

Hidden gems and untold stories

DISCOVER NORTH GOWER



Sometimes the old ways are better

For over a thousand years people in Penclawdd have gathered delicious cockles.

Read about Selwyn's Seaweed on Page 8

The definition of a cottage industry

One mum from the Gower has created a sweet treat which people around the country can't get enough of.

Gower Cottage Brownies on Page 30

Properties

Properties from pa black.

Find your dream home on Page 51



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PORSCHE

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Consistently Distinctive

Welcome to the final edition of Distinctive for 2019 as we travel to our most westerly branch to find out more about the fascinating local people, organisations and businesses.

There is no doubt that it has been a chaotic year for politics, yet through this uncertain time it has remained a positive year for us as we have continued to grow our market share, both selling and letting more than we did in 2018.

Our strategy for growth continues and we are pleased to announce that we will be opening a new branch by the end of the year, allowing us to further strengthen our proposition to potential clients across South Wales and help even more people move.

The demand remains high for pa black lettings and following the success of our first exclusive landlord event, which was held at Porsche Centre Cardiff, we are currently in discussions to hold a similar event in Swansea by the end of 2019.

I am delighted that we have been able to support so many local causes and charities this year, from Teenage Cancer Trust and Pride Cymru, to grass roots rugby teams and community events. We will also be holding our annual toiletry collection for the homeless, in association with Bigmoose, in the final months of the year.

With a fantastic collection of the finest properties in South Wales featured within this magazine, we are sure you will find your new home. Our specialist pa black team are always available to help should you be looking to buy, sell, let or rent.

We look forward to seeing you soon.

Andrew Barry

Managing Director, pa black
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David Lovitt

Head of pa black

With over 36 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 in January 2011 and his friendly professional approach towards his clients has helped to grow pa black from its modest beginnings into the strong recognised brand that it is today.



Angela Davey

Head of pa black lettings

Since 2003, Angela has been a highly regarded member of Peter Alan and the South Wales lettings scene. Her wealth of experience led to the introduction of the lettings arm of the business over 15 years ago, which has gone from a managed portfolio of zero to just under 4,000 properties across 28 branches. This year she felt the time was right for a new challenge and is now bringing her vast experience to launch pa black lettings. This high-end proposition will fill a real gap in the market in South Wales by meeting the demand for executive homes for those moving into the area.



Hassan Alkarim

Business Development Manager

Coming from a banking background and having started his career with pa black in the Cowbridge branch during 2015, Hassan's true passion has always been for distinctive and prestige homes. He has extensive knowledge and experience of the property industry, and is dedicated to always offering customers quality sales advice and guidance in order to ensure the best results for their properties. Hassan is truly passionate about delivering a professional, effective and first class service to all pa black customers through every step of the process, from initial meeting through to completion.



Paul Forse

Business Development Manager

Paul first started with Peter Alan in the mid 1980's and he is one of the longest serving and most experienced managers in the group. He has successfully managed many of our offices across the whole of the South Wales region and brings to pa black a wealth of knowledge relating to the property market. Paul will offer you a first class approach to the successful marketing and selling of your property.



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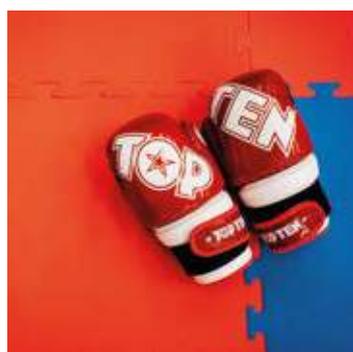
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Discover North Gower

WE SPENT WEEKS SPEAKING TO PEOPLE IN THIS LITTLE GEM TO THE WEST OF SWANSEA.
WHAT WE FOUND WAS A PLACE RICH IN BOTH HISTORY AND WARMTH.

When someone says “I have been to the Gower” you probably have quite a specific image in your head.

Perhaps your mind will immediately jump to the beauty of the Mumbles, the wonderful sand at Oxwich or even the most southerly point of the peninsula at Port Eynon.

All of which would be completely understandable - the south of the Gower is

one of the most beautiful parts of Wales and even the UK.

However going to the Gower and only visiting the south is like travelling all the way to Spain and never having Paella.

Travelling up to the north of the peninsula, which juts out to the west of Swansea, will

not disappoint. Yes there will be less second homes and holiday lets but it is all the better for it.

Here there remains a community that can count its history back centuries.

Gorseinon for instance was forged in the coal and tin plate industry. In 1840 there were barely 250 people who called it home. That swelled towards the end of the

19th century as people were drawn to the fires of industry.

But it wasn't just the Industrial Revolution that sustained the people of this area.

As you look out from Penclawdd at the stunning views of the Loughor Estuary, west Wales and beyond, you have a sight that can rival anything the south of the Gower can offer.

Underneath those waves are thousands of cockles that have sustained the villagers here since Roman times.

But don't be fooled into thinking that because it is less "touristy" than the south that this is not an outward looking place.

Those cockles that were once transported to Swansea Market are now peddled around the world - renowned for their succulent taste.

If you make the very wise decision to take a stroll around the area, you notice two things. First, it is very windy, but the view is all the better for having earned it as you get beaten by the strong westerly winds.

Secondly, you will notice the warmth of the people. They are friendly and welcoming.

History and community are all over the place. Whether that is in the ruins of Loughor Castle or at Gorseinon Hospital which was built by the local industrialist William Rufus Lewis who also paid for the

nearby park in 1936. There is actually a bust to him donated by local workers to pay tribute to his "generosity and altruism".

We spent weeks speaking to people around the area. We heard great stories of how people have made this place special. Whether that is putting the place on the map by running a thriving business, volunteering their time to save lives on the choppy waters of the estuary or providing a place for children to become world champion martial artists.

It is truly a special place and we hope you enjoy reading about it.



Sometimes the old ways are better

FOR OVER A THOUSAND YEARS PEOPLE IN PENCLAWDD HAVE GATHERED DELICIOUS COCKLES. WE ARE PLEASED TO REPORT THAT NOT MUCH HAS CHANGED.



“

The tide changes an hour every day and then about two-and-a-half hours after high tide they would head out. With a donkey you had to wait until it was out a lot further.

”

When her husband, my great grandfather, died in a mining accident, she was left with two sons: Emlyn and Selwyn.”

“Selwyn was about 11 and he started helping his mum on the sands. He was one of the first of the men to go out there. Normally he would have gone down to the mines, that was the start of a change in the industry as more men were going out picking.”



Family businesses are not like normal businesses. They are not started, they are forged from the hard work of parents, grandparents, and in the case of Selwyn’s Seaweed, great grandparents.

All business owners care about their firms but when it comes to a multi generation family businesses, it runs deeper. They not only have the pressure of maintaining their livelihood, but also a legacy to preserve.

When you speak to Ashley Jones, head of Selwyn’s Seaweed and grandson of the business’ namesake, it doesn’t take him long to start talking cockles.

“Cockles have been picked in Penclawdd for centuries,” he said.

“Women going out with a rake and riddle daily in the same way we do today. They would fetch a few bags of cockles, cook them on a coal fire, and they would then carry them in a basket to Swansea Market to sell. It has evolved slightly over the years but it’s still the same concept now.”

“It was considered a woman’s job before the war because all the men were working in the mines. My great grandmother Sarah did it. Every family at some point picked cockles. We have one of the longest heritages here.”

“The tide changes an hour every day and then about two-and-a-half hours after top tide they would head out. With a donkey you had to wait until it was out a lot further.”

“It was probably exhausting for them because they would have had other jobs. On top of that, they were probably running the home as well.”

Speaking in his office at the factory right by the sea in Penclawdd, Ashley is constantly interrupted by local people popping in to buy some cockles. Despite distributing across the world he pops downstairs for a chat and a bit of banter with each customer before continuing his tale.

Still smiling from his chat with the customer he continued: “Sarah was the first person in my family I knew who picked cockles.





Selwyn stayed in the industry but as he got older he was faced with a problem - it was very hard to grow the business. Because cockles go off quite quickly they could only really be sold in local markets. Every person had their own spot in the market and you didn't want to encroach and compete because they were friends and neighbours.

Fate however offered Selwyn a chance which he grabbed with both hands. Ashley explained (after heading downstairs again to serve an old boy who wanted some lava bread): "During the war the American troops were based in the village and one morning when my grandfather was about 15 he was going along the road to access the beds. At the same time an American troop drove round the corner drunk and knocked

him over and killed his horse, hurting my great-grandmother and Selwyn."

"They got compensation for it. We still have the letter from the US embassy. It wasn't a great deal of money but he used his share to buy an old van. He decided to not go to Swansea Market and started to go round the streets and ring a bell. By doing that he managed to intercept the customers before they got to the market."

"It was a gamble to buy the van but I think it was one of his best decisions. My grandfather's uncle, who was a father figure, thought he had been stealing when he threw all this money down on the table, but then he realised he'd made it from selling more cockles!"

Selwyn was one of the keys to the business' success.

“*We would travel up to the Valleys often singing Danny Boy in pubs to help sell the cockles and bread.*”

"It wasn't long before Ashley's dad, Brian started taking an active role in the business. He followed Selwyn's example of always investing back into it."

"My father then met my mum in the 1970s and she was dragged into the business kicking and screaming!" Ashley laughed. "My dad had ambitions to keep investing in the business by buying more vans and new machinery."



As you can probably guess, Ashley himself wanted to be involved from an early age. He added: “I remember aged about eight going with my mum and my sister to an open-air market in Llantrisant every Saturday. I’m not sure I was there to help but more so that they could keep an eye on me and check I wasn’t causing trouble! I was probably spending more than I was earning for her because there were so many attractions in the market.”

“I really enjoyed it. I loved being part of the family industry. The talk in the house was always cockles and work. I always wanted to be part of our conversation and understand it. There were always the ups and downs you get with family, screaming and shouting and the next day everything’s fine again.

It hasn’t changed today I can assure you!” It hasn’t all been plain sailing and the family have had their fair share of challenges. For example, in the 1970s frost killed off a lot of the cockles and Ashley’s dad had to travel to King’s Lynn to gather cockles for about five years until stocks recovered.

Another example is when a huge Dutch company moved in and almost put them out of business. But again Selwyn’s endured, and even proved more durable and was forced to start exporting. They now sell Penclawdd cockles all over Europe as well as lava bread and even seaweed crisps!

Despite now selling on a huge scale, Ashley still swears by the quality of Penclawdd cockles.

He said: “We feel like our quality of cockles are superior. They are cleaner. They are hand gathered. They’re a better colour and are more tasty.”

“

We gather them with a rake whereas other parts of the UK use suction systems which takes all the sand. You see the Danish cockles in the supermarkets and they are darker in colour and watery. You can see the quality of our cockles in Penclawdd.

”



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Great things never came from comfort zones

THERE IS PROBABLY NOWHERE SAFER TO BE IN SOUTH WALES THAN IN THE NOISE AND FUN OF G & K MARTIAL ARTS ACADEMY.

For David Huxtable martial arts is a family affair. He is a fourth dan black belt as well as chief instructor and founder of G & K Martial Arts Academy. Here he teaches kickboxing and karate alongside his children Amy

and Dan (both of whom are black belts in their own right).

But this is not where the family ends. When you walk into their dojo in Gorseinon you are greeted by an absolute wall of noise. The industrial unit they have converted is covered with mats.

It is a random midweek morning in the middle of summer and there are about 60 children between the ages of four and eight playing. Well they would see it as playing. What they are actually doing is training, but they are having so much fun they don't seem to realise it!

There are an astonishing 400 members in the club. It is bursting at the seams and they are currently in the process of converting the neighbouring unit to increase capacity.

That 400 figure does not take into account the hundreds of children and adults who have also passed through in the past. Many of them are world champions and their pictures and trophies adorn the walls and shelves, looking down as the next generation attempt their first press ups. Past and present, these are not just "club members", these are family members. It is the ethos of inclusion and excellence that is apparent immediately when you walk in.

Sitting at the side, David is watching as his young instructors train the youngsters. Having trained most of them from the beginning he proudly points them out.

"We train at a very high intensity," he said. "My son is 22 and trains with GB. He does a lot of the more intensive fight training."

"The young lady that you can see there is Caitlin. She is 17 and a world champion. Cameron in the blue top and shorts is a five or six times world champion. Jack, the really tall guy, is a one time world champion but he has only been to one world championship!"





Looking around you wouldn't guess that the teenagers happily training the kids are elite level fighters, but the trophies tell a different story. But for David, or as the students call him "Mr Hux", how they develop as people is more important than winning gold. He said: "I get more satisfaction from seeing young people mature and develop than when my son won his world championships. That is how much it means to me, it's just amazing."

"There is a boy who is not here today unfortunately but he was quite troubled. Now he is the model student at school and at home. His mother says it's purely down to martial arts."

"For the little ones it can be about building confidence because a lot of the smaller ones might not have much."

"One of the people helping out today Ffion came to me age six. Her father brought her 13 times before she joined in. She is now

one of my helpers, a second degree black belt and has just done her GCSEs. It's things like this that make you very, very proud."

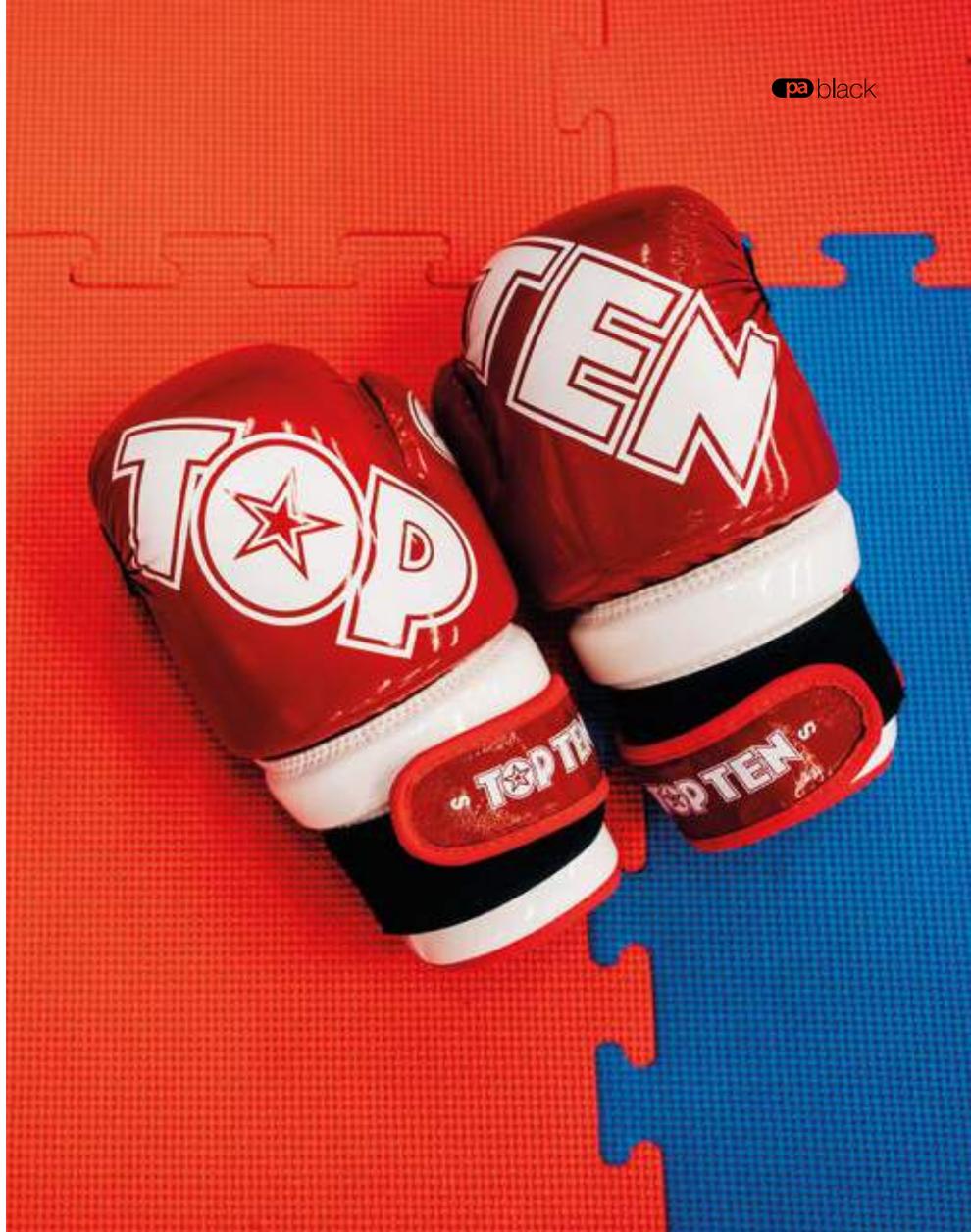
"I get more satisfaction out of this than any other job I've had. I've been a corporate banker for NatWest and I've worked for Nationwide commercial and Principality."

