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SPRING 2017 ISSUE  
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distinctive  
**D**

A great time to...

# Discover Chepstow

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



Distinctive magazine is produced and published by Designdough and Citrus Content

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Next issue of distinctive will be published Summer 2017



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# Progressively Distinctive

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**I have great pleasure in welcoming you to our Spring edition of Distinctive, which also celebrates the opening of our 29th branch in Chepstow, specialising in pa black.**

2016 will certainly go down in history, for many reasons. In the property industry it was a year that was dominated by big changes. It may have been a year of uncertainty in the housing market, with the significant changes in stamp duty land tax, but I am delighted to report that we have closed off 2016 with our second best set of results in Peter Alan's 51-year history.

We've had an impressive start to 2017; the number of buyers registered is up 10% on last year, and we have seen sales accelerate by 23%. This highlights what we are seeing in our daily operations: a demand in the marketplace in South Wales, thus proving that it is a fantastic time to sell your home.

The confidence in the market and a demand for high-end rentals has also seen pa black expand into lettings. With our only standalone pa black branch in Cowbridge as our base, we are initially covering the Vale of Glamorgan. With a number of landlords and tenants already on board, we are confident that our lettings service will be replicated in other pa black areas in the future.

With a fantastic collection of the finest homes in South Wales featured within this magazine, we are sure you will find your new home. Our specialist pa black team are always available 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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**Delivering a distinctive service for distinctive homes: Meet the people selling your distinctive home...**

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

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

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



## **David Lovitt**

**Head of pa black**

With over 33 years' experience in the South Wales property market, David Lovitt has a wealth of local property knowledge and an innate understanding of the most effective methods of marketing properties to buyers in Wales. David has headed pa black since its inception and his friendly professional approach towards his clients has helped to grow pa black from its modest beginnings into a the strong recognised brand that it is today.



## **Francesca Tanguy**

**Business Development Manager**

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



## **Paul Forse**

**Business Development Manager**

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

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

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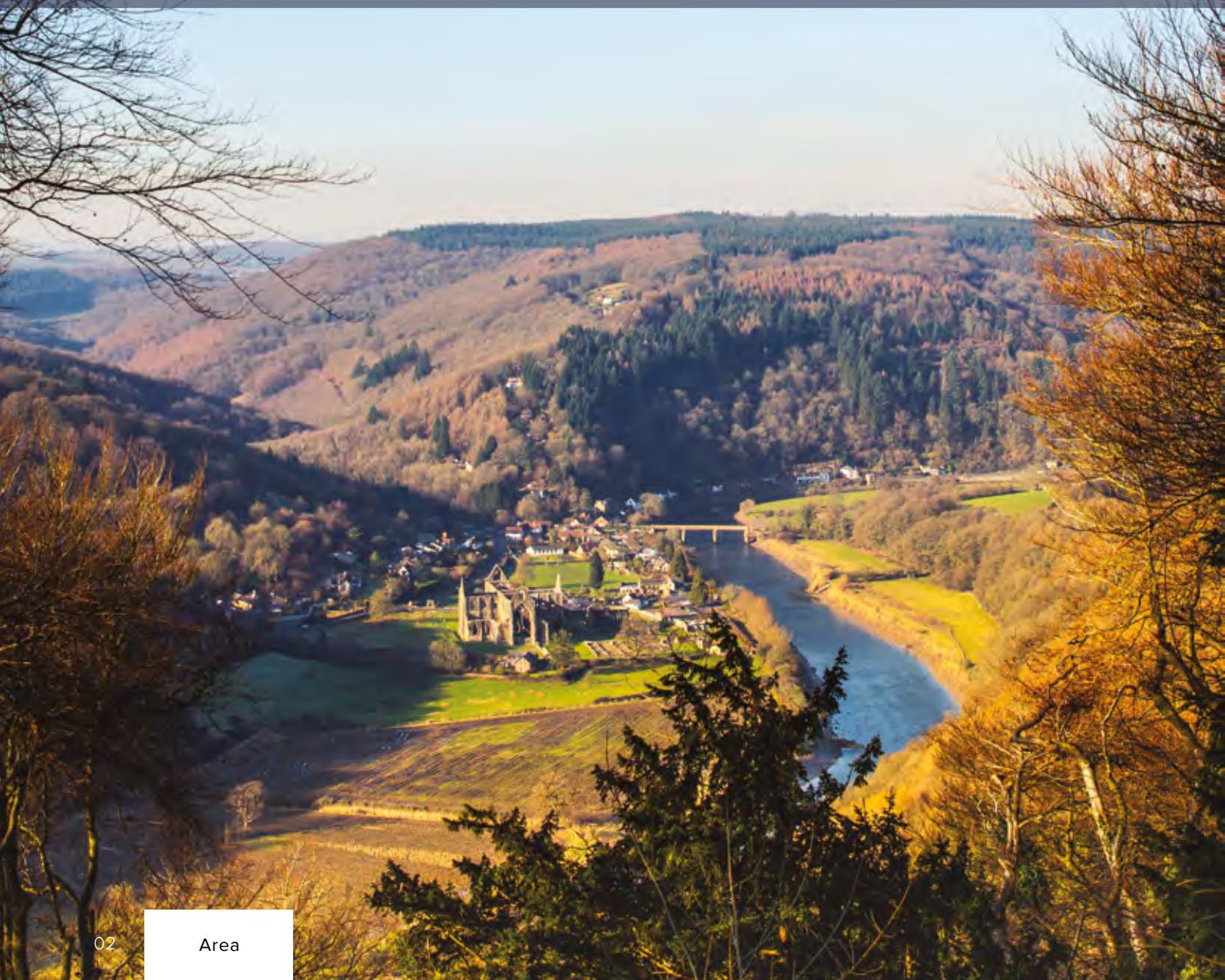
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# Discover Chepstow

