residence
- Three reception rooms
- Modern fitted kitchen / breakfast room
- Four bedrooms with en-suite to bedroom one
- Family bathroom
- Garage and driveway

EPC = C

Lougher Gardens, Porthcawl

£330,000

- Two bedroom ground floor apartment adjacent to seafront
- Character home
- Enclosed rear garden
- Viewing is essential to appreciate the high standard of this property

EPC = C



Curlew Road, Porthcawl

£365,000

EPC = D

- Easy access to Rest Bay beach
- Five bedrooms
- Shower room
- Two receptions
- Kitchen
- Utility room
- Garden
- Garage driveway

The Green Avenue, Porthcawl

£350,000

EPC = C

- Three bedroom apartment
- Bathroom shower room
- Gardens
- Balcony
- Off road parking garage

Mole End, Brynmenyn

£450,000

EPC = D

- Former game-keepers cottage and barn
- Four double bedrooms
- Two bathrooms
- Secluded private location
- Characterful features



Rhiwsaeson Road, Cross Inn, Pontyclun

£795,000

EPC = D

Exquisite detached barn conversion set in large grounds. Part exchange considered. A simply must view property that sits in a stunning location with scenic outlooks all around. A detached annex is also included in the sale. Early viewing is highly recommended.

A once in a life time opportunity is this spectacular detached barn conversion located on a quiet road in Rhiwsaeason. Converted in 2001, the property has undergone an extensive renovation throughout and simply must be viewed to appreciate the standard of finish.



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

Penycoedcae Road, Penycoedcae

£650,000

- A detached house set in about 14.5 acres
- 3 double bedrooms
- Elevated far reaching views
- 13 stables in three blocks
- Well managed paddocks
- Planning permission to extend the house

EPC = D



The Paddocks, Groesfan

£575,000

- Spacious five bedroom detached family home
- Four reception rooms
- Master bedroom with en-suite and balcony
- Good size mature gardens, detached double garage

EPC = C

Brynna Road, Brynna, Pontyclun

£495,000

- Unique four bedroom bespoke detached home
- Adjacent to an 88 acre nature reserve
- Stunning property built to uncompromising standards
- Voted as the best house in England and Wales in 2012

EPC = TBC



Darren Ddu Road, Ynysybwll

£425,000

- 5 bedroomed detached family house
- 3 reception rooms
- Kitchen/dining room
- Set on elevated plot with panoramic views
- Versatile family accommodation

EPC = D

Nile Road, Tonypanyd

£389,000

- Impeccable three bedroom stone built detached family home of immense character
- High quality bespoke interior (by a professional designer)
- Hard landscaped garden with summerhouse
- No on going chain

EPC = TBC



Nile Road, Trealaw, Tonypanyd

£369,500

EPC = E

- 4 bedroom family house
- Self contained one bedroom annexe
- 3 reception rooms all with a south facing aspect
- Luxury kitchen/breakfast room
- En-suite to principal bedroom
- Elevated panoramic views
- Landscaped garden

Crystal Wood Drive, Miskin

£380,000

EPC = C

- Stunning kitchen/breakfast room
- Three stories
- Bedrooms over two floors
- Two en-suites
- Cloakroom utility room
- Double garage
- Driveway
- Large family home

Church Road, Tonteg

£375,000

EPC = TBC

- Renovated throughout
- Three storey home
- Electric front gate
- Sweeping driveway
- Two reception rooms
- Two en-suites, utility room
- Downstairs shower room
- Large rear garden



Albany Road
02920 462 246

Barry
01446 733 224

Blackwood
01495 231 199

Bridgend
01656 657 201

Caerphilly
02920 867 611

Canton
02920 397 171

Cwmbran
01633 484 855

Cowbridge
01446 772 857

Dinas Powys
02920 513 151

Gorseinon
01792 894 422

Heath
02920 231 670

Llanishen
02920 618 552

Maesteg
01656 736 136

Merthyr Tydfil
01685 722 223

Morrison
01792 798 201

Monmouth
01600 714 355

Neath
01639 635 115

Newport
01633 221 892

Penarth
02920 703 799

Pontypridd
01443 485600

Porthcawl
01656 771 600

Rumney
02920 792 888

Swansea
01792 641 481

Swansea Marina
01792 463 780

Talbot Green
01443 222 851

Victoria Park
02920 397 077

Whitchurch
02920 612 328

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