Despite always having an interest in martial arts, David took a wandering path to starting his own club. He said: "I took a break when I was sixteen and went back at 23. I was enjoying it but a few events coincided. I broke my arm and I moved from Caerphilly to Swansea, because of that I ended up giving up."

"When my son was about six he wanted to start karate or kickboxing so we came back and I got my black belt and was teaching in another guy's class."

"I then decided to set up my own club. My son is severely dyslexic and I thought that if I

“
If somebody has a neck choke on you, there are about five to seven seconds before you fall asleep. The first thing you must do is secure an airway and you do that by dropping your head down - it pushes the trachea back.
”



had a club it could offer him an income when he was older. That was just over 12 years ago and we have never looked back since!”

On the walls of the dojo are several motivational sayings. On the right as you walk in it says: “How long does it take the average person to earn a black belt? The average person doesn’t earn a black belt” and “Great things never came from comfort zones”.

The members of the club all have the same drive to improve but they all have different motivations. Some are there to improve confidence, others to become fitter and some just like the social side. However many are there to feel safer and be able to defend themselves if necessary.

Obviously it takes many years to become proficient but what advice would David give to someone in order to keep them safe?

After some thought he says: “My advice would always be to get away from danger and run away.”

“I am fully trained, have taught all over the world and I’m good at what I do. If somebody attacks me I would run away.”
 “In terms of general self defence, if it is a knife run away. If it is a gun just give them whatever they want. If somebody is trying to strangle you put your head down.”

“If somebody has a neck choke on you, there are about five to seven seconds before you fall asleep. The first thing you must do is secure an airway and you do that by dropping your head down - it pushes the trachea back.”

“The most important advice I can give you is to go to a top school to learn. Don’t just go to the cheapest place to save money.”

“If you go somewhere that is cheap you might get somebody who doesn’t know

what they are doing. That is the most dangerous thing.”

After that, “Mr Hux” gets called away by one of the youngsters wanting some advice. He smiles and heads off to continue his passion - training young people.



The pub that bucks the trend

MANY A TIRED TRAVELLER HAS PULLED INTO THE RAKE AND RIDDLE CAR PARK FOR A BREAK - AND THEY ARE GLAD THEY DID.

When you walk into a pub on a Wednesday afternoon it would be fair to assume that you will not be queuing at the bar. After all, with pubs in decline the local watering hole is struggling to get by, right?

Well it seems that the Rake and Riddle near Penclawdd didn't get the memo. Upon entry to the sports bar area of the establishment you are greeted with noise. Not in a rowdy or unruly sense that you might associate with a sports bar however. The noise comes

from people chatting, children playing and the occasional groan of contentment from a dog being scratched behind the ear.

The first thing you will notice is the sheer range of ages. On one table a group of women in their eighties sit with empty plates gossiping about one of their grandchildren. Elsewhere some men in their forties who are clearly tradesmen discuss the sport on the screens dotted around the venue.

But the main noise comes from an enormous children's play area outside. Even the most mature person will feel the pull of that playground as they walk by. The children clearly love it and are all happily playing while their parents enjoy a break.

"I have got two kids myself aged ten and eight," says general manager Sam Morris, 39. "They love it. They will play there while I work. It's good, you can sit somewhere, have a meal and you know they're getting some exercise and outdoors time - it's great."

Despite the fact the pub has been running for under three years, they have already built a loyal customer base. Sam explained: "The place is owned by my cousin Chris and his wife Emily."

"They used to run a nearby pub called The Greyhound and when the lease came up they decided to move out. "

"This used to be a Chinese restaurant and it wasn't particularly busy. When the lease came up for this they moved. They opened the restaurant first and it was a massive success. That was two-and-a-half years ago. It was a bumper first year."

With the sports bar upstairs, downstairs of The Rake and Riddle is a restaurant. The decor has the feel of a pub but with rustic touches. With bare wood and metal chains displaying signage, the pub (and the name) are true to the area's history.

"It's called The Rake and Riddle because of the cockles," said Sam. "That's traditionally what they would have used to get the cockles on the mudflats. There are a lot of cockles. They would rake them up and send it through the riddle. They nearly called it The Estuary because it's on the estuary but went with The Rake and Riddle."





“They’re trying to be rustic. This is a rural area, so you want to keep with that.”

The pub has been a real benefit to the local community, in terms of a place for people to gather, employment and to support local suppliers. Sam said: “We’ve got about 75 staff, maybe 80 at the moment. It’s a massive thing to employ that many people. It’s really good for the community. If you bring a good business like this into a community it benefits them.”

“Pubs are on a downward trend in general but they are also very important for the local community, especially with the family element and I think that’s what’s working really well for us is that we are focused on families.”

The community has really embraced the pub.

“Chris and Emily are local to Gower and a lot of people know them,” said Sam. “I’m a local myself and especially in North Gower like Penclawdd everybody knows everybody. In South Gower some properties have been sold as second homes so they don’t necessarily have the same community though, to be fair, across the whole of the Gower the community is strong. South Gower is not as bad as Cornwall has had it, but there are a lot of holiday lets and second homes which can pull out of the community but you don’t see that as much in North Gower.”



It is not all about families at The Rake and Riddle. There is also something for the foodies out there. When you approach the bar, as well as several local ales, there is a range of spirits to whet anyone’s appetite. You start to realise that, despite having everything you would want in a good pub, this place is far from generic. “

“We have even got a bubblegum gin but I’m not a big fan of that,” laughed Sam. “That is more for the young people.”

“It has got a bit of everything for everyone. If you wanted something more of a restaurant you can go downstairs whereas if you just come with the family they can play upstairs.”

“It’s not too expensive and a lot of pubs are expensive. We are in the middle range in terms of price because we want people to be able to afford to come here and enjoy the place.”

This is not ‘just another Welsh Castle’

IF YOU THINK THAT LOUGHOR CASTLE IS JUST A BORING PILE OF STONES, THINK AGAIN. LOOK A LITTLE CLOSER AND YOU WILL SEE 2,000 YEARS OF HISTORY.



If there is one thing we are not short of in Wales, it is castles.

For long term residents visiting our country's medieval stone fortifications it can get a bit monotonous. Even the most avid history buffs can suffer from a little bit of castle fatigue.

However this can often be because we don't take the time to fully understand the historical significance behind these ruins. Without history and the fascinating stories/lessons held within, a pile of stones is just that - a pile of stones.

But when put into a historical context a pile of stones becomes a window into our past. Through this window you can see amazing things: the subjugation of a people, family politics or a great battle.

Loughor Castle offers all of these.

When you first find the ruins you have already achieved something. To quote the excellent history website castlewales.com, the castle "seems to teeter on the fringes of invisibility". Once you have found the spot you can begin to enjoy.

Almost two millennia ago, the Romans established a fort here. The grandly named Second Augustan Legion were there in 75AD to secure communications around the area. It was near the Roman road stretched from Viroconium (which is in Shropshire) to Carmarthen which was then called Moridunum.

The only thing now giving you a clue as to the Roman part of the location is the shape

of the site and some earthworks. By the early 4th century the Romans abandoned the site permanently.

As with most castles in Wales, if you are looking for someone to thank (or blame!) for Loughor Castle, look no further than the Normans.

Built in the early 1100s, as they were increasing their control over South Wales, the Earl of Warwick, Henry de Beaumont, came to dominate the area. Made mainly of wood with timber ramparts it was burned by the Welsh in 1151. Quite fascinating pieces of archaeology discovered were scorched Norman chess pieces which dated from around that time.

Over the next 200 years the castle had little rest.

Llywelyn the Great's army captured it in 1215 and John de Braose took control five years later, adding a stone curtain to the defences. When it was again attacked in 1251 the castle was reinforced with a stone tower.

Loughor Castle and the town became less and less important as the centuries wore on. By the 1800s it was covered in ivy and frankly, a wreck. It was juxtaposed by the growing industries and railway line that sprung up nearby with the rail track dissecting the remains of the Roman fort.

In the 1940s, the south-east corner of the castle tower collapsed. The corner fell to the ground intact and because of its archaeological value it was decided to leave the fallen stonework in place on the ground, rather than risk further damaging it by removing it.

The castle is now a scheduled monument and, though much of the curtain wall has been stolen and destroyed, is up to 1.5 metres high.

So don't see this as "just another castle". It is a living piece of our history and we are lucky to still be able to walk among it (if we can find it).





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An anchor of the community risking their lives to save others

WHEN YOU SEE THE VOLUNTEERS OF LOUGHOR LIFEBOATS YOU MAY THINK THEY ARE NORMAL PEOPLE. THEY ARE NOT. THEY ARE HEROES WHO HAVE SAVED HUNDREDS OF SOULS AT SEA.

If you're swimming, sailing or walking around the Loughor Estuary you need to be careful. This is a perilous stretch of water and even the most experienced can get into difficulty.

Luckily if you are in trouble, you are in very good hands. That is because this area of coastline is covered by Loughor Inshore Lifeboats. Since 1969 their volunteers have saved over 380 lives in over 1,000 incidents.

This year marks half a century since the first of their boats took to the sea and they have never failed to answer an emergency call-out. What makes this all the more remarkable is that this is all funded by donations from the community. Contrary to what many people think, they're not part of the RNLI and receive no funding from them (though they work with them on exercises and call-outs).

Nothing speaks to the great work they do like when, in 1988, they needed to replace their boat.

After much fundraising the money was raised and the new boat was named Community Spirit in recognition of all the hard work and support received from the local community. This community spirit has never left and in August 1998 the boat was replaced by Community Spirit 2!

We caught up with the lifeboats seventh coxwain, Darren Wilson, 43, to see what it takes to run an independent lifeboat.



All in this together

For Darren, he didn't so much join as was recruited.

"I teach water rescue in boats for the fire service," he said. "I was training on the water one particular day and they came out to see what we were doing. They asked what qualifications I had and I ended up going back to shore with an application form! They recruited me on the water."

"I've been there for eight years and we have got a crew there from a range of backgrounds. Not a single person gets paid a fee. It is 100% voluntary. We have got a hospital caretaker in the estates department, he is our station manager. We've got paramedics, we've got firefighters. We've got a broad range."

"We are an independent lifeboat which is quite unusual. People see the orange boats and immediately think it's the RNLI. We are not funded by them in any way. We pretty much just survive off donations from the local community so that is a huge thing for us. We can't thank the public enough

for what they do for us. Without them we wouldn't be able to do what we do."

To put into context how much the local community value their lifeboats you need look no further than the sheer amount of money it takes to run the organisation. Darren explained: "Our annual running costs in excess of £20,000 a year which is not bad but on top of that we need to purchase new equipment and that is quite substantial. Our current lifeboat is about £40,000. We also have a small one which is about £10,000. We have made a recent purchase which will soon be operational - a hovercraft."

The hovercraft is an absolutely vital purchase for the team because of the geography of the local area. Darren said: "The Loughor Estuary is a dangerous stretch of water with a very fast moving tide. What happens is, when jet skis are traveling towards the sun it is difficult to make out what is water and what is wet mud. So we have had a few incidents now where they hit the mud and are stranded there."

"The hovercraft means we can operate at all states of tide. When people are stranded we can get the lifeboat reasonably close but then the crew have to put themselves at risk. However with the hovercraft we can literally pull up right alongside them."

"We need our families support"

According to Darren it is not just the volunteers who are giving up time to save lives. It also has a big impact on their families.

"We are a close knit crew so after training we will often socialise together," he said. "Just last weekend we had a family barbecue! Sometimes we are going to be away from our families. I have been on callouts that can last 10 hours so it's good to have the family involved as well so they can understand what we do."

"The family have got to be massively supportive. I'm quite lucky in that respect as I've got a very understanding wife! Either that or she hates me and she's glad to see the back of me!" he added with a laugh.



The history

You don't spend 50 years saving lives and not have some good stories to tell. If you go to their website (loughorlifeboat.org.uk) you can read the story behind every single call out (as well as making a much needed donation). The call out lists offer a fascinating and sometimes tragic insight into the past.

On July 6, 1971, an entry showed the true dangers of the sea and the emotional challenges the crew face. It reads: "A father and son had been reported missing while fishing in the river west off the railway bridge. Unfortunately both father and son drowned and the father's body was recovered. At tide the search for the son was stood down."

It is not all sadness though and on October 15, 1970 the entry reads: "The lifeboat was called by the Coast Guard to four persons cut off for the tides at Penclawdd. On arrival the four persons were found in the water and were taken on board the lifeboat and transferred to hospital. All four persons recovered from the ordeal."

Just a month later there was even a man on the run! A November 4 entry reads: "Police had reported that a person had entered the water at the Loughor Foundry after they chased him for burglary. After a long search of the area nothing was found and the search was called off."

THE LOUGHOR LIFEBOATS IN NUMBERS (AS OF MAY LAST YEAR)

- 50 years of service
- 1032 call outs
- 379 lives
- 45 animals saved
- 7 coxswains
- 0 payments to crew members
- One of around 63 independent lifeboats in the UK

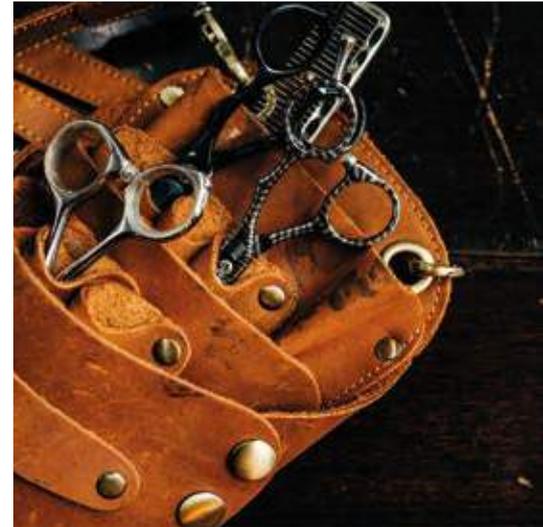


Ditching the road for the High Street

MOST PEOPLE USE THEIR TWENTIES TO WORK OUT WHAT THEY WANT TO DO WITH THEIR LIFE. NOT SO FOR MEGAN HAYLER.

Mum Megan, 28, worked epically long hours as a mobile hairdresser to save money to open her own salon.





*“I was mobile for a year but I always knew I wanted my own salon,” she said.
 “The property came up and it took about four months to do up - we opened in April 2017.”*

“We are fairly established now. It's been going from strength to strength and I've got five members of staff.”

Based on the High Street in Gorseinon, The Steelworks Hair & Beauty Co does not look like your typical salon. Megan said: “My last name was Steel and there was the old Bryngwyn Steelworks in Gorseinon so I came up with the idea for the name.”

“That's why we've got the brickwork style. It's supposed to look quite industrial with lots of wood. I will be doing a bit more to it. I'm adding to it all the time. I think it looks a bit different from other places in Gorseinon and it's true to the history of the area.”

This was not only the first business that Megan has run, it is also the first time she has managed people. Though it has been a learning curve, the popularity of the salon speaks for itself. She said: “It was such a

massive jump going from being mobile to a salon. I was working 12-hour shifts doing the mobile to get the money to do this.”

“Obviously I was traveling on the road a lot so you can't fit as many people in because you have to travel. So I was working from nine in the morning till nine at night five days a week. On my days off I was coming in and trying to do the salon out as well as meet reps and buy stock.”

“It was quite stressful and obviously there is an expectation when you open a new salon. It's massive. So it was rather a big jump.”

“When I started there was only me and one other girl doing 16 hours a week. So all the cashing up and cleaning fell to me.”

“I put a lot of pressure on myself to get everything done and then I realised that you can't have everything perfect. You can't please everybody all the time and I am a bit

more relaxed now. I was a bit worried and a bit stressed but I think that's natural isn't it?”

When you speak to Megan you quickly realise from her accent that she is not from the area, or even close. She grew up on an island on the west coast of Scotland.

“My dad is from Skye and his family came down here. I did my training in Glasgow originally.”

Despite being far from where she grew up Megan sees similarities between the tight community here and back in Scotland. “It's like the island I'm from but on a bigger scale,” she said.

“You can be anonymous if you want but you can also be part of a community as well. Every time I go to the pub I'm always bumping into loads of clients and end up talking all night!”



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Helping to care for the carers

LOSING A LOVED ONE IS ALWAYS HORRIBLE. HOWEVER ONE WOMAN HAS USED THAT PAIN TO HELP COUNTLESS OTHERS

When you pull into the drive of the Old Mill Foundation in Penclawdd you are greeted by the most stunning house and garden. You are immediately at ease. The surroundings are beautiful, the people are warm and you feel safe - and this is exactly how you are supposed to feel.