The historic walled town of Chepstow, also known as “The Entrance to Wales,” is nestled within the Lower Wye Valley, a designated Area of Outstanding Natural Beauty on the border between England and Wales. This bustling market town, referred to as Cas-Gwent in Welsh, translates as castle of Gwent, reflecting the importance of its Norman castle located at the heart of the town which is one of the earliest stone-built strongholds in Britain.





Chepstow boasts history through the ages, with medieval cottages and Georgian town houses, as well as the nearby Tintern Abbey, the Old Wye Bridge and St Mary's Priory. We can't neglect to mention that Chepstow is home to one of the nation's best loved racecourses too, bringing the famous Welsh Grand National to the town. With so much going for it, it's easy to see why it attracts large numbers of residents and tourists alike.

Established by the Normans, Chepstow became a base during the Norman conquest of South East Wales, with 2017 celebrating the 950th anniversary of the founding of the town. We can certainly expect to see some anniversary celebrations throughout the summer months ahead! Chepstow castle was the first stone-built fort in the country, marking the historical importance and strategic position of the settlement. Just six miles from the town centre, you can also find the ruins of Tintern Abbey, one of the greatest monastic ruins left in Wales. With high arched windows and cloister walls standing the test of time, it is easy to imagine how magnificent Tintern Abbey would have been hundreds of years ago. Framed by the rolling hills of the Wye Valley, its imposing and impressive structure inspires the imagination, come rain or shine. The Abbey looks particularly mysterious and almost

magical on frosty and misty mornings. Despite the local name of Cas-Gwent, Chepstow also has another meaning, derived from the Old English words "Chepe" and "Stowe" meaning market place.

**To this day, the historic town is still renowned locally for its thriving markets as a centre for local farmers to convene and trade.**

Thanks to the famous Old Wye Bridge dating back to 1816, which traverses the River Wye connecting Chepstow to Gloucestershire, this key connection has allowed the town to grow from strength to strength and the bridge is still widely used today. However, Chepstow has evolved over the years into a relaxed shopping destination, inspired by local lore and offering niche, boutique shops that simply can't be found in the bigger towns and cities.

For those searching for a picturesque and culturally exciting location to call their home, you'll be hard-pushed to find somewhere as well-connected at Chepstow. Just a two hour drive from London and just over half an hour away from Bristol, Cardiff and the Brecon Beacons, Chepstow is ideally situated to allow for country-living with city links.

The proposed reduction of the Severn Bridge toll is set to make the region more desirable than ever before, as transport links across the border become more affordable, attracting more people to the area. This can only mean that 2017 is the time for Chepstow to shine!