Back in 1998 Sarah Clark moved into a beautiful, 500 year old former flour mill with her husband Steve.

In 2002, Steve was diagnosed with a rare and aggressive form of cancer. He was only 42.

Tragically Steve lost his battle with the disease that same year.

From this terrible set of circumstances has come something wonderful.

Sarah, who is trained and has expertise in holistic therapies such as massage, reflexology and reiki and used them to help relieve some of Steve's symptoms. She also came to realise how isolating and hard it can be for the carers of people with serious health problems.

From this knowledge and insight the Old Mill Foundation was born. The charity, based in Sarah's home as well as two other locations, offers a range of complementary therapies free of charge to people living with cancer. This does not just apply to the person with the illness, but also their close family.

Sarah said: "I became a holistic therapist because my mum had cancer. She used to go to the Bristol Cancer Centre and got a lot of help from that.

"I met my late husband, we moved here and I set up at holistic business. Unfortunately he was diagnosed with cancer."

"What I felt when he was going through his treatment was that there wasn't much care for carers. Obviously hospitals find it hard to look after the patients let alone the carers and understandably so. But you can feel quite isolated as a carer."

Over the last 18 years Sarah has dedicated her life to those who are struggling with



the disease which affects a huge amount of people in Wales.

“Our clients are about 40% carers and about 60% cancer patients,” she said. “We provide support both emotional and physical through a range of things.”

“The main one is complementary therapies and it depends what volunteers we have at any point.”

“We always have things like, massage, reflex, reiki, crystals and Indian head massage.”

“A few of our volunteers do manual lymphatic drainage, we have tissue massage, we have counselling and we have a lady who comes and does nails. We even offer a cup of tea and a chat.”

It is that “cup of tea and a chat” idea that really comes across as you walk around the venue and are struck by the kindness of the volunteers. This is particularly useful to carers who may not feel like they can show vulnerability to a loved one who is suffering.

“It’s good for them to have a chance to be themselves,” said Sarah.

“When you are caring for somebody you might not want to show your emotions to them because you will feel they are burdened already.”

“To be able to go to somebody else and cry or laugh without feeling guilty and just be normal is such a lovely concept. We offer carers a chance to be themselves. I think the



patients as well feel they don’t want to burden their partner too much. So having a stranger to talk to can be more beneficial sometimes.”

Walking round the garden with Sarah you realise how starting the charity, though an exhausting task, helped her heal after the loss of Steve.

The vast majority of people who visit the centre recover from cancer and become volunteers themselves. They are always dropping by to say hello and there is something wholesome about the place. “For me it was a healing process starting the charity,” said Sarah who is originally from Birmingham.”

“Especially at the start, it gave me something to focus on and throw myself into. It brought something good out of something bad. That has always been my thought pattern, that you should try and make something good out of anything that is bad.”

Despite dealing with quite emotionally challenging circumstances every day by far the hardest part is raising money to keep the doors open. That is why Sarah is always

grateful for any donations from the public. “This is my garage!” she laughs pointing at the beautiful waiting room for clients.

“We had to turn the office into a treatment room because we were so busy! My lounge was the reception area and then we took on more volunteers so we had a start doing hypnotherapy in my conservatory.”

“As time went on we got busier and busier and we converted the garage into a reception area. I think it makes people feel more comfortable to stay a bit longer here. They used to sit with Billy the greyhound. You don’t want them to feel like they have to rush off afterwards.”

“We are a registered charity. It is a huge struggle. Because we are in competition with charities like Macmillan for money.”

“We are all trying to access the same funding and we do all work together. We refer to each other but because we are so small we don’t get as many people fundraising.”

“It is a struggle every year to keep the doors open.”



ADVICE

Sarah has dedicated much of her life to making and keeping people healthy.

She has put together a list of tips for making sure you are in top condition both mentally and physically.



DIET

Eating healthy is so important. If you are not prepared to go vegan then cutting down on your meat consumption. Cut out dairy, sugar and processed food.

Dairy contains growth hormones. A cow gives milk to a calf so it can grow. We are taking in those hormones when we have dairy. With an oestrogen based cancer the hormone can encourage it to grow to enormous sizes.

Sugar can feed cancers and meat is carcinogenic in big levels. If you can't, then cut down and stick to organic white meats.



EXERCISE

We need to exercise because cancers don't like oxygen. the best way to do this is to exercise outside.



MOOD

It is important to do things that lift your mood. Cancers take hold when your immune system is really really low. So we don't want to be low and we don't want to be depressed. We need to find ways to keep ourselves happy and that's obviously different for everybody.

The majority of cancers normally start between two and five years before it actually shows in your body and it is often an emotional trigger.

Take time out for you. We live in such a busy world these days we forget to actually enjoy life. If you're not enjoying life, what's the point?





The definition of a cottage industry

FROM A LITTLE KITCHEN IN HER COTTAGE ONE MUM FROM THE GOWER HAS CREATED
A SWEET TREAT WHICH PEOPLE AROUND THE COUNTRY CAN'T GET ENOUGH OF.



*When you first meet
Kate Jenkins you realise
she is a force of nature.
There is no other description -
it fits perfectly.*

She runs the immensely popular Gower Cottage Brownies.

Just over 10 years ago she started making brownies in the kitchen of her Gower cottage (can you see where this is going?)...

To say that the brownies that came out of that oven have proven a hit would be an understatement. The little business in the Gower now counts among its clients Richard Curtis, who has it on the set of his films, John Barrowman and the entire cast of The Archers.

“We also supply the Welsh rugby team before every international match,” said Kate.

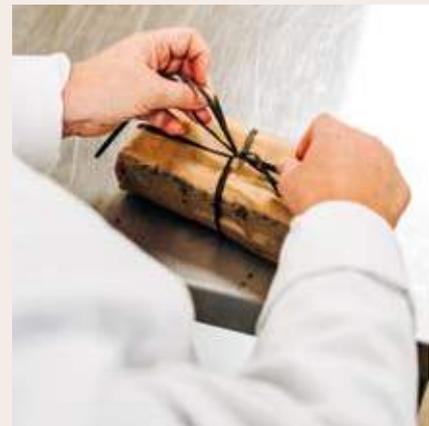
“It started with Ryan Jones when he was the captain because he lives down the road and it's just gone on from there. It's become their one treat they can have.”

And rugby is not the only elite sport that enjoys the delights of her brownies. She said: “Wimbledon came to us about five years ago because their chief executive had received a box as a gift and asked if we could resupply Wimbledon.”

“I've never paid for advertising, I have just got a big mouth. I've gone from supplying the local mother and toddler group to supplying the green room for James Martin's shows.”

“It's also in the green room for A League of Their Own and Jamie Redknapp puts pictures on Instagram. That's the way to grow the business - we just let our brownies do the talking.”

Kate's ethos is that instead of saying something with flowers, say it with brownies. She describes them as a “cwtch in a box”.



“The price point is a lot cheaper than flowers and it still says the same message. Plus it is something the whole family can enjoy. It can be romantic, it can be loving, it’s for old and young, men and women, in good times and bad.”

“When I had my boys everybody sent me flowers and you'll never have enough vases and the last thing you want to do is arrange flowers - what you want to do is eat!”

“It can be for kids doing their exams. It's a great way to wish them luck. Brownies equal brain power as far as I'm concerned.”

It all started small for Kate.

“When I started I had to work out how to ship them to people,” she said. “I had heard of people doing Welsh cakes by post so

I wondered if it would work. So I made a batch of brownies and posted them from my local post office back to myself. I was expecting some crumbs to arrive but they came back and they were perfect.”

“Then I thought ‘we need a website’. We had no money so I convinced a local woman to do a one page holding page and took some pictures on my phone.”

“We had just won an award so I thought I would write myself a press release. I put that press release into a box of brownies and sent 10 of them out to the food editors of various websites and newspapers.”

“It was genius because the brownies are very good and it’s landing on the journalist’s desk. They all wrote it up straight away and the Guardian said it sent them into a frenzy and BBC Good Food said they were some of the best brownies they’d ever tasted - it just kept rolling from there.”

For most of its life, Gower Cottage Brownies was based in Kate’s house. This can prove quite a challenge at busy times! Kate explained: “My husband, who to start with thought it was just a hobby and a way of keeping me quiet, had to leave his real job about six years ago. He now works with me!”

“We have expanded the cottage and taken on employees which is great.”

“We live in a rural area and it is perfect because a lot of our staff are mums living here with either young children or primary school children. They wouldn't be able to drive into Swansea for work and they need flexible hours.”

“I've got three full-time and then I've got about 10 flexible staff. We're about five in every day but around Easter and Mother's Day we have a lot of others.”



One of the challenges as the business has grown has been to maintain that rural Gower feel while increasing production. Due to the taste, and the care that goes into the production and presentation of the brownies, many customers are still under the impression that Kate is producing them in her Aga! In fact, the creation of the brownies took over much of Kate's house to the point that she has recently upgraded to a different premises. According to Kate that was both a relief and a tough decision.

"Two to three months ago we moved [production] out of our cottage to expand," she said. "It's amazing to have my house back. In the latter stages we had a commercial kitchen out the back. We then had to extend what I called The Brownary which is where we do the cutting and wrapping."

"We had a marquee on the back for the last six months where people were doing that."

"We knew we needed more space and we knew we still needed to be local. We've managed to find an old country farm which is a mile down the road and we have literally just moved in to that."

"It is phenomenal. It's changed our lives. It's 3,500 square feet."

"People don't seem to realise how big the business is now. We've needed to move for four years. I can't remember what it was like to have a real house! I love going to work now."

As the writer of this article I can attest the brownies are delicious. A perfect cwttch in a box.



For the love of running

YOU MAY HAVE NEVER THOUGHT THAT HAVING A BEER AND RUNNING COULD MIX. WELL THEY CAN, AND THE RESULTS ARE WONDERFUL.

Fitness and healthy living are more in vogue now than ever. With people spending more time in cars or behind screens they are starting to really value health and time outdoors.

At the same time, festivals seem to never stop increasing in popularity with new ones popping up all the time. There is one festival in Swansea that has brought both the active lifestyle and festival together like no other. Love Trails Festival has been going for three years to remarkable success. We caught up with the founder Theo Larn-Jones to find out more.





Photography: Clement Hodgkinson

So what exactly is Love Trails?

Love Trails Festival is the world's first music and running festival. Established in 2016, over 3 summer days in July, Love Trails fuses running, adventure, music and wellbeing. Run by day, party by night. Running routes explore the Gower Peninsula in South Wales, taking in award winning beaches, coastal paths, castles and ancient woodland.

Where did the idea come from to start it?

The idea for Love Trails was born on a run (where else!). Friends Theo & George, both avid festival goers and runners, wanted to create an event they wished existed, but didn't. The first Love Trails was a hit, and whilst just 30 guests attended that first edition, the blueprint for Love Trails was born!

How many people take part?

This year just shy of 2,000 people attended. Love Trails has grown rapidly, and shows no sign of slowing down. In the region of 3-4,000 people are expected to attend the 2020 edition.

Why do you think it has been so popular?

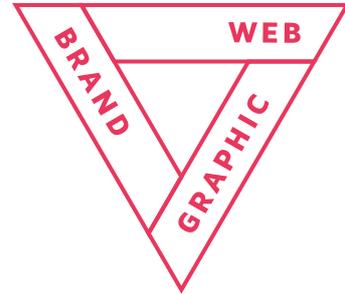
Leaving a festival feeling better than when you arrived is fairly rare, but that's how it is at Love Trails! People seem to love combining fitness with partying. Running leaves you with a natural "runners high", combining that endorphin rush post-run with the buzz and energy of live music and DJs creates a unique feeling & atmosphere. It's addictive, and good for you!

There must have been some great stories over the last three years?

This year a couple proposed during the Run to Sea Kayaking activity, where guests ran 10km to a beach before going on a Sea Kayaking adventure with local Welsh company TYF Adventure.

In 2019 we also hosted the world's first 'Beer Mile World Championships' at Love Trails. Where teams of four take part and compete to down cans of beer whilst running laps of a running track. Total madness, but a real spectacle and great fun to take part in too!

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Swansea Life Awards

THE SWANSEA LIFE AWARDS FROM WALES ONLINE IS A GREAT OPPORTUNITY FOR US TO SHOUT ABOUT WHAT SWANSEA IS GREAT AT.

There are some incredible businesses and individuals in the area and often they don't get the credit for how fab they are. This is why we sponsored the restaurant of the year category.

At an incredibly glamorous event at Brangwyn Hall on September 13 the Swansea restaurant Truffle bagged the big award.

All the entrants deserve credit but Truffle especially should be proud. It is hard to describe a restaurant to someone who hasn't actually tasted the food so we thought we would leave it to some of their reviews. One online reviewer said: "As a family we've been a few times but haven't taken time to leave a review."

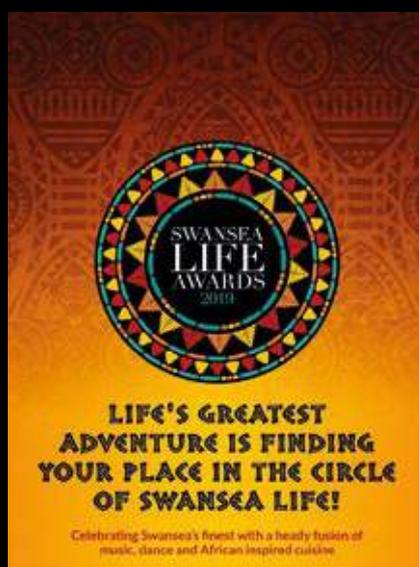
"Each visit has been consistently good... great tasting unpretentious food coupled with attentive service...had a lovely evening and will definitely be returning... thumbs up!"

One of the great things about the place is the flexibility.

Despite being licensed it operates a "bring your own booze" policy as well and doesn't charge corkage.

On TripAdvisor Dave8857 said: "This was probably one of the best meals I've ever had out. Five of us had different dishes and all were perfect, without exception."

"The fact that you bring your own wine is also a massive bonus. That way you can drink your favourite tippie without paying over the odds. The night we were there they were extremely busy but the staff were so attentive that it did not matter at all. All the staff were charming and genuinely made us feel welcome. I can't recommend it enough."



BRANGWYN HALL, SWANSEA •••• 13TH SEPTEMBER 2019





My animals are a labour of love

NEVER HEARD OF A CARRIAGE DRIVING SCHOOL? YOU HAVE NOW.

Standing by the busy B4295 Penclawdd Road near Gowerton you would expect to see a lot of cars driving past. You would also probably expect to see a fair few vans as well.

What you will not be expecting to see (and hear) is the clip clop of a carriage drawn by four beautiful horses. However you are just metres away from Llwyn Mawr Farm which is home to South Wales Carriage Driving Centre.



This is run by 59-year-old Rowena Moyse who is, frankly, a maverick.

The centre is both a labour of love and a production line for elite level horse and carriage drivers. We caught up with Rowena just before she headed off to Hungary to take part in an international carriage driving competition.

What is a typical day like at the yard?

We jokingly say that we don't get two days the same. Feeding at night and morning is about the only thing that's the same everyday.

The daily routine works around training horses. We might be breaking the youngsters, lunging or long reining, or we might be schooling the competition ponies, that's training them in their dressage or cross-country, or we could be out exercising on the roads.

There are not many driving centres but there are a few around the country. We are unique in that we do commercial work and competition driving. We cover all bases.

It is quite unusual to see carriages. Is there a particular breed of horse that is suited to it?

I've tried everything from Shetlands to Shires and thoroughbreds too. Ideally they do have to be better behaved than for riding. You may see a horse rider jump on the horse when it is moving about a bit. But you certainly can't put a carriage on a horse that is moving around. It does matter which horse goes at the front. You have different temperaments for the leaders. Ones that are attached to a carriage in a group of four are called the wheelers so you have leaders and wheelers. You need different temperaments for the two jobs. Leaders have to be thinkers. They need to be able to think quickly and be very responsive to the driver. The team of horses I'm competing with at

the moment are trained in the textbook style because I've had so much experience in training horses. When I was given six to train to get together for competitions I started with them wild. They were herded into my lorry off the mountains in Wales and five years on we are competing internationally with them. You're not going to be doing it quicker than that.

This may sound naive but how does a carriage driving competition work?

There are all sorts of different disciplines just the same as riding. There are plenty of shows that do "show driving" but that's not what we tend to do. We go to competitions. The show is where you're showing off the breed and the type of animal. You are just



going round in circles in an arena where judges are looking at the horse.

With competitions you are asked to perform certain tasks. You have to do dressage, obstacles and cones courses. It is much more of a skills thing. You have to prove your skill as a driver.