Aside from the intriguing collection of architecture dispersed through the town, the impressive heritage, the unrivalled transport links and the magnetic attraction of the culture-rich market town, Chepstow is the perfect base for nature lovers looking to explore the picturesque landscapes of the Wye Valley. The stunning surroundings which attracted 18th and 19th century artists such as Gilpin, Sandby, Lucas and Madeley, are interspersed with an abundance of scenic trails and public footpaths leading to and from the town. Walking is a great way to see the area at its best as you meander along the river Wye. Every October you can even participate in the Monmouthshire Walking Festival, taking part in over 30 walks across the region. What better way to appreciate the breath-taking views of the Wye Valley?

With something for everyone to enjoy, whether that's nature-lovers, budding artists, history enthusiasts or culture-seekers, Chepstow, "The Entrance to Wales", is the perfect place to call your home. Are you intrigued to discover more?

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## Welcome to 1a Bank Street, Chepstow

Peter Alan's 29th branch, specialising in both Peter Alan and pa black.

**Due to the demand and breadth of quality homes in the Monmouthshire area we felt we needed to expand. Chepstow is an area we do cover through our Monmouth branch, but until now we didn't have a solid focus in. We are delighted to celebrate the opening of our 29th branch in Chepstow with this edition of our pa black magazine, Distinctive. You will be able to discover the area through the eyes of the people who live and work in this glorious part of South Wales.**

Pete Burrows has been chosen to head up the Chepstow branch as Branch Manager. Pete is currently Branch Manager of our Cwmbran office, and is excited for the challenge ahead.

**"I'm extremely excited. Taking a branch from a cold start, and the challenge of growing our presence in the area is something I can't wait to get started on," enthuses Peter.**

"The branch will serve the whole community, from first time buyers to those clients with properties suited to our pa black brand. It is a great time in Chepstow, there has been an increase of people from Bristol looking to move to the area due to the property boom there, the possible changes to the rail system, as well as it being

incredibly beautiful and boasting a fantastic community full of history.

Before working at Peter Alan I was a consultant for Barclays Wealth, and so had over ten years' experience of carrying out property valuations. Working in estate agency had always been of interest me, and when my son was born it seemed the perfect time to take the leap. My job at Barclays required me to travel all over the country, which is not great when you have a young family.

I managed to secure interviews for a number of estate agents, including Peter Alan; their history and recognisable brand made it my preferred choice, and thankfully they offered me a role as a Negotiator in Newport. I've worked hard during my time with Peter Alan to ready the position of Branch

Manager, and I'm now really looking forward to making the move to Chepstow."

Pete is an avid fundraiser and runner, which, he told us, is another attraction of working in Chepstow. One of the main charities he supports is St. David's Hospice Care, due to the assistance it has provided his friends and family over the years. At the moment he is training for the St. David's Newport Half, and the Pontypool Half Marathon, as well as The Severn Bridge Marathon. He will also be looking to support our charity of the year 2 Wish Upon A Star over the coming months.

**Please call in and visit Pete and the rest of the team at 1a Bank Street, they will be able to assist and support you with all your property needs and requirements**



# The Hidden Valley and my ‘Good Life’ moment

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Swapping insurance for 80 acres, call it a midlife crisis or just a desire for a different kind of life, we take a moment to explore Hidden Valley Yurts with owner Mike Pointing.

“We’d been looking for a place with land and a business for about two years around Exeter, we struggled to find something as most were selling off the house and land in separate lots. After two years of getting no closer to our dream, I decided on Boxing Day 2014 that we would start to look further afield, in particular just over the bridge in South Wales.

**One of the first properties that we found on our online search was Lower Glyn Farm; we went through our wish list and it ticked all the boxes.**

On a cold, wet miserable day in January 2015 we came to view the farm. We walked around the whole place and just fell in love. We put in an offer the next day, and after a drawn-out completion, we moved in the July.

Originally we were looking for a piece of land between 15 to 20 acres; we have been non-stop since we moved in, so I don’t think it hit us until recently that we own and manage 80 acres. It has been one huge challenge, not so much a learning curve as a learning ski jump. The moment we stood on that slope we were off, and it has been incredibly hard work but, more importantly, great fun.

We inherited our spaniel, Tilly; she’s affectionately known as the yurt dog, because she runs down to the site, keeps the guests company and plays with the kids. She’s fantastic with the children, and she’ll even take the guests on walks. Families just fall in love with her, and the amount of people who’ve asked if they can take her home, or to let them know if we’re ever thinking of getting rid of her - she’s become

a very big part of the business and family. Good friends of ours have helped with selecting and purchasing our other animals. We have a flock of Wiltshire Horns, and the Soay sheep arrived because we wanted a way to ecologically manage the woodland - they’ll clear all the woodland, and take all the brambles and bracken down. Then we’ve been and brought in four Highland cattle as well.

**The sustainable side of the business is extremely important because we want to provide as eco-friendly a holiday or break for people as possible.**

Obviously we don’t want to be spreading chemicals and things like that around on the land, so we want to manage it in a very ecological and sustainable manner. That being said, we don’t ask our guests to suffer for our beliefs, so we make sure there are a number of home comforts on site for them.

The previous owners had set up a Mongolian yurt import business about 9 years ago, which led to the introduction of courses hosted at the farm to teach people how to safely erect the yurts, take them down again, and about maintenance. Those coming on the courses would ask if they could hire a yurt for the weekend rather than staying in a hotel; one thing led to another, and soon they had a yurt site. When we arrived all the yurts and decks and everything we needed were already here, so we started with an existing business in place. →



“ There is no internet or WiFi, and you’re lucky if you get a phone signal. When our guests come here they can literally just escape from the world. ”

Since taking over Lower Glyn Farm we have replaced all the yurt covers, and we have been upgrading the interiors, putting our own stamp on the place. This also includes raising the standard of facilities we have on the site to be above what people would normally get on this type of break. Glamping takes us back to an easier way of living, there is nothing to distract you here, other than what the nature and landscape supplies.

We have many plans for the future; we've just had planning approved for an old cricket pavilion, which sits on the bank of a small lake. Its renovation will provide us with year-round accommodation as well as a skills centre, from which we will be teaching rural skills and hosting corporate events. Another addition we are working on is partnering with

an adventure activities company, and we hope next year to be launching a gourmet weekend. The chef will come to the site and cook an evening meal for our guests, and the next day they will source local ingredients and be taught how to create dishes for a gourmet barbecue. It is still in the planning stages, but we are in talks with a three Michelin star chef.

**Hidden Valley Yurts is special because it is actually what it says on the tin; we know people who live within 700-800 metres away, and they didn't know we were here.**

There is no internet or WiFi, and you're lucky if you get a phone signal. When our guests come here they can literally just escape from the world.

It's an incredibly safe environment for kids; in fact, we had a couple of mums from Manchester last year, and on their third day they told me, "We've only just realised that all we need to do is open the door and tell them to go and play, we don't need to watch them. As long as we can hear them, we don't have to keep a constant eye on them." Children have the freedom to just be kids; they can run, play, climb trees, go paddling, get muddy, and build dens - it's great to see them enjoying the outdoors rather than stuck behind a screen.

**Not everyone will take the plunge to completely transform their lives as we did, but you too can have a 'good life' moment at Hidden Valley Yurts."**



## Hidden Valley Yurts

Lower Glyn Farm  
Chepstow  
NP16 6QU

01600 860723

[info@hiddenvalleyyurts.co.uk](mailto:info@hiddenvalleyyurts.co.uk)

[hiddenvalleyyurts.co.uk](http://hiddenvalleyyurts.co.uk)



# The mysterious ruin that has inspired generations.

Foreboding, majestic and hauntingly beautiful, Tintern Abbey is a sight to be seen. It's only when you walk around and see the detailed craftsmanship up close, feel the sense of resilience woven into its walls, and breathe in the exquisite landscape viewed from its arched windows, that you can begin to understand why this ruin has inspired painters, poets, writers and tourists for generations.

Tintern Abbey was the first Cistercian abbey in Wales, and was founded in 1131 by Walter de Clare, Lord of Chepstow.

What stands today is a mixture of buildings and changes that came to pass during the first 400 years of its existence. Henry VIII's Dissolution of the Monasteries in 1536 was the start of its decline; the Royal Treasury seized its valuables, and the lead on the roof was sold. After being abandoned, the Abbey began to decay and nature weaved its way through its bones over the next two centuries.