It is obvious you love what you do. Has this always been a passion?

For as long as I can remember I have wanted to work with horses. It's all I've ever wanted to do. Building the school has been a lifetime, it's never finished. I'll be finished the day I die! I was one of these hyperactive kids in school and an absolute menace to the teachers. There are some photos in my mother's house of me when I was digging out the footings for the school. I did that by hand. Digging a gate post hole was great as



far as I was concerned. It let off steam. My family are not into riding. I am a very typical black sheep. Just recently I was talking to somebody about a time I was sitting around the table with my family and all I could talk about was horses - they weren't interested!

You have attended lots of competitions. What would you say you are most proud of?

I think it's the fact that I didn't have a lot of money starting out and I didn't have much backing from parents because they weren't really keen on me doing it.

What I am most proud of is that my first international competition I did with a pair I had trained, with harnesses I had made and a carriage that I built. I didn't do fantastically well but I had done it all myself.

You made your own carriage?!

A friend of mine said to me when I was in my twenties that I should go to night school to meet people.

I thought at the time 'what do I want to do at night school' and I couldn't afford the carriages so I thought I better learn to weld and make them! So I went to a welding class. When I told my friend she was absolutely mortified. She thought I was going to be doing something like needlework!

I really enjoyed it and I absolutely love working with metal. I don't do it now and I wish I was. Now we buy carriages in from Poland and it's actually cheaper to do that than make them ourselves.

I still train the horses and ponies myself but I don't make the harnesses.

Do the horses actually enjoy what they do?

Training horses is so rewarding. They are so willing and it's so enjoyable for them. I had a guy who happened to call here the other day who is the son of a breeder of Welsh ponies. He is very knowledgeable and has spent his life with horses and ponies. While he was here I said 'you must come for a ride on the carriages' and as we were going round he just suddenly said 'I have never seen ponies enjoy themselves so much' and he has spent his life with them.

Why would you encourage people to get into carriage driving?

It is family orientated. The thing with riding a horse is you do that on your own but driving gets the whole family involved. You can't drive a horse and trap on your own safely. There are so many people that I have taught where it has brought the family together.



You can find out more about the riding school at
WWW.ROWENA-MOYSE.COM

How we market Homes of Distinction

Delivering the finest service

Homes of distinction are not just thrown together. Time, effort and often love have gone into building your home. This is why we consider selling your luxury home in Wales an honour. We are therefore committed to delivering you the very finest service. Our pa black collection features exquisite homes of distinction from £350,000. Regardless of whether you're an open or discreet seller, our proven marketing strategies together with our highly experienced, hand-selected team will ensure your home is seen by the right buyers. We've taken all of these skills and have launched pa black lettings which see us also bring impeccable homes of distinction to the lettings market.

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

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

Distinctively designed

Although online activity is vital, so are our printed materials. There is something comforting about having a beautifully put together property brochure in your hand that you can relax and read at your leisure. Our property details are designed with the discerning buyer in mind.

The very fact you have this magazine in your hands right now means you have, or are at least considering, owning a property in Wales. This magazine is more than a simple list of properties. It tells the stories from inside the very communities where we sell homes. By understanding the areas in which we work, we are able to market our property properly - and give them the platform they deserve.

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

All avenues explored

pa black may be exclusive to Wales, but your buyer may not be. This is why we advertise our pa black collection within the national press as well as local publications, such as Cardiff Life and Swansea Life. We do not stop exploring new ways to build awareness of pa black and your property.

Potential buyers are everywhere and they can't all be reached through one medium.

We have invested in back-of-bus adverts to grab people's attention whilst they're on the move. We've also moved into radio advertising, featuring on Capital and The Wave. Social media is a huge part of all our daily lives. Our social media strategy enables us to reach more people than ever. We are relentless in our drive to market your property.

Growing our network

As you can tell by walking up any UK high street the estate agency market is absolutely packed. You do not grow and succeed by accident. Peter Alan is part of one of the most successful estate agency companies in the UK. Formed in 1936, the Connells Group is a network of around 600 branches, strengthening our connections and increasing the opportunities open to us.

We have made acquisitions that have seen our own network increase to 29 branches across South Wales, and a growth in standalone branches specialising in pa black.



Widening our reach

How people look for a new home is constantly changing and we always aim to be ahead of the curve, while retaining that human touch. The importance of online marketing is enormous and growing. It reaches buyers who may not be actively looking to move. Your home will have the benefit of being featured on not only our pablack website, but also that of Peter Alan, which according to the Homeflow benchmarking tool, attracts 40% more visitors than the average estate agent website. Advertising on social media is the perfect boost for your property. By using our accurate targeting tool, you'll get optimised exposure for your property to relevant buyers. We constantly analyse people's search criteria on our website and improve the targeting in real time. This means we can ensure that your property is advertised to the right people on social media at all times. Not only that but we also invest in the "premium listings" on the leading property portals, such as Rightmove and Zoopla, because we want to give your home an edge.

Providing an alternative way to view

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

Our web portal MyAccount

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

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

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

*For Sale:
Pilton Green, Rhossili*

For more information see page 52

PA BLACK IS EXCLUSIVE TO WALES



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Still Proud

Over the August Bank Holiday Weekend Pride Cymru's Big Weekend returned to Cardiff to celebrate its 20th birthday.

An estimated 15,000 people marched throughout the city centre to kick off Saturday's Pride celebrations, joining together in the Welsh capital to raise awareness of equality and diversity and support the LGBT+ community.

As well as the parade, the weekend featured something for everyone and lots of family fun with live music, headlined by Scottish pop rock band Texas, street food,

funfair rides, a gin bar and a variety of entertainment across 4 stages, ranging from music acts to drag performers to comedians.

A number of our staff went along on the parade day and enjoyed seeing families, individuals, organisations and groups of all ages, cultures and backgrounds taking part to showcase the true diversity and equality across Wales. We are already looking forward to Pride Cymru 2020!



The gift of thoughtful giving

A thoughtful gift is a memorable gift; one that indulges all the senses which can be found in our unique, epicurean box of gourmet delights. A gift that is a result of your thoughtfulness which will engage the recipient in simple pleasures, which will bring great joy. So, if you want to give the gift of luxury, showing that special someone, client, family or friend how much they mean to you, our award-winning hampers might just be the solution.

Sloane Home, crowned 'Best in Luxury Gift Hampers' by the *Food and Drinks Awards*, creates sumptuous boxes of indulgent treats that are perfect gifts, filled with our handmade award-winning artisan products that perfectly complement each other.

Having just been named a 'Great Taste Producer' by the *Guild of Fine Food*, winning six Great Taste Awards over the past four consecutive years. Great Taste is organised by the Guild of Fine Food and is the acknowledged benchmark for fine food and drink. It has been described as the "Oscars of the food world and the epicurean equivalent of the Booker Prize".

The Sloane Gift Hamper is the perfect answer to any and every occasion, we've curated a selection of hampers, which includes perfectly paired spirits with matching signature fragrances from our collection, along with tasting notes from our exquisite treats range. At Sloane we pride ourselves on adding that elegant personal touch to everything we do. Each hamper will include a complementary hand-written card with your very own personalised message. To ensure you make the most out of your Sloane Gift Hamper we have included recipe cards with hints, tips and seasonal ideas.

We are proud to be a zero-waste company and we make, bottle and label all our products by hand at home. We are also members of the Walpole London, which protects and supports the top 200 luxury brands within the UK.

*Our Hampers start from **£35** and available for **next day delivery**.
Purchase online at sloanehome.co.uk for **10% off enter Peter Alan** at the checkout
For further information please contact: info@sloanehome.co.uk*





Angela Davey talks about Legislative changes within the Private Rental Sector

Rents are going up and are showing no sign of stopping.

The reason for this is new legislation designed to protect tenants. Unfortunately it is hurting those who it was supposed to help.

The Renting Homes (Fees) (Wales) Act 2019 came into force on September 1, 2019. This act states that neither landlords nor agents can charge tenants any fees before, during or after a tenancy agreement.

Any payment a tenant is required to pay, unless permitted by the act, is banned and is a 'prohibited payment'. The penalties are high for landlords and agents who are found to be still charging tenants.

We are already seeing many agents exiting the market as their businesses are unable to sustain the costs without the valuable revenue from tenants.

As a by-product of this legislation letting agents who continue to stay within the industry providing valuable service to both their

landlords and tenants have had to look very hard at their business models.

The first thing they have looked at are the fees they generate from landlords. These fees have more than likely needed to be reviewed and landlords in turn have looked at the rents they are charging and consequently have passed the cost on to their tenants by increasing rents.

We know from surveys that rents across the country are at their highest at the moment with no sign of levelling off.

All of this was predicted by experts within the lettings industry when the government first announced that they were looking to ban all fees paid by tenants entering the private rental sector, their vision was to make rented accommodation more accessible to all who needed it. Unfortunately the change in practice has penalised those who were meant to have been protected...

In Wales, and probably before the end of the current government which is due to sit until mid-2021, there are more planned changes to come in the shape of tenancy reform. This will see the end of the familiar assured and assured shorthold tenancies and they will be replaced by occupation contracts.

Interesting times ahead for landlords and agents.

To view a selection of our pa black lettings properties view page 50.



Meet the team

THE TEAM COVERING NORTH GOWER IS OUR GORSEINON BRANCH. WE CAUGHT UP WITH A FEW OF THE PEOPLE WORKING IN THAT OFFICE HELPING PEOPLE FIND THEIR PERFECT HOME.

Matt Elliott - Branch Manager

MATT, 37, HAS WORKED FOR PA BLACK FOR EIGHT YEARS. HE IS CURRENTLY BRANCH MANAGER IN GORSEINON.

Originally from down the M4 in Bridgend, his favourite part of the role is helping people find their home for life. Matt explained: "I love selling properties for vendors and seeing their delighted faces at the fantastic results we get for them whether it be price or timescales."

"On the flip side, finding a dream home for buyers and helping them move to their

forever home is my favorite part of the job." If people buying houses from Matt feel spoiled by the attention he pays them that is nothing compared to his pets.

"I love to spend time with my wife Amanda," he said. "We have a dog and a cat who are very spoiled but why have pets if you can't spoil them?"

Despite selling houses as far west as the holiday hotspot of Tenby, Matt likes to spend his holidays a little further afield. He said: "I have been to Bob Marley's house in Jamaica and have swum with dolphins, plus travelled to and stayed in a water villa in the Maldives. I love to travel and see the beautiful world we live in plus going to the 146th floor in the Burj Khalifa in Dubai was breathtaking."



Megan Davies – Lettings Valuer

MEGAN'S FAVOURITE WAY TO SPEND HER FREE TIME IS DOWN THE BEACH WITH HER FATHERS' GUIDE DOG CARIAD.

However the 24-year-old from Burry Port is kept pretty busy with her role. "Day to day, it is my job to ensure that the lettings department in Gorseinon is running smoothly and efficiently," she explained.

"I am responsible for valuing and bringing new properties on to the market, for moving new tenants in and then once moved into their new home, making sure that both tenants and landlords are content during tenancies."

"The most rewarding part of my job is handing over the keys to new tenants and seeing their joy when moving into their new home." Despite living fairly close to her hometown, a brief look at Megan's CV shows she is not afraid to spread her wings.

"I have a BA Hons degree in both Spanish and Italian," she said. "I studied at Swansea University for four years, with a year abroad in Spain teaching English to Spanish students between the ages of 16-60. I love travelling and have been to the USA 13 times in total. Other travels also include Portugal, Egypt, Turkey, France, Spain and Italy where I lived for three months."

Matthew Phelps Mortgage Services Sales Manager

MORTGAGE SERVICES SALES MANAGER MATTHEW PHELPS HAS BEEN WITH THE COMPANY FOR FOUR YEARS. HIS ROLE IS TO DEVELOP HIS TEAM OF ADVISERS.

He said: "Effectively we are here to help customers reach their end goals, whether this be a first time buyer purchasing their home or the many home movers we see on a day to day basis, and even investment buyers looking to develop a property portfolio."

Father of three Matthew is a passionate Scarlets supporter and says 'all the family have season tickets, so we can enjoy the success, that I hope will follow, together.'

Bilingual Matthew was once on a train that caught fire by hitting the inside of the Severn Tunnel. He was fine but put his multilingual skills to good use. He said: "The train stopped inside the tunnel and the carriage filled with smoke but we were swiftly taken to another train that safely transported us away without too much drama."

"The major error on my part was to inform my brother who is a BBC journalist of the incident as he promptly told all of his colleagues, meaning I spent the next few hours conducting interviews in the Welsh and English languages to various news outlets as a consequence."



£3000 pcm



£2300 pcm



Ystradowen, Cowbridge

EPC = D

- Beautiful 6 bedroom stone built 1840 farmhouse
- Large open plan Sigma 3 kitchen
- Large family home
- Detached farmhouse
- Converted attached stable converted into a two storey self-contained two bedroom annex
- Exceptional high standard of accommodation

Hensol Castle Park, Hensol

EPC = C

- Executive three bedroom apartment
- Located within Hensol Castle Park
- Electric heating
- Allocated parking
- Secured gated community
- Integrated sound system
- Communal grounds



£1900 pcm



£1500 pcm



£1500 pcm

Park View Apartments, Greyfriars Road, Cardiff

EPC = C

- Three double bedrooms all en-suite
- Family bathroom
- Modern fitted kitchen with appliances
- Large living room
- Dining room
- Onsite Concierge

Oaklands, Ponthir, Newport

EPC = D

- Four bedroom family home
- Finished to the highest standard
- Three bathrooms
- Large brand new kitchen
- Off road parking and garage

Kyle Crescent, Whitechurch

EPC = D

- An exceptional four bedroom executive property
- Two reception rooms
- Conservatory
- One en-suite and family bathroom
- Landscaped gardens
- Long driveway



Albany Road
02920 462 246

Barry
01446 733 224

Blackwood
01495 231 199

Bridgend
01656 657 201

Caerphilly
02920 867 611

Canton
02920 397 171

Chepstow
01291 630 876

Cowbridge
01446 772 857

Cwmbran
01633 484 855

Dinas Powys
02920 513 151

Gorseinon
01792 894 422

Heath
02920 231 670

Llanishen
02920 618 552

Maesteg
01656 736 136

Merthyr Tydfil
01685 722 223

Monmouth
01600 714 355

Morrison
01792 798 201

Neath
01639 635 115

Newport
01633 221 892

Penarth
02920 703 799

Pontypridd
01443 485600

Porthcawl
01656 771 600

Rumney
02920 792 888

Swansea
01792 641 481

Swansea Marina
01792 463 780

Talbot Green
01443 222 851

Victoria Park
02920 397 077

Whitchurch
02920 612 328

If you would like to discuss our services further,
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then please email distinctive@pablack.co.uk or call 0845 3402911

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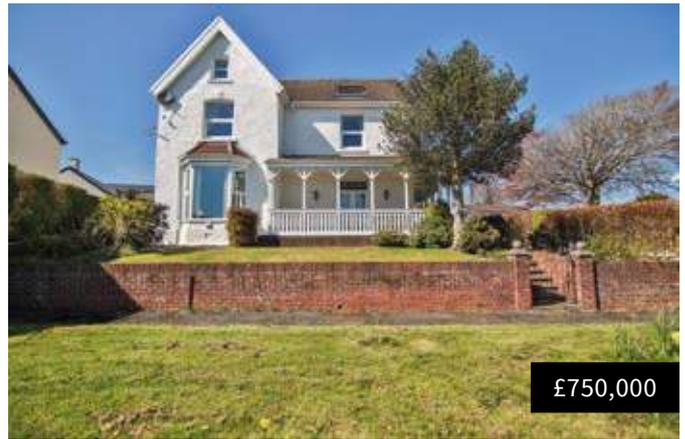
£1,100,000



Pilton Green, Rhossili

EPC = B

- Equestrian 7 bedroom property
- Approximately 15 acres
- Option to purchase without land
- Self contained annex
- 4 block built stable
- Sand and Fibre menage
- High specification, versatile accommodation



£750,000



Mayals Road, Mayals

EPC = F

- 4 bedroom detached property
- Victorian character features
- Driveway/off road parking
- Sea views
- Sought after location
- Catchment for well regarded schools