In the mid 18th century the Abbey, now overgrown with ivy, captured the eyes and

the hearts of artists and visitors, and in doing so it inspired a wealth of great works. It is no secret that the renowned poet Wordsworth was captivated by the Wye Valley, who noted about his famous poem *Lines Composed a Few Miles Above Tintern Abbey*, that "no poem of mine was composed under circumstances more pleasant for me to remember than this."

**J.M.W Turner is the artist most noted for his works based on Tintern Abbey, which he painted many times.**

The works of watercolour painter Edward Dayes were also inspired by nature, with much of his work depicting ruins. It is therefore no surprise that he too found his way to Tintern Abbey. His piece, *The View of Tintern Abbey on the River Wye* Nov.1 1799, was engraved and published by Francis Jukes, and is part of a series titled *Views on the River Wye*.



As time moved on, the Georgians' love for the Abbey remained, and even Jane Austen felt compelled to mention the beloved ruin in her novel *Mansfield Park*. *Tears, Idle Tears*, is a poem inspired by a visit to Tintern Abbey, which was described by its author Lord Tennyson as showcasing "the passion of the past, the abiding in the transient."

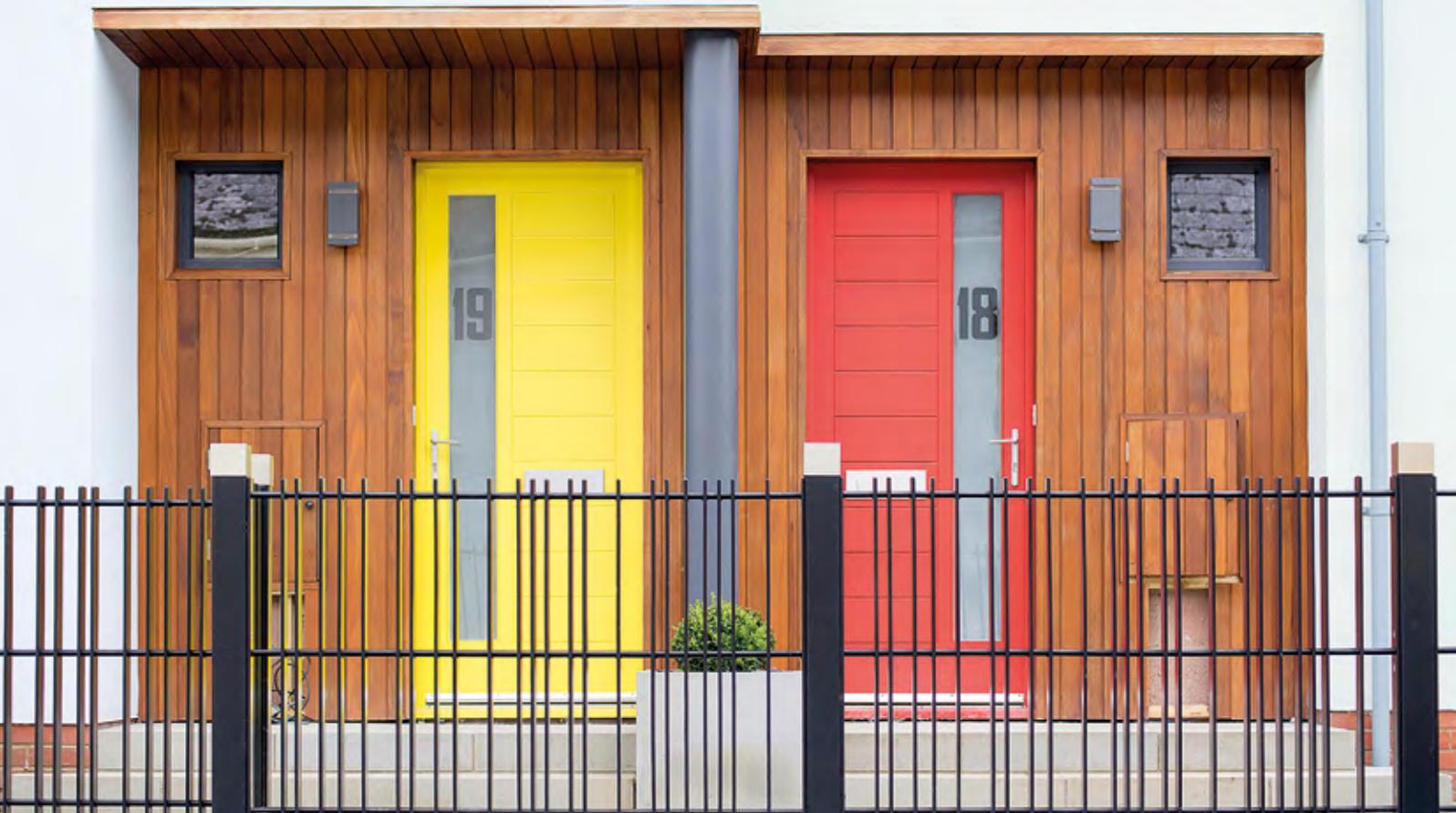
Having stood abandoned for more years than it has been occupied, conservation work now continues to ensure this masterpiece of Gothic architecture continues to enchant and inspire for centuries to come.

U-M Library Digital Collections.  
Enchanting Ruin, Special Collections  
Library. Accessed: January 17, 2017.

# Tintern Abbey

# Join us as we take a look inside Severn Quay

Set in the heart of Chepstow you will find the development of apartments and townhouses, Severn Quay. Although contemporary in design, it seamlessly blends into the existing architectural landscape.



**“Excellent design just is. It doesn’t try too hard, it doesn’t need embellishment, it just quietly invites approval. When function and form work in harmony, it’s an apparently effortless marriage.”**

Chepstow has always been defined by its scenery, set within an area of outstanding natural beauty, the countryside together with its active community make it a desirable place to live. The recent surge in house prices in Bristol has caused many house buyers to start to look over the bridge. The announcement of the reduction in the Severn Bridge toll, electrification of the

railway, the planned South Wales Metro, and the commutable distance to many major cities only add to Chepstow’s attraction - you can even be in London in less than two hours.

As you walk around the show home you are immediately struck by the quality of the build and attention to the smallest details. The sleek and stylish kitchen is finished with stone work surfaces. The appliances are from Neff and include a multifunction oven and microwave, fully integrated ‘A’ rated dishwasher fridge and freezer, as well as an integrated ‘A’ rated washer-dryer. In the townhouse, light floods through the open plan area that provides space to dine as

well as relax as a family. From the walnut stairs to the exquisite bathrooms, nothing has been neglected, and you can tell that this is a passion, not just a project.

Every room is spacious and is complemented by an abundance of storage, including generous and discreet storage cupboards. Each home comes complete with an automation system, allowing you to control the heating, lighting and much more from the touch of a button. You don’t have to worry about those cold winter nights due to underfloor heating, whereas the sophisticated security system gives you peace of mind.

**“Severn Quay has been designed with integrity and passion. Once the historical focus for shipbuilding, the potential of this prime waterfront region was recognised and the skills of the dedicated team of architects, designers, surveyors, and developers have combined to create a new landmark destination.”**

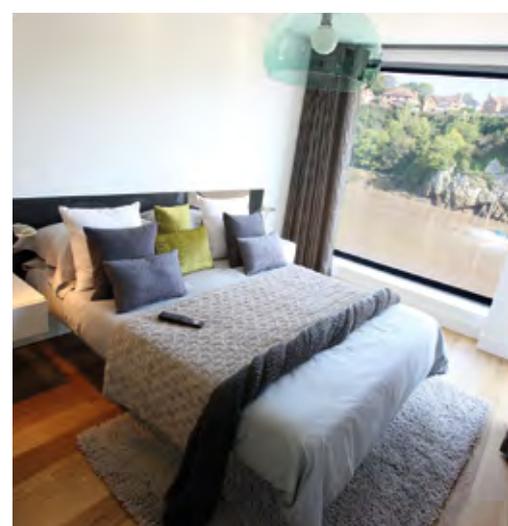
Where Severn Quay truly excels is the focus on the surrounding area, and not just the

properties themselves. The riverfront will be completely transformed with picturesque walks, landscaped gardens, and coffee shops, turning it into not just somewhere to live but a destination in its own right. Instead of ignoring the underpass next door, it too will be changed in a way that benefits the entire community. This is a development that cares about its impact and is looking to create a legacy that can be loved by homeowners and embraced by all.