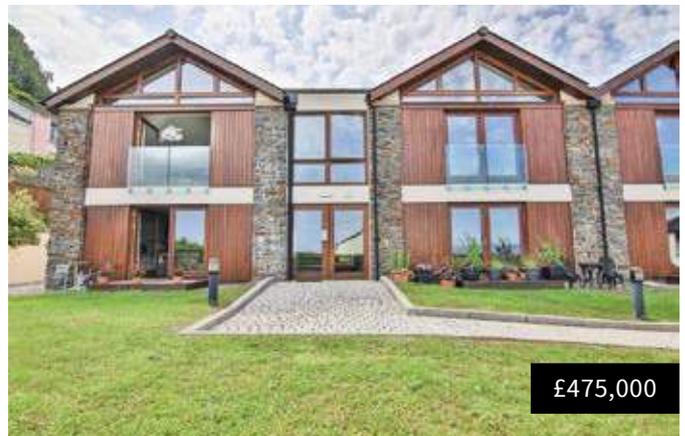
£480,000



Y Deri, Sketty

EPC = B

- 5 bedroom detached family home
- 2 en-suites
- Family bathroom
- Lounge and dining room
- Spacious kitchen
- Off road parking
- Single attached garage



£475,000



Western Lane, Mumbles

EPC = TBC

- 2 bedroom penthouse apartment
- Open plan living area, double glazed oak full height windows
- Close proximity to local shops restaurants
- Private landscaped gardens with panoramic views
- Secure gated entrance
- Illuminated driveway
- 2 private allocated parking spaces



£725,000



Bishopston Road, Bishopston

EPC = C

- 6 bedroom detached family home
- 2 en-suites plus family bathroom
- Spacious reception rooms
- Kitchen, separate utility area
- Enclosed rear garden
- Off road parking, integral garage



£675,000



Cwrt Ty Gwyn, Llangennech

EPC = C

- Immaculate 5 bedroom detached house
- 4 reception rooms
- Bespoke kitchen/breakfast room
- Principal bedroom with luxury en-suite
- Gated entrance, detached double garage
- Generous enclosed rear garden
- High specification, underfloor heating



£450,000

Sawel Court, Hendy

EPC = D

- 5 bedroom detached
- Indoor heated swimming pool
- Large family kitchen
- Generous plot
- Triple garage and converted workshop
- Easy access to M4 and major link roads

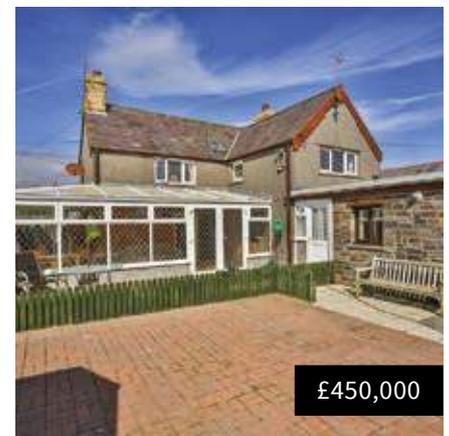


£450,000

Blackhills Lane, Fairwood

EPC = F

- Detached 4 bedroom property
- Semi rural
- Planning permission to extend
- Generous plot with off road parking
- Countryside views
- Gower Peninsular



£450,000

Pitton, Rhossili

EPC = E

- 3 double bedroom former farmhouse
- 1 bedroom self contained annex
- South Gower Peninsular with countryside views
- Generous sun filled gardens
- Gated access onto block paved drive
- Potential for B+B (subject to any consents required)



£650,000



£625,000



Castle View, Blackpill

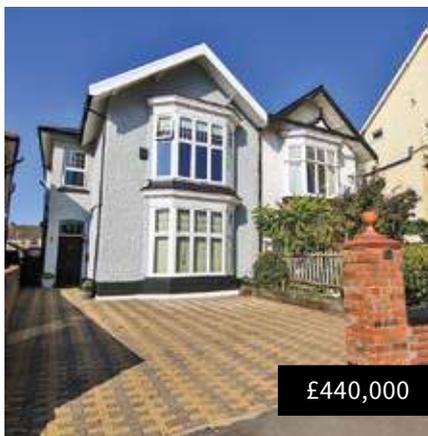
EPC = C

- High specification converted coach house
- Modern and contemporary open plan living
- Kitchen breakfast area opening to courtyard garden
- 4 double bedrooms
- En-suite to master
- Within Grade 2 listed Clyne Castle gardens
- 2 parking spaces

Ynysymond Road, Glais

EPC = E

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



£440,000



£400,000



£400,000

Eaton Crescent, Swansea

EPC = D

- 5 bedroom semi detached
- Spacious versatile accommodation
- Retaining many original features
- Off road parking
- Enclosed rear garden
- Uplands, close to local amenities

Penyfai Lane, Llanelli

EPC = D

- 4 bedroom detached
- Elevated position
- Far stretching sea and coastal views
- Integral garage
- Spacious reception rooms
- Front and rear gardens
- En-suite to master bedroom
- Conservatory to rear with enclosed garden

Tawe Road, Llansamlet

EPC = TBC

- 4 bedroom detached
- Gated entrance and double garage
- Open plan kitchen dining area
- Spacious lounge
- Low maintenance garden
- Large family bathroom



£550,000



£485,000



Highbury, Llangennith

EPC = E

- 4 bedroom detached property
- Self contained annex
- Sea views over Llangennith beach and Rhossili down
- Situated in over 3 acre plot
- Off road parking
- Versatile accommodation
- Business opportunities (subject to relevant permissions)

Bryn View, Oxwich Village

EPC = D

- Oxwich Village location
- Versatile accommodation
- Spacious reception rooms
- Less than 500 yards to Oxwich Bay
- Potential for holiday let (subject to consent)
- Enclosed Courtyard garden
- Off road parking



£400,000



£400,000



£395,000

Clos Llwynallt, Alltwen

EPC = D

- 4 bedroom detached
- En-suite to master
- Spacious reception rooms
- Integral garage with power and lighting
- Generous plot with front and rear gardens
- Excellent commuting links
- Close proximity to local schools

Higher Lane, Langland

EPC = D

- 3 bedroom detached
- En-suite to master
- Spacious reception rooms
- Low maintenance gardens
- Sought after location

Rioja, Langdon Road

EPC = EXEMPT

- New development of 23 3 and 4 bedroom town houses
- Private roof top terrace
- Open plan kitchen/dining/lounge
- 4 double bedrooms
- 2 with en-suite
- Sun lounge
- Integral garage
- SA1 location



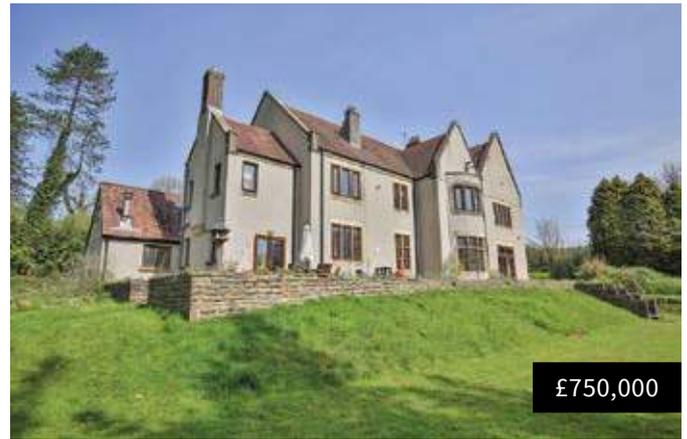
£800,000



Heol Las, Maudlam

EPC = C

- 5 bedroom detached family home
- Attached 2 bedroom self contained annex
- Open plan family kitchen area
- High specification throughout
- Underfloor heating
- Nature reserve and coastal views
- Triple garage



£750,000



Bettws Road, Llangeinor

EPC = D

- 6 bedroom detached residence
- En-suite to 2 bedrooms
- Spacious / traditional reception rooms
- Original features
- Generous grounds extending to over 2.5 acres
- Detached garage
- Spacious reception rooms



£575,000



Hutchwns Close, Porthcawl

EPC = D

- Sought after location
- Partial sea views
- Beautifully presented 4 bedrooms
- Bathroom en-suite
- 3 receptions
- Breakfast kitchen
- Overlooking central green



£400,000



Heol Croes Faen, Nottage

EPC = C

- 3 / 4 bedroom detached home
- 2 en-suites to the first floor
- Open plan kitchen dining room
- Bi folding doors to the rear garden
- Ground floor shower room
- Enclosed garden
- Separate utility room and garage



£545,000



The Links, Rest Bay

EPC = EXEMPT

- 3 bedroom apartment at Rest Bay
- Ground floor with private access to rear
- Built-in wine cooler, microwave and Induction hob
- En-suite and dressing room to master bedroom
- Landscaped communal gardens
- 2 allocated parking spaces
- 10 year new home warranty



£498,000



Coychurch Road, Bridgend

EPC = E

- 8 bedroom detached property
- Private enclosed drive with garage
- Generous gardens
- Spacious versatile accommodation
- Original features
- Excellent commuting links
- Priced to sell



£495,000



John Street, Cefn Cribwr

EPC = D

- Outstanding views of surrounding area
- 5 bedrooms, 5 reception rooms
- 3 bathrooms, 2 shower rooms
- Veranda terraces with views
- Vegetable garden orchard
- Ample gated parking
- Double garage



£475,000



Esplanade House, Porthcawl

EPC = D

- Duplex penthouse apartment
- 2 double bedrooms
- 2 en-suites
- Open plan living
- Sea views
- Main balcony / terrace with sea views from living area
- Second private terrace with sea views from master bedroom



Victoria Avenue, Porthcawl

EPC = D

- Extended traditional semi detached
- 4 receptions
- Large kitchen diner
- 5 double bedrooms
- 2 en-suites, bathroom shower room
- Off road parking to front
- Enclosed rear garden balcony to the front



De Clare Close, Porthcawl

EPC = C

- 4 bedroom detached
- Spacious ground floor with 4 reception rooms
- Ground floor shower room
- Dressing room and en-suite to master bedroom
- Low maintenance paved courtyard garden
- Close proximity to Nottage Primary School
- Within 1 mile of Porthcawl Town



Victoria Avenue, Porthcawl

EPC = D

- Traditional semi detached home
- Beautifully presented throughout
- 5 bedrooms, 2 receptions
- Spacious kitchen breakfast room
- Separate utility area
- Low maintenance rear garden
- Close to town beaches



De Breos Drive, Porthcawl

EPC = C

- Unique detached home
- Sought after location
- Versatile flexible accommodation
- 4 bedrooms
- 2 bathrooms
- Balcony, gardens
- Garage



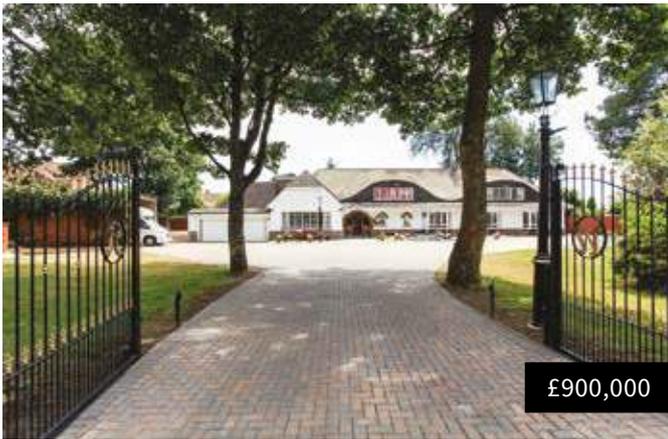
Larchwood, Wenvoe

EPC = C

£700,000

Located within the semi-rural village of Wenvoe, on a private road of just 11 detached properties, an imposing family home offering spacious and flexible accommodation along with very attractive landscaped gardens of approximately 0.4 of an acre. The property offers great potential to further enlarge and extend the accommodation (subject to the necessary planning consents being obtained). The ground floor accommodation briefly comprises an open porch area leading to the entrance hallway with gallery landing, a cloakroom/W/C, a 22 ft. triple aspect lounge, a separate dining room, sitting room, a fitted kitchen/diner with built-in ovens and hob, plus a separate utility room. To the first floor there is the gallery landing, the master bedroom with fitted bedroom furniture and an en-suite bathroom, 3 further double bedrooms - all with fitted bedroom furniture, and the family bathroom. Features include gas central heating, double glazing and a security alarm system.

The extensive gardens are landscaped and well maintained, and the property is approached from the private road via wrought iron gates and a long driveway which in turn gives access to the double garage.



£900,000



£585,000



Rookery Wood, Sully

EPC = D

- Set in grounds of approximately half an acre
- Individually designed detached family home
- Heated swimming pool
- Spacious accommodation with 4 reception rooms
- 4 Double bedrooms - master with en-suite
- Fitted kitchen and breakfast room with centre island
- Double garage and covered car port

Cardiff Road, Dinas Powys

EPC = C

- Newly refurbished double fronted detached modern home
- 5 bedrooms - en-suite to master family bathroom
- 22' Lounge
- Spectacular fully integrated kitchen dining
- Private landscaped gardens with double garage - electric door
- New Upvc double glazing
- Newly installed heating system



£500,000



£475,000



£399,500

Swanbridge Road, Sully

EPC = EXEMPT

- Grade 2 Listed farmhouse set in stone walled gardens of approx. 3/4 of an acre
- Beautiful views across the Vale
- Externally refurbished by the present owner
- Internally a blank canvas but retaining many outstanding features

St Lythans Road, St. Lythans

EPC = D

- No onward chain
- Detached bungalow with large gardens, set in rural hamlet
- Spacious lounge and dining room plus a study
- 3 double bedrooms
- Kitchen with separate utility room
- Double garage

Cardigan Close, Dinas Powys

EPC = C

- Detached family home with large basement room for development
- 4 double bedrooms - master with en-suite
- 3 reception rooms
- Open plan kitchen/breakfast room
- Large rear sun deck
- Off road parking and garage



£464,950



Harlech Road, Lythans Park

EPC = B

- Presented to 'show home' standards throughout
- A larger style 4 bedroom/3 bathroom detached family home
- Stunning, open plan kitchen/dining room with sitting room off
- Generous lounge
- Good size garden
- Double width driveway plus garage



£455,000



Leckwith Road, Llandough

EPC = D

- Double storey extended semi-detached - 2,500 sq.ft.. Living space
- Impressively large garden backing onto open woods
- Views over Cardiff
- Potential to create self contained annexe 5/6 bedrooms
- 2 bathrooms, 3/4 receptions
- Outdoor swimming pool
- Double garage



£725,000

Knowbury Avenue, Penarth

EPC = C

- Very generous family home located adjacent to the cliff walks
- 5 double bedrooms plus a single bedroom
- 3 bathrooms/Shower rooms
- 3 reception rooms
- Large, fitted kitchen/breakfast room
- West facing garden



£400,000

Arlington Mews, Sully

EPC = D

- Detached bungalow over 1,400 sq.ft..
- 4 large double bedrooms
- 2 large reception rooms plus games room
- Enclosed lawned inner courtyard
- Impressive side decked terrace
- Offered for sale with no chain



£429,950

Chaucer Close, Penarth

EPC = D

- Beautifully presented and extended semi-detached
- Stylish Sigma 3 kitchen with integrated Neff appliances
- Stunningly laid solid oak wood block floors
- 3 reception room & 3 generous bedrooms
- Contemporary shower room & family bathroom



£380,000



£699,950



Merthyr Dyfan Road, Barry

EPC = TBC

- Beautiful detached family home
- 4 bedrooms - 3 reception rooms
- Conservatory rear annexe
- Hot tub
- Good sized rear garden
- Garage and ample off road parking
- 2 en-suites - utility room

Cwrt St Cyres, Penarth

EPC = D

- Located in a private cul de sac of 4 properties
- Very spacious 4 double bedroom detached family home
- Master bedroom with full en-suite bathroom
- Lounge, dining room, sitting room and large study
- Fitted kitchen/diner
- Private garden and double garage



£360,000



£475,000



£425,000

High Street, Penarth

EPC = E

- Deceptively versatile spacious end of terrace
- Catchment - Albert Road primary
- Stanwell secondary schools
- 4-5 Bedrooms
- 2 Impressive living rooms
- 17' Kitchen

Fonmon Road, Rhoose

EPC = TBC

- Substantial 4 bedroom detached house
- Generous lawned gardens
- Heated swimming pool
- Detached garage
- Viewing highly recommended

Buttrills Road, Barry

EPC = TBC

- 4 bedroom detached
- Luxury custom design fittings
- New build 10 year warranty
- Prime location close to schools and commuting links
- No ongoing chain



Glebe Cottage, Flemingston

EPC = D
£800,000

pa black Cowbridge are pleased to present to market this semi-rural small holding comprising of an immaculately presented 4 bedroom detached family home boasting exceptional rural elevated views together with a modern stable block and adjacent pasture land extending to over 8 acres.

Internally the property comprises light and spacious reception rooms along with a kitchen dining area ideal for family gathering and entertaining whilst enjoying the countryside views. A separate utility area and cloakroom complete the ground floor. To the first floor there are 4 double bedrooms, 2 of which benefit from modern en-suite facilities whilst the remaining 2 double bedrooms have use of the modern family bathroom.