Still in its beginning phases, there is a way to go before you will see the true vision of

Severn Quay realised, but this hasn't stopped many buyers already choosing to make it their home. The first homeowners have moved in and properties are being purchased off plan. Attracting a mixture of buyers, such as downsizers looking for a 'lock up and leave' solution, to young professionals, who see the location as an asset whilst providing them with a home of distinction.

If you're looking to move home, at Severn Quay you can be part of something uniquely special whilst living within the most fashionable address in the west.



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# It was a golden end to 2016 at Peter Alan

On 2 December our parent company Connells Group were in attendance at the prestigious annual Estate Agency of the Year Awards, held in association with The Sunday Times and The Times. In the tough category of National Estate Agent of the Year, Connells Group were awarded Gold.

What makes this award extra special is that it has recently been announced that this was the final year for this particular awards. The awards' founder and organiser, Peter Knight, stated,

**“The current and past winners can be extremely proud of their achievements. No other awards have been so sought after, so valuable and so hard to win.”**

Martin Kemp, the celebrated film and TV actor and Spandau Ballet bassist, presented the award. “We are thrilled to have won this award and to be recognised as part of the top national estate agency group in the UK,” says Andrew Barry, Managing Director at Peter Alan. “This is a fantastic achievement and testimony to both the high quality services we provide, and our success at helping customers with their property needs. I am very proud of everyone in the business for their contribution towards this terrific accolade.”

This award follows previous success at the Letting Agency of the Year Awards, which was held in June, and where the Connells Group picked up Gold in the National Lettings Agency of the Year category.

In both awards the winners are decided following a rigorous and thorough judging process undertaken by a panel of industry experts, who assessed initial entry submissions before conducting an extensive review of the entrants, which included telephone interviews and mystery shopping exercises.

For thirteen years these awards have become widely recognised as the most prestigious and difficult to win. We are proud that over the years Peter Alan, pa black and the Connells Group have all achieved Gold success.



# Meeting the needs of those looking for a distinctive home to let

**We have seen a growing need, for homes of distinction to let within South Wales. To ensure we meet the needs of our clients, we have launched pa black lettings.**

Angela Davy, Head of Lettings at Peter Alan, said, "We constantly review our proposition based on customer feedback and it has become apparent there is a need for a pa black letting service, especially in areas such as Cowbridge. pa black landlords will benefit from the same quality and personal service that our vendors currently receive.

Michelle Thomas has been appointed as the Lettings Manager at the Cowbridge branch after successfully working in the lettings market for the last eight years. Having worked for several agents in the area Michelle has a wealth of experience and knowledge of Bridgend, the Vale and surrounding areas.

For Michelle, it was an exciting opportunity to build something from the ground up: "I thrive on this kind of experience because you can build a unique relationship with your clients, as they only deal with your initially." Said Michelle

"At pa black lettings we benefit from the Peter Alan support centre, which caters to everything, from accounts to maintenance. We can provide landlords a 24/7 service for maintenance issues, and tenants can report those online as well. This support outweighs the service that other high end agents can provide."

"The launch of pa black lettings is a response to the needs of the higher end

of the market. The corporate market is quite buoyant in the Vale, as is the sales market, but the corporate lettings market is particularly strong, due to its location. The first quarter of this year will be focused on promoting our lettings service, we've already taken on a number of properties," enthused Angela. "Michelle has a proven track record, not only in lettings, but customer retention and a high level of customer service, which is why we felt she was the right fit for pa black lettings."

For more information on pa black lettings you can contact Michelle on 01446 772857





# Dynamic Marketing for Homes of Distinction

## Offering you the finest service

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

## Dedicated and caring team

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

## Creating an impact

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

## Attracting views

All pa black properties are featured on our website as well as the main Peter Alan site. This site alone attracts 40% more users than the average estate agent website\* (\*according to the independent Homeflow benchmark tool). We invest in premium listings on property portals such as Rightmove and Zoopla to ensure your property stands out.