Externally to the front there is ample parking for a number of vehicles and a lawned garden with surrounding plants and shrubs. To the side a gate give access to further driveway space leading to the stable block and pasture land. There is rear and side garden space with a variety of sitting areas to enjoy the countryside views amongst a variety of mature plants and shrubs.



£849,000



£850,000



Welsh St Donats, Cowbridge

EPC = D

- Detached 4 bedroom modern country home
- Large and lovely gardens
- 0.65 Acre paddock, gated drive
- 20 ft. lounge, 25 ft. kitchen breakfast room
- Formal dining room, sitting room
- PVC sun lounge conservatory
- 3 bathrooms

Woodlands, Bonvilston

EPC = E

- 4/5 bedroom detached residence
- 2 en-suites
- Mature woodland gardens extending to just over an acre
- Heated swimming pool
- Sought after location, viewing is highly recommended
- Potential for extension / re-development



£550,000



£550,000



£550,000

Sigingstone Lane, Llanmaes

EPC = C

- Open plan kitchen/diner/family room
- Lounge, garden room and separate sitting room
- 4 bedrooms, en-suite & family bathroom
- Garage and gated driveway
- Generous south westerly facing garden

Hensol Castle Park, Hensol

EPC = B

- Ground floor luxury apartment
- 3 bedrooms (all with en-suite facilities)
- Open plan living space
- Bespoke kitchen and design
- Underfloor heating
- Private entrance
- 2 allocated parking spaces

Marine Walk, Ogmore-By-Sea

EPC = D

- Detached seaside home
- 4 double bedrooms
- 3 reception rooms
- Kitchen / breakfast room
- Double garage
- Off road parking



£700,000



£694,950



The Grange, Penmark

EPC = E

- 5 bedroom barn conversion
- Large kitchen / diner
- 3 bathrooms
- Private gardens
- Double garage
- Off road parking

Old Port Road, Wenvoe

EPC = F

- Distinctive detached home
- Full of charm and character
- 3 reception rooms
- 4 bedroom
- 1 en-suite beautifully maintained
- Large garden
- Off road parking



£530,000



£499,950



£575,000

Fox Hollows, Maendy

EPC = C

- 5 bedroom individual detached home within 2 miles of Cowbridge
- Cowbridge school catchment
- Detached double garage
- Spacious reception rooms
- Offered with vacant possession
- No onward chain
- Countryside views

The Granary, Llandow

EPC = F

- 5 bedroom link detached
- Barn conversion
- Courtyard garden
- Overlooking neighbouring farmland
- No onward chain

Llangan, Vale of Glamorgan

EPC = C

- 5 bedroom detached home
- Sought after village location
- Spacious reception rooms
- En-suite to master bedroom
- Countryside views
- Double garage



£850,000



£550,000



Ystradowen, Cowbridge

EPC = D

- Stunning beautifully improved stone built farmhouse
- Large and lovely gardens
- Village location
- Plus self contained 2 bedroom 2 storey converted stable annex
- 3 bathrooms
- 3 reception rooms

Thorn Cottage, Cowbridge

EPC = E

- Detached cottage
- 3 double bedrooms
- Lounge, dining room and study
- Kitchen with separate utility area
- Front and rear gardens
- Driveway parking
- Cowbridge location



£400,000



£475,000



£415,000

Penylan Cottage, St Brides Major

EPC = D

- 3 bedroom
- 2 reception rooms
- Beautiful views
- Detached garage
- Sought after area

Marine Drive, Ogmere-By-Sea

EPC = D

- 4 bedroom detached
- Sea views
- Master with en-suite and sea views
- Balcony / terrace
- Spacious reception rooms
- Garage

Richardson House, Hensol Castle Park

EPC = C

- Luxurious 2 bedroom self contained capacious apartment on the Hensol gated complex
- 6 ft. open plan lounge, dining room and sun room
- Bespoke fitted kitchen,
- Stunning en-suite bathroom, en-suite shower room
- Double glazing, 2 car spaces
- South facing sun terrace



£600,000



£600,000



West Lodge, West Aberthaw

EPC = F

- Detached property
- Set in approx 1 acre of grounds
- Outbuilding with planning permission
- 3 double bedrooms
- Rural setting yet close to local amenities
- Viewing is highly recommended

Castle Precinct, Llandough

EPC = E

- 4 bedroom detached
- Driveway parking and detached garage
- Spacious reception rooms
- Immaculate high specification kitchen with separate utility area
- 4 double bedrooms; luxurious family bathroom
- Enclosed gardens backing onto woodland



£409,950



£400,000



£375,000

Court Close, Aberthin

EPC = F

- Detached home
- 2 reception rooms
- Kitchen / breakfast room
- 4 double bedrooms
- Off road parking
- Study room

Primrose Hill, Cowbridge

EPC = E

- 4 bedroom detached
- Character cottage
- Off road parking
- Detached garage
- Close to Cowbridge High St

St Johns Hill, St. Athan

EPC = D

- Detached
- 4 bedrooms
- En-suite
- Garage
- Gardens



£585,000



The Pines, Wick Road, Ewenny

EPC = C

- 4/5 bedroom detached family home
- Sought after location
- Excellent commuting links
- Double garage plus car port
- Generous front and rear garden
- Countryside and woodland views
- Versatile accommodation



£575,000



Penmark, The Vale

EPC = C

- 4 bedroom detached stone built
- 17th century barn conversion
- 22 ft. open plan kitchen breakfast room, utility room
- Downstairs cloak room, 20 ft. lounge, 16 ft. sitting room
- Formal dining room, separate snug/study, 2 bathrooms
- Surrounding gardens
- Double garage, double drive



£375,000

Wick Road, Ewenny

EPC = F

- Detached cottage home
- 3 bedrooms
- 2 reception rooms
- Kitchen and utility room
- Original features throughout
- Off road parking and garage



£355,000

Lon Pinwydden, Ystradowen

EPC = D

- 4 bedroom detached property
- En-suite to master bedroom
- Lounge opening to diner
- Integral garage
- Enclosed rear garden
- Sought after location
- Excellent commuting links



£350,000

Heol Cae Pwll, Colwinston

EPC = TBC

- 3 bedroom detached
- Kitchen / dining room
- Enclosed rear garden
- Garage
- Excellent commuting links
- Still under NHBC



£995,000



Dderwen Deg, Lisvane

EPC = B

- Stunning detached 5 bedroom Redrow built executive family residence in select gates close
- 35 ft. open plan kitchen breakfast room and family room
- 19 ft. lounge, 16 ft. dining room, separate study, gym
- 4 luxury bespoke Villeroy Bosch bathrooms



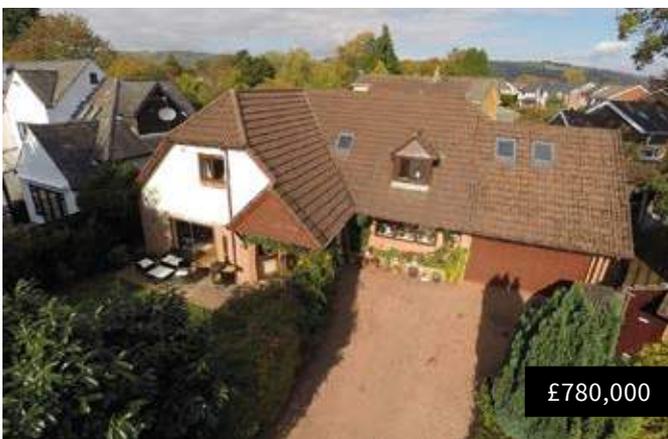
£865,000



Mill Road, Lisvane

EPC = E

- 1930s character residence
- Large surrounding private gardens
- 30 ft. kitchen dining room, breakfast room
- 20 ft. lounge, 15 ft. sitting room, study and cloak room
- 5 bedrooms, 3 stylish modern bathrooms
- Large and lovely corner gardens



£780,000



Mill Road, Lisvane

EPC = C

- Detached 5 bedroom double fronted family home
- Fronting a quiet select gated close
- Private parking and a double integral garage
- 4 reception rooms
- 2 bathrooms
- Lovely delightful location



£765,000



Cefn Coed Road, Cyncoed

EPC = B

- Detached 4 double bedroom family house
- Private surrounding gardens
- 29 ft. lounge and dining room
- 26 ft. bespoke fitted kitchen and orangery
- Downstairs cloak room, en-suite luxury shower room
- En-suite dressing room
- Balcony, family bathroom



£750,000



Kyveilog Street, Pontcanna

EPC = E

- 5 double bedrooms, 2 gracious living rooms
- 20 ft. kitchen breakfast room, downstairs cloak room
- Utility room, 2 full size white bathrooms
- Gas CHR new boiler, new roof, re-wired
- Private walled gardens
- Outstanding location
- No chain!



£895,000



Pen Y Waun, Pentyrch

EPC = D

- Detached 4 bedroom family home
- Stunning panoramic views
- Magnificent large and lovely gardens
- New bespoke open plan kitchen/breakfast room
- 3 bathrooms



£635,000



Mill Lane, Castleton

EPC = C

- Detached country home with 4 double sized bedrooms
- Cloak room, utility room
- 26 ft. kitchen breakfast room, study/snug
- 15 ft. dining room, 18 ft. lounge
- 2 bathrooms
- Large private gardens
- Lovely location, must be seen



£595,000



Thornhill Road, Llanishen

EPC = D

- Detached five bedroom with separate coach house
- Garage
- Kitchen, breakfast room, dining room
- 2 bathrooms
- 3-4 car driveway
- Conversion potential



£595,000



£595,000

Sale Agreed



Thornhill Road, Llanishen

EPC = D

- Detached five bedroom family home with separate coach house and double garage with conversion potential
- 21 ft. x 25 ft. kitchen, breakfast room and dining room
- Cloak room, lounge, snug/study
- 2 bathrooms
- Vc double glazing
- Gas CHR

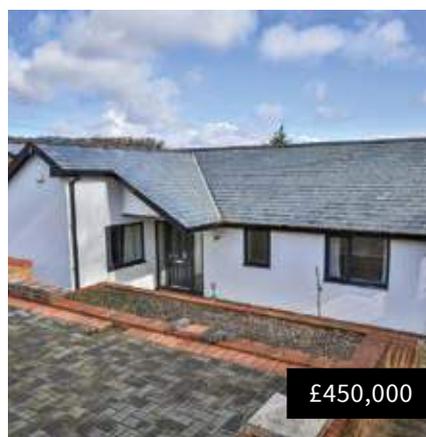
Bishops Road, Whitchurch

EPC = E

- Gable fronted 4 bedroom semi-detached
- Hall to hall house of character
- Stunning period features
- Large lounge, entrance reception hall
- Utility room cloak room, sitting room
- Log burner, 22 ft. kitchen breakfast room
- Large private gardens



£455,000



£450,000



£444,995

Newport Road, Old St. Mellons

EPC = D

- Detached 4 bedroom double fronted family house
- Large landscaped corner gardens
- Downstairs cloak room
- 16 ft. kitchen breakfast room
- Study, utility room
- Formal dining room
- Large lounge
- 2 bathrooms
- Spacious design
- Exceptional outside space

Caer Graig, Radyr

EPC = B

- Detached 2017 4 bedroom bespoke property
- Superb living space
- 21 ft. lounge, 21 ft. x 16 ft. bespoke kitchen breakfast room
- 16 ft. snug/study area, utility room
- Cloak room
- 3 stunning bathrooms
- Private parking
- Private enclosed gardens.

Trem Y Coed, St Fagans

EPC = TBC

- Part exchange considered
- Substantial 2041 sq. ft.. detached family home
- 5 bedrooms
- 3 bathrooms
- Utility room
- Driveway
- Double garage



£575,000



£554,995



Woodruff Way, Thornhill

EPC = C

- Detached newly improved family residence
- Five double bedrooms, 22 ft. lounge
- 22 ft. Leekes kitchen dining room
- Sun lounge conservatory, utility room, cloak room
- 3 Stunning new 2017 bathrooms
- En-suite dressing room
- Backing onto protected woodland.

Clos Parc Radur, Radyr

EPC =

- Part exchange considered
- Radyr comprehensive catchment area
- Substantial detached family home
- 5 double bedrooms
- Master bedroom with en-suite and dressing room
- Double garage



£440,000



£439,950



£435,000

Ash Grove, Whitchurch

EPC = C

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

Newport Road, Rumney

EPC = E

- Detached 3 bedroom house of character
- Large and lovely level private gardens
- 18 ft. kitchen breakfast room
- 18 ft. dining room
- 18 ft. lounge
- 2 bathrooms
- 25 ft. work shop
- Office/study
- Potential development opportunity

Pickwick Close, Thornhill

EPC = E

- Detached 4 bedroom house
- Quiet select close
- 4 car drive
- South facing rear gardens
- 24 ft. orangery
- 16 ft. lounge, separate play room
- Formal dining room
- 2 full bathrooms
- Pvc double glazing
- Gas CHR with new boiler



£550,000



Millbrook Park, Lisvane

EPC = D

- Detached five bedroom modern family house in lovely quiet road
- 23 ft. kitchen breakfast room, 14 ft. sitting room
- Formal dining room, 19 ft. lounge
- Downstairs cloak room, utility room, 2 bathrooms
- Balcony, gas CHR, PVC double glazing



£545,000



Penline Road, Whitchurch

EPC = D

- Extensive improvements
- 16 ft. kitchen breakfast room
- Formal lounge
- Separate dining room
- 4 bedrooms, 2 bathrooms
- Gas heating, pvc double glazing
- Parisian shutter blinds, double garage. Sunny gardens.



£435,000

Vicarage Gardens, Marshfield

EPC = D

- Detached 4 bedroom house
- 19 ft. lounge, 13 ft. snug/study
- 18 ft. kitchen breakfast room
- Pvc conservatory
- Downstairs cloak room
- Utility room
- 2 bathrooms
- Landscaped gardens
- Many improvements



£435,000

Pantmawr, Rhiwbina

EPC = E

- Semi detached five bedroom family house
- Large and lovely south east facing gardens
- 18 ft. lounge
- 15 ft. sitting room
- Formal dining room
- Stylish kitchen
- 2 bathrooms



£425,000

Egremont Road, Cardiff

EPC = D

- Single family owned since new!
- Sought after location
- Huge potential
- South west facing
- Great garden
- Plenty of off road parking



£525,000



£535,000



Heath Park Avenue, Heath

EPC = D

- Semi-detached fully improved and greatly extended 3 double bedroom bungalow
- Large and lovely private south facing gardens
- New 5/6 car drive, garage, 21 ft. x 19 ft. bespoke kitchen diner
- Lounge, new shower room
- Cloak room
- Beautiful new fittings

Llewelyn Goch, St. Fagans

EPC = C

- 16 ft. lounge, downstairs cloak room
- 19 ft. pvc sun lounge conservatory
- Formal dining room
- Study
- 19 ft. kitchen breakfast room
- 3 bathrooms
- Large and lovely corner gardens.



£425,000



£425,000



£425,000

Gawain Close, Thornhill

EPC = C

- Detached five double bedroom family house
- 19 ft. kitchen dining room
- 19 ft. lounge
- Separate family room
- Study/snug, cloak room/utility room
- 2 bathrooms, gas heating
- Pvc double glazing
- Private 3/4 car entrance drive
- Catchment area for Llanishen Fach primary school

Clos Rhiannon, Thornhill

EPC = TBC

- Rarely available location
- Five bedrooms
- 2 en-suites and one family bathroom
- Double driveway with garage
- Spacious ground floor
- South-east facing rear garden

St Mellons Road, Marshfield

EPC = C

- Detached 3 bedroom
- Double fronted bungalow
- Large and lovely rear gardens
- Extensive private entrance drive
- 19 ft. lounge, 14 ft. dining room
- Pvc conservatory
- 15 ft. kitchen
- Utility room
- 2 bathrooms



£520,000



£520,000



Woodruff Way, Thornhill

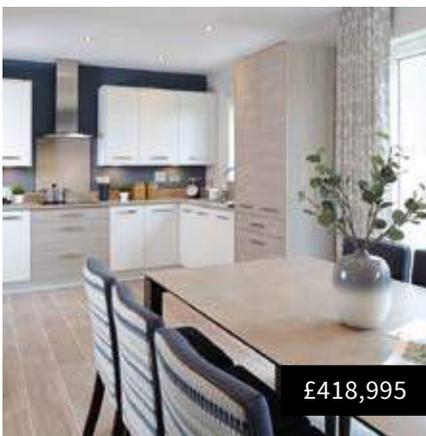
EPC = C

- Detached 4/5 bedroom modern family house
- 21 ft. x 15 ft. contemporary kitchen and dining room
- 19 ft. sitting room
- 18 ft. lounge with bay window
- 3 modern bathrooms
- Outside hobbies room
- Enclosed level rear gardens, no chain

Marshfield Road, Marshfield

EPC = D

- Detached five bedroom chalet style house in private close
- 29 ft. x 21 ft. lounge dining room
- Downstairs cloak room, utility room
- 15 ft. family room, open plan kitchen breakfast room
- 3 bathrooms
- Double garage
- Stunning gardens



£418,995



£410,000



£400,000

Ty-Draw Road, Lisvane

EPC = TBC

- Part exchange considered
- Executive detached home
- Highly regarded Lisvane area of Cardiff
- 4 Bedrooms
- Master bedroom with en-suite
- Integrated garage

Cae Garw Bach, St. Fagans

EPC = D

- Stunning position fronting woodland
- Small select quiet close
- 18 ft. lounge
- 17 ft. kitchen/breakfast room
- Downstairs cloak room
- Separate dining room
- Utility room
- 3 bathrooms

Severn Road, Cardiff

EPC = TBC

- Highly sought after location
- Quality home throughout
- Off road parking to rear
- Stunning kitchen
- Ground floor toilet
- 4 piece bathroom
- Utility area
- Sun room



£515,000



£500,000



Heol Stradling, Whitchurch

EPC = D

- Detached 3/4 bedroom bungalow with extensive improvements
- Lovely location fronting a quiet road
- Walking distance to the village
- 28 ft. x 18 ft. bespoke kitchen, breakfast room and dining room
- 2 stunning new bathrooms
- PVC double glazing
- Gas CHR

Rhydypenau Road, Cyncoed

EPC = D

- Detached 4 bedroom bungalow
- 25 ft. modern kitchen and breakfast room
- 15 ft. lounge
- 2 modern white bathrooms
- Landscaped gardens, views onto open park land
- PVC double glazing, gas CHR
- Must be seen!



£399,950



£400,000



£399,950

Wenallt Road, Rhiwbina

EPC = D

- Semi detached 3 bedroom traditional home
- Long entrance drive and detached garage
- Open plan lounge and dining room
- Conservatory
- Luxury bespoke bathroom
- Stylish kitchen

Harlech Road, St Lythans Park

EPC = TBC

- Detached 4 bedroom 2018 double fronted family house in select quiet close
- Downstairs cloak room
- Formal dining room
- 23 ft. lounge
- 23 ft. kitchen breakfast room
- 3 stunning bathrooms
- Lovely condition
- Views across to open fields

North Rise, Llanishen

EPC = D

- Detached 3 double bedroom versatile property fronting a tranquil select close
- Walking distance to Llanishen railway station
- Gas CHR
- PVC double glazing
- Fitted kitchen
- Large formal dining room
- 19 ft. lounge
- Shower room, family bathroom
- Utility room
- No chain



£499,999



£499,950



Jade Close, Lisvane

EPC = D

- Detached five bedroom house
- PVC double glazing, gas CHR
- 16 ft. sitting room, 18 ft. lounge
- Downstairs cloak room, fitted kitchen, utility room
- Snug, dining room, 3 bathrooms
- South facing rear gardens, detached workshop
- In and out drive

Tyn Y Parc Road, Rhiwbina

EPC = D

- Detached 4 bedroom dormer bungalow
- Extensive improvements, fully modernised
- 22 ft. sitting room, open plan kitchen
- Lounge, dining room
- 4 bedrooms, 3 bathrooms
- Large gardens, garage, large entrance drive
- Gas CHR, PVC double glazing, no chain



£370,000



£375,000



£525,000

Greenfield Road, Whitchurch

EPC = TBC

- A charming double fronted detached bungalow with a detached garage
- Could be 4 bedrooms and one living room or 3 bedrooms and 2 living rooms
- A modernised fitted kitchen with integrated appliances
- A block paved driveway providing ample vehicular parking and a private rear garden
- There is no ongoing chain

Stella Close, Thornhill

EPC = C

- Detached 4 bedroom house
- Select close
- Walking distance to Lisvane railway station
- 19 ft. kitchen breakfast room
- Downstairs cloak room
- 18 ft. lounge, 18 ft. sitting room
- 2 bathrooms
- Secluded sunny gardens
- Driveway, garage, no chain

Clos Goch, Pentyrch

EPC = B

- Stylish detached five double bedroom home
- Quiet select close
- Bespoke fitted kitchen
- 5 double bedrooms
- 3 superior bathrooms
- Landscaped gardens
- Double garage



£480,000



£480,000



Coed Y Wenallt, Rhiwbina

EPC = D

- Impressive detached five bedroom modern house
- Delightful gardens and pretty woodland aspect
- Truly stunning spacious conservatory with clear glass roof
- Stylish new quality Magnet kitchen & breakfast room
- Formal lounge, separate dining room, downstairs cloak room
- 2 bathrooms

Wellfield Road, Marshfield

EPC = F

- Detached 4 bedroom family house with large walled gardens
- Gated seven car drive
- 28 ft. garage, 18 ft. lounge
- 13 ft. dining room, 20 ft. sitting room
- Downstairs cloak room, snug/study
- 21 ft. x 18 ft. kitchen breakfast room
- Utility room, 2 bathrooms



£375,000



£375,000



£370,000

Foreland Road, Whitchurch

EPC = F

- 3 bedrooms
- 3 reception rooms
- Garage
- Off road parking

Celtic Road, Whitchurch

EPC = D

- 4 bedroom semi-detached house
- Downstairs cloak room
- 23 ft. lounge/dining room
- Breakfast room
- Large pvc double glazed 15 ft. conservatory
- Modern 2016 kitchen
- Stylish bespoke 2017 bathroom
- Extensive private parking drive
- Garage
- Gas CHR
- PVC double glazing

Clos Y Hebog, Thornhill

EPC = C

- Detached 4 bedroom house
- Lovely private south facing corner gardens backing onto protected wood land
- 23 ft. kitchen breakfast room
- 16 ft. lounge
- Downstairs cloak room
- Utility room, 2 bathrooms
- Gas CHR with new boiler
- PVC double glazing



£660,000



£465,000



Usk Field, Llanishen

EPC = EXEMPT

- New build luxury family home
- 4 double bedrooms
- 3 en-suites
- Dressing rooms to master site & bedroom 2
- Detached garage

Vicarage Gardens, Marshfield

EPC = C

- Extended detached 4 bedroom house
- Private enclosed level corner gardens
- Sigma 3 kitchen
- Lounge, sitting room and study/snug
- Formal dining room
- Double garage
- Lovely quiet position



£364,995



£360,000



£340,000

Cae St Fagans, St Fagans

EPC = TBC

- Part exchange considered
- Brand new home
- 4 bedroom detached
- Master bedroom with en-suite
- Driveway and integral garage
- 10 Year structural warranty

Rydhelig Avenue, Cardiff

EPC = D

- Semi-detached 3 bedroom house
- Stylish 2012 kitchen
- 20 ft. x 16 ft. lounge
- 13 ft. dining room
- Breakfast room
- Shower room
- Family bathroom with separate W/C
- Gas CHR
- PVC double glazing
- 6 car drive
- Garage

Gelligaer Street, Cathays

EPC = C

- Exceptional 4 bedroom fully improved house
- Extensive improvements
- 20 ft. lounge/dining room
- 26 ft. open plan sitting room
- 24 ft. luxury kitchen
- 3 bespoke bathrooms
- Detached outside gym room
- Landscaped gardens
- Must be seen!



£475,000



£465,000



Main Road, Gwaelod-Y-Garth

EPC = C

- Stunning house of character
- Delightful views
- 1850 Build with many period features
- 22 ft. sitting room, 22 ft. dining room
- 27 ft. sun lounge, cloak room, 24 ft. kitchen
- 3 large bedrooms. 2 stunning bathrooms
- Flag stone floors with under floor gas heating

Broadstreet Common, Peterstone Wentlooge

EPC = F

- Detached 4 double bedroom chalet style house
- Large and lovely private surrounding gardens
- 25 ft. lounge, 14 ft. conservatory
- Study, kitchen, utility room
- 2 bathrooms, en-suite dressing room
- 29 ft. double garage, no chain



£350,000



£349,995



£349,950

Kingsland Road, Canton

EPC = D

- No chain
- 5 bedrooms, en-suite
- Balcony
- Private rear garden
- Sought after location
- 2 reception rooms
- Kitchen/diner

Ty-Draw Road, Lisvane

EPC = TBC

- Part exchange considered
- A well balanced detached home
- Lisvane location
- 3 double bedrooms
- Master bedroom with en-suite
- Garage

Parc St Catwg, Pentyrch

EPC = E

- Detached 4 bedroom house in quiet select close
- Gas heating with 2015 boiler
- Hardwood double glazed windows
- 18 ft. lounge
- Stylish modern cloak room
- Contemporary 2015 roca bathroom
- Formal dining room
- Fitted kitchen
- Larger enclosed gardens



Lanelay Court, Talbot Green

EPC = C

£850,000

pa black Talbot Green are delighted to present to market this immaculately presented 4 bedroom barn conversion situated within a private plot with gated entrance and located within the sought after Talbot Green area. The Grade II listed property has a high quality finish throughout with many original character features including vaulted ceilings with exposed beams, arched windows along with the modern luxury of underfloor heating bringing both character and comfort to the property. This exceptional property simply must be viewed internally to appreciate what is on offer.

The property is perfectly positioned with easy access to M4 at Junction 34, and Pontyclun Train Station providing direct access to Cardiff and London City Line. This impressive, attractive and beautifully kept home is perfectly located within close proximity of local shops and amenities along with well regarded schools and leisure facilities, and is yet very private with a gated entrance and enclosed gardens.



£850,000



Tavern Y Coed, Tonteg

EPC = D

- Part exchange considered
- 3 large downstairs reception rooms, 4 bedrooms
- 2 luxury bathroom/shower rooms
- Large mature gardens plus adjacent pasture land (approx 21.77 Acres in total) 2 large garages/workshops plus large graveled driveway
- Panoramic views of the surrounding areas
- Exceptional detached home in elevated rural position



£700,000



Penycodcae Road, Beddau

EPC = C

- Manicured front and rear garden
- 4 reception rooms
- 5 bedrooms
- Double garage
- Converted stables
- Generational living
- Water features



£650,000



Maes Yr Haul Crossing, Cross Inn

EPC = D

- Executive 5 bedroom detached home
- Detached double garage
- Outdoor heated swimming pool
- 2 en-suites plus family bathroom
- Lounge, conservatory, kitchen diner, study and gym
- Excellent commuting links



£625,000



Llantrisant Road, Groesfaen

EPC = D

- Handsome executive detached family home
- Highly desirable location with easy access to Cardiff
- 4 reception rooms
- High quality kitchen with granite surfaces
- Combi boiler gas central heating
- Beautifully manicured front and rear gardens
- 2 en-suites plus family bathroom



£650,000



St Annes Court, Talygarn

EPC = D

- Executive 5 bedroom detached home
- Highly desirable area of Talygarn
- Finished to high standard
- Southerly facing rear garden
- Double width drive
- Integral garage



£625,000



Upper Church Street, Pontypridd

EPC = D

- Part exchange considered
- 7 Double bedrooms, family bathroom and 2 shower rooms
- 4 reception rooms, large, kitchen/breakfast room
- Set in grounds of over half an acre
- Gated driveway and parking for numerous vehicles
- Stone built, 3 storey period residence just a few minutes' walk from the town centre.



£525,000



Oakmead Road, Llanharan

EPC = D

- Canadian style log built home
- 4 double bedrooms
- Stylish log/wood burners in both principal reception rooms
- Driveway parking plus a single garage
- Set within a beautifully landscaped plot
- Development is accessed via motion-censored electric gates
- Exclusive development of 30 homes



£495,000



Upper Gynor Place, Porth

EPC = TBC

- Substantial, detached family home set in grounds approaching an acre.
- 5 reception rooms
- Very spacious kitchen / breakfast room with centre island
- 5 double bedrooms - master bedroom with dressing room and en-suite
- 2 further bathrooms
- Long driveway and generous parking area



£475,000



Ffordd Hann, Talbot Green

EPC = B

- Luxurious feel throughout
- En-suite and dressing area to master bedroom
- High specification open plan kitchen / family space
- Dual aspect lounge spacious dining room
- Detached double garage
- Close proximity to local amenities Lanaley Hall Boutique Hotel
- Excellent commuting links providing access to M4 corridor



£950,000



Hensol Road, Miskin

EPC =

- Stone 4 bedroom barn conversion set in approx 1.6 acres
- 'Warm Water ' underfloor heating to ground floor
- 33 ft. kitchen with handcrafted units and vaulted ceiling
- Granny annex with en-suite bathroom
- 33 ft. Garage with mezzanine floor
- Exposed beams throughout
- Oil fired central heating



£700,000



Tyfia Road, Pontypridd

EPC = E

- Iconic Victorian residence with a rich history and an attached one bedroom stone built cottage
- 3 large reception rooms plus conservatory
- 6 double bedrooms
- South facing and landscaped grounds
- Beautifully presented with lots of character and original features
- Larger than average garage and generous parking area



£450,000



Parc Nant Celyn, Efail Isaf

EPC = C

- 5 bedroom detached family home
- First floor reception rooms
- Double garage
- Family bathroom and 2 shower rooms
- Lovely Views to front
- Executive development



£450,000



£425,000



Hill Drive, Llantwit Fardre

EPC = D

- Extended 5 bedroom family home
- Double width driveway and garage
- Wrap around front, side and rear gardens
- Gated cul-de-sac location
- 21 ft. lounge and 21 ft. kitchen/dining room
- Balcony to the first floor
- 2 bathrooms plus cloakroom, utility room

The Coppice, Tonteg

EPC = D

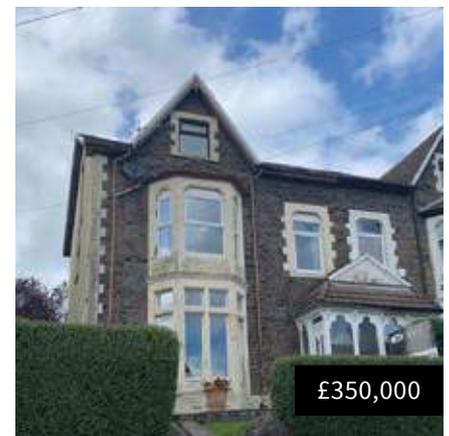
- No chain
- Beautifully landscaped gardens
- Detached single garage plus parking
- 3 reception rooms
- Stylish kitchen with integral appliances
- Separate shower room
- 4 bedrooms, master bedroom with en-suite
- Wrap around garden



£400,000



£395,000



£350,000

Groesfaen, Pontyclun

EPC = E

- 3 Double bedroom detached cottage
- Driveway providing ample off road parking
- 3 reception rooms
- Kitchen breakfast room
- En-suite to master bedroom
- Enclosed garden

Maes Y Deri, Graigwen

EPC = C

- Beautifully presented internally to 'show home' standards and with landscaped gardens
- 4 bedroom - master with en-suite
- Generous lounge with separate dining room and a conservatory
- Fitted kitchen with integrated appliances
- Separate breakfast room
- Attached garage

Tyfica Road, Pontypridd

EPC = D

- Period property
- Rarely available
- Semi detached property
- Great location
- Spacious garden
- Double garage
- Six bedroom family home



Corbetts Lane, Caerphilly

EPC = D

£650,000

Offered for sale with no onward chain, this detached family home was built around an old cottage and has parts reputedly dating back to the 1600's. Just minutes from Caerphilly town centre, the property is set in grounds of over 2 acres (vendors' estimate and STM) and includes a large paddock and with 2 stables and a tack room. The extensive grounds extend far to the rear where there is another large garden which could be fenced to form an additional paddock. Within the grounds there is a double garage with an electric door and a 40 ft. outbuilding which has double doors and could accommodate many more vehicles if required. To the side of the house there's also a generous parking area.

The ground floor accommodation briefly comprises an entrance hallway leading to an inner hallway, cloakroom/W/C, a large dual aspect lounge, separate sitting room overlooking the grounds to the rear, a 19 ft. dining room overlooking the front paddock, a kitchen/breakfast room and a utility room.

To the first floor there's a 30 ft. landing, a master bedroom with a full en-suite bathroom with a separate shower, 4 further bedrooms and a family bathroom. Features include oil fired central heating and double glazing.



£450,000



£389,950



Cilsanws, Cefn Coed

EPC = E

- Substantial family home
- Within minutes of the Brecon Beacons National Park
- Set in very large gardens with far reaching views
- 26 ft. Lounge with conservatory, sitting room
- Dining room, breakfast room and study/snug
- 4/5 bedrooms and 2 bathrooms
- 2 separate garages plus generous off road parking

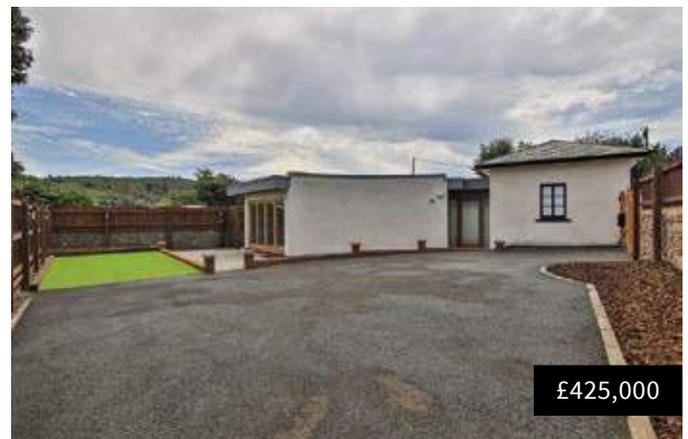
Pontpren, Aberdare

EPC = E

- Located within the Brecon Beacons National Park
- A 1930s built detached family home set in generous gardens
- Currently with 6 bedrooms - 2 with en-suites
- Lounge, sitting room, snug and conservatory
- Oak kitchen/diner with range cooker
- Covered car port and long driveway



£430,000



£425,000



Beacon Heights, Merthyr Tydfil

EPC = C

- Extensively refurbished to 'show home' standards by the present owner
- Detached family home with 6 double bedrooms and 3 bathrooms
- Spacious open plan lounge and dining room, plus garden room and study
- Beautiful fitted kitchen with a host of integrated appliances
- Fully integrated sound system

Lower Machen, Newport

EPC = D

- Grade 2 Listed property
- Tastefully extended
- Beautiful location
- No Chain
- Viewings are a must



£410,000



Penallta Villas, Ystrad Mynach

EPC = C

- Detached family home
- Long southerly facing garden with summerhouse
- 4 bedrooms and 3 en-suites
- Through lounge / dining room
- Refitted open plan kitchen and garden room
- Large landing / seating area with balcony overlooking garden
- 'In and out' driveway plus garage



£399,950



Clos Trefeddyg, Machen

EPC = C

- 4 bedrooms
- 3 reception Rooms
- Modern fitted kitchen
- Driveway and garage
- Beautifully presented
- Throughout semi-rural village



£394,950



Princes Avenue, Caerphilly

EPC = D

- 4 bedroom family home
- Master bedroom with en-suite
- Large lounge
- Playroom/study
- Ample parking
- Sought after location



£359,950



Waterloo Terrace Road, Machen

EPC = C

- Self build executive family home
- 5 bedrooms
- 3 bathrooms
- 19 ft. living room
- Kitchen/breakfast room plus utility space
- Block paved driveway and garage



Broadstone, Chepstow

EPC = E

£585,000

Stunning extended detached 4 double bedroom bungalow which has been extensively updated & improved by its current owners. Situated above the Wye Valley, an area of outstanding natural beauty. Must be viewed to be fully appreciated.

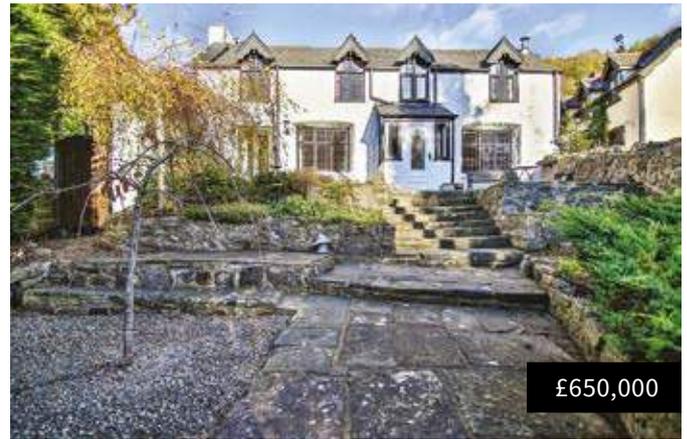
pa black are delighted to offer for sale this stunning extended detached 4 double bedroom bungalow which has been extensively updated & improved by its current owners. This spacious bungalow offers excellent well presented accommodation which comprises of a entrance porch, hallway, large lounge, dining room, cloakroom/WC, utility room and a luxury refitted kitchen/dining room, refitted family bathroom and 4 bedrooms (2 benefiting from en-suite shower rooms). The property also benefits from Upvc double glazing and central heating. Standing in a larger than average plot with landscaped gardens to the front and rear. Parking for several vehicles and an attached garage. The property itself is situated above the Wye Valley, an area of outstanding natural beauty. Set within a rural location yet close to the villages of Trellech, Catbrook and Tintern and the market towns of Chepstow and Monmouth both with attendant range of facilities. At Chepstow bus and rail links can be found as well as the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol within easy commuting distance! Must be viewed to fully appreciate what's on offer.



Ceciliford, Trelleck

EPC = E

- Superb extended detached property
- 4 bedrooms
- Set in 2.84 acres
- An addition 24 acres available under separate negotiation!
- Double garage
- Stable block
- Rural location



Old Brewery House, Upper Redbrook

EPC = E

- 19th Century cottage with a 2 storey stone built annex
- 5 double bedrooms in total - all with en-suites
- Large central courtyard plus gardens
- Lovely features and setting
- Situated in an area of 'Outstanding Natural Beauty'
- Just minutes from Monmouth town



Five Locks Road, Pontnewydd

EPC = C

- A substantial architect designed property
- Set in approximately 1 acre, with an additional 1.7 acres of leased land
- 3/4 bedrooms
- 3 formal reception rooms
- Dining kitchen with separate utility room
- Good access to local amenities and the M4 motorway network



Capel Newydd, Llansoy, Usk

EPC = E

- Superb chapel conversion
- Countryside views
- Set in approximately 1 acre with paddock
- En-suite refitted family shower room
- Large living room
- Feature kitchen/breakfast room
- 4 bedroom



£625,000



Lower Wye Valley Road, St. Briavels

EPC = E

- Stone built extended detached cottage set over 4 floors
- 2 reception rooms, 4 bedrooms, 2 with en-suites
- Area of outstanding natural beauty
- Approx. 1.5 acres of grounds gardens
- Electric gated driveway with gravel parking stables
- Garden, room/gym with shower room
- Breathtaking river hillside views



£595,000



Llangarron, Ross-On-Wye

EPC = D

- Substantial family home in rural village location
- 4 double bedrooms - master with en-suite
- 3 reception rooms, conservatory, study
- Large fitted kitchen, ground floor shower room, family bathroom
- En-suite, generous 1/4 acre plot with summer house
- Double garage with electric door
- Excellent commuter links via A40



£595,000



Woodsides, Glasllwch Lane

EPC = E

- Great bus links short drive to the city centre
- Close to local amenities
- Short drive to the M4
- Larger than average rear garden for anyone who is looking for a project
- Great catchments area
- Stunning parks and nature walks near by
- Set up as 2 separate dwellings



£350,000



Lady Margaret Hall Close, Newport

EPC = B

- Detached family home
- Four bedrooms
- Large kitchen/dining room
- Utility room, downstairs W/C
- Off road parking and single garage
- Close to the city centre
- Great access routes to M4



£575,000



The Old Post Office, Cross Ash

EPC = G

- Period country residence sitting in grounds approaching an acre in size
- Accommodation over 3 floors
- 5 double bedrooms
- Lounge over 32' in length
- 35' kitchen / dining room
- Superb southerly views over the open countryside



£550,000



Woolpitch Wood, Chepstow

EPC = D

- No chain!! Call to book your viewing now
- High end finishes including new carpets throughout
- Garage with electric garage door and off road parking
- High tech av lighting and security system
- Dual fuel log burning stove and grand fireplace
- Exclusive contemporary kitchen with mandarin stone marble flooring
- Landscaped rear garden with Indian limestone patio



£539,000



Chaucer Way, Osbaston

EPC = TBC

- Larger than average family home
- 6 bedrooms
- En-suite
- Double garage
- Superb location
- Gardens



£530,000



Tir Y Cwm Lane, Risca

EPC = E

- Outdoor swimming pool
- Approximately 3 acres of land
- Stunning countryside scenery
- Detached 4 bedroom cottage
- Walking distance to risca town
- Close to bus and train links
- Short drive to newport city centre



Joys Green Road, Lydbrook

EPC = EXEMPT

- Detached 4 bedroom newly built house elevated position with stunning views
- Open planned dining room
- Fully fitted kitchen/breakfast room
- Master bedroom with open planned en-suite
- Double detached garage with basement under driveway
- Garden with patio wooden banister, lawn area decked sun terrace



Pentre-Poeth Road, Bassaleg

EPC = D

- Traditional style detached family home in an elevated position
- Lovely views across fields towards woodlands
- 4 double bedrooms
- Spacious lounge and dining room
- Kitchen / breakfast room plus separate utility room
- Family bathroom and separate shower room
- Double garage



Merton Green, Caerwent

EPC = C

- 5 bedrooms
- 3 storey well proportioned accommodation
- Double garage driveway
- Formerly the show home
- Superb location
- MUST BE VIEWED!



Penterry Park, Chepstow

EPC = D

- 4 bedroom detached family home
- Well presented
- Refitted en-suite and family bathroom
- Sought after location
- Driveway and double garage
- Easy commuting access



£350,000



£480,000



Snatchwood View, Pontnewynydd

EPC = C

- Modern detached family home with woodland views
- 4 double bedrooms - master with en-suite
- 18 ft. lounge plus separate dining room and study
- Large kitchen/breakfast room with integrated appliances
- Double garage with electric door
- Generous corner plot

Nurtons Cottage, Tintern

EPC = D

- Stunning 4 bedroom detached family home
- Beautiful location
- Updated improved
- Extended
- Garage driveway
- MUST BE VIEWED!



FROM £335,000



£425,000



£415,000

Severn Quay, Lower Church Street

EPC = EXEMPT

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

Straits Lane, Nash

EPC = TBC

- Beautiful detached cottage
- No chain
- 3 good size bedrooms
- 2 reception rooms
- Conservatory
- Close to local amenities and M4

Redbrook, Monmouth

EPC = D

- Superb 3 double bedroom detached
- Sought after location
- Well presented
- Updated
- Improved Gardens
- Pleasant views to the front



£450,000



FROM £449,995



Wallwern Wood, Chepstow

EPC = C

- 4 double bedrooms
- Generous corner plot
- 3 en-suites
- Detached double garage
- Generous and flexible living space
- Driveway and detached double garage

Manor Chase, Tutshill

EPC = EXEMPT

- A development of 3, 4 and 5-bedroom new homes
- 10 Year NHBC warranty
- The properties offer a variety of styles and are finished to a high-quality specification
- Open-plan living spaces, Integrated appliances
- En-suite bathrooms
- All homes have garages, or allocated parking



£410,000



£400,000



£395,000

Mount Way, Chepstow

EPC = C

- Superb location
- Updated & improved
- 4 bedroom detached (master with en-suite)
- Part exchange considered
- Driveway & garage
- Near to schools

Clos Rheidol, Caldicot

EPC = D

- Extended 5 bedroom executive detached home
- Extremely well presented
- 3 reception rooms
- Garage
- Front and rear gardens
- Modern kitchen with various fitted appliances
- Highly sought after location in Caldicot
- Must be viewed!

Martins Road, Caerwent

EPC = C

- 4 double bedroom detached family home
- Updated & improved
- Refitted kitchen & utility room
- Refitted shower room
- Double garage



£470,000



£465,000



Pipins, Llanrothal

EPC = TBC

- Stunning Grade II listed barn conversion
- Feature arrow-slit windows throughout
- 4 bedrooms with vaulted beamed ceilings
- Utility room, downstairs W/C
- Under floor heating to ground floor
- Air source heating system
- Large garage off road parking office / studio with power light

Snatchwood Road, Pontnewynydd

EPC = D

- Dating back to the 1800s, the property is steeped in character with stone fireplaces and exposed beams
- Extended by previous owners to create a substantial family home.
- 2 reception rooms, 5 double bedrooms, 2 bathrooms.
- Close to local amenities including a leisure centre, supermarket, primary and secondary schools.
- Kitchen with substantial utility room.
- Large garage with electric door and laundry area



£395,000



£380,000



£599,950

Orchard View, Upper Lydbrook

EPC = C

- 4 bedrooms
- Well-proportioned accommodation
- Detached
- 3 storey
- Must be viewed to appreciate what's on offer
- Very well presented

Piercefield Avenue, Chepstow

EPC = D

- Superb highly sought after location
- 3/4 bedrooms
- Updated improved
- Driveway
- Garden
- MUST BE VIEWED

Vinegar Hill, Undy

EPC = D

- Detached 4 double bedroom bungalow in a semi rural location
- 23 ft. lounge
- 23 ft. kitchen / dining room
- Master bedroom with en-suite and walk-in wardrobe
- Lovely gardens with a south westerly aspect and outbuilding
- Off road parking for numerous vehicles



£460,000



£450,000



Greenhill Road, Griffithstown

EPC = D

- Detached family residence in walled grounds
- Generous off road parking
- 5 double bedrooms
- 3/4 reception rooms
- Newly fitted kitchen/diner with centre island and built-in appliances
- Separate utility room, wet room/bathroom and shower room
- Lots of character as well as modern comforts

Caerau Road, Newport

EPC = D

- Substantial family home
- Convenient location
- Easy access to the M4
- Walking distance to the city centre
- Train and bus links
- Surrounded by local amenities
- Mortgage advice available in branch.



£375,000



£365,000



£350,000

New Dixton Road, Monmouth

EPC = E

- Semi detached
- Extended, updated improved
- 3/4 bedrooms
- Driveway garage
- Outbuilding
- Must be viewed!

Gwentlands Close, Bulwark

EPC = TBC

- Superb 2 bedroom detached bungalow
- Updated Improved
- Refitted high gloss kitchen
- Larger than average
- Level rear garden
- Garage and driveway
- MUST BE VIEWED!

Llanover House, Pwllmeyric

EPC = D

- Very well presented
- 3 double bedrooms
- Refitted kitchen
- Cellar
- Larger than average rear garden
- Must be viewed
- New roof



£440,000



Castle Hill, Raglan

EPC = TBC

- Detached family home
- 3 double bedrooms
- Stone built fireplace
- Garden wraps around side of property
- Walking distance of local amenities
- Off street parking for several vehicles
- Excellent commuter links via A40



£435,000



Oakleigh Court, Henllys

EPC = C

- Greatly extended family home on generous corner plot
- Master bedroom suite with dressing room and en-suite
- 3 further double bedrooms - one en-suite
- 21 ft. lounge and 16 ft. dining room
- Large fitted kitchen with centre island
- Ample off road parking.



£350,000

Agincourt Square, Monmouth

EPC = D

- Grade II Listed First Floor Apartment
- Historic Town Centre Location
- Accommodation Set Over 2 Floors
- Original Character Features Throughout
- Communal Area with Beautiful Staircase Lift.
- Amenities on the Doorstep!
- Communal Allocated Parking Space
- Excellent Commuter Links to Cardiff/Bristol
Midland Via A40



£350,000

Duchess Road, Osbaston

EPC = F

- Detached bungalow
- 2 reception rooms
- Sun room over looking the garden
- 4 double bedrooms
- Private garden
- Garage
- Ample off road parking



£350,000

Ternata Drive, Monmouth

EPC = TBC

- No onwards chain
- New build site - Kings Wood Gate
- Feature dining kitchen with utility room
- 4 double bedrooms
- Master with en-suite
- Complete with flooring, blinds
- Landscaped garden
- Single garage
- Excellent commuter link to Bristol, Cardiff
the Midlands via A40



Albany Road
02920 462 246

Barry
01446 733 224

Blackwood
01495 231 199

Bridgend
01656 657 201

Caerphilly
02920 867 611

Canton
02920 397 171

Chepstow
01291 630 876

Cowbridge
01446 772 857

Cwmbran
01633 484 855

Dinas Powys
02920 513 151

Gorseinon
01792 894 422

Heath
02920 231 670

Llanishen
02920 618 552

Maesteg
01656 736 136

Merthyr Tydfil
01685 722 223

Monmouth
01600 714 355

Morrison
01792 798 201

Neath
01639 635 115

Newport
01633 221 892

Penarth
02920 703 799

Pontypridd
01443 485600

Porthcawl
01656 771 600

Rumney
02920 792 888

Swansea
01792 641 481

Swansea Marina
01792 463 780

Talbot Green
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Victoria Park
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Whitchurch
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