Your home will also be sent right to the palms of potential buyers via our pa black app, available for both iPhone and iPad.

**For Sale:**

Coed Y Caerau Lane, Newport

For more information see page 49

**Distinctively designed**

Online may be where potential buyers start their search, yet the demand for printed brochures is still extremely high. Our property details are designed with the discerning buyer in mind, and your home of distinction will be featured within these pages. The Distinctive magazine has now gained such a reputation that we are seeing a growing demand in our branches as each edition is released.

**Extending our reach**

Your home is located within Wales, but your buyer may not be. We actively advertise our pa black collection within local and national press. In addition, we target key local magazines, including Cardiff Life and Swansea Life.

Our social media strategy across Peter Alan and pa black enables us to grow, and reach a following greater than other mediums can achieve today. Continuing to build relationships and raising awareness of our brands has a positive impact on the potential sale or let of your home of distinction.

**Growing our network**

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, thus strengthening our connections and increasing the opportunities open to us. Our recent acquisitions have seen our own network increase to 29 branches across South Wales, and a growth in standalone branches specialising in pa black.

**Opening doors**

Open houses are still a relatively new addition to the estate agent's marketing toolkit. They provide the opportunity for many buyers to view a property simultaneously, on a specific date. One of the main benefits is time. Instead of preparing your home for several viewings, you are in effect having them all at the same time. They attract a wider net of buyers because an open house is a more relaxed setting, where potential buyers can take their time to really explore the property, and hopefully start to feel at home. During every open house a member of the pa black team will always be on hand to answer any questions.

**pa black is exclusive to Wales**

# The Unexpected welcome home

Recent pa black buyers have received an unexpected gift when they have moved into their new home. The exquisitely stylish black boxes from Sloane Home include a bottle of champagne and a Sloane Home scrumptious candle from their range. We asked some of our buyers their thoughts on their unexpected gift.

“It is nice to deal with a company that cares enough to spare a thought after the sale. Actions such as this build relationships and I will certainly keep pa black in mind for my next purchase.”

D. Bowen

“I was absolutely delighted, it was completely unexpected. The products were of a high quality, and as it arrived just before Christmas it was gratefully received.”

P. Driscoll

“The box was a lovely added bonus after pa black managed to get our house and went above and beyond. It was thoughtfully hand delivered, and felt like the icing on the cake. I believe pa black was 100% flawless all the way through the purchase, especially as they really had to work for it.”

H. Adams



John Lewis

# Create a relaxing retreat

Inspired by Spedan Lewis, the founder of John Lewis, the Leckford collection is a modern take on the country theme. The John Lewis in-house design team captured the design potential of Spedan's very own country gardens, on the Leckford Estate, to bring genuine John Lewis provenance and heritage to the designs.



**Above:** John Lewis, Country double set, Ditton, £80

**Above Left:** John Lewis, 3 Assorted Glass Water Spray, £10

**Below:** John Lewis, 'Blossom Botanical' by Claire Brooker, £75



**Above:** John Lewis, Leckford Border 40X60cm, £35

**Right:** John Lewis, Leckford 27.5cm Plate, £12

**Right:** John Lewis, Leckford Bowl, £8

Leckford takes on a light and fresh feel, with crisp white linen and bone china adorned with pastel flower patterns. The furnishing fabrics are screen printed in the UK and feature an array of patterns in bright hues of blue and coral. Understated upholstery, updated antique brass objects and etched glass lighting help create a classic collection with a modern attitude.



# Open Home

A sculptural furniture collection by Doshi Levien for John Lewis

Open Home is a groundbreaking new furniture collection from John Lewis. Developed by acclaimed London-based design studio Doshi Levien, it represents a new philosophy for furniture design that changes the way we think about modern living spaces.

Open Home represents the introduction of high-end design thinking to the British high street. Part of the John Lewis Design Collective, a curated collection of ranges developed in collaboration with design studios, it is the most contemporary furniture collection that the brand has ever created.



**Above:** Mudra chair, £999



**Left:** Falcon lamp, £199

**Below:** Phulkari rug, £495



**Above:** Pondok sofa, £2,499

**Below:** Nami chair, £1,119



“Open Home is a set of objects that can be moved around to let you quickly change a room,” says Nipa Doshi, who founded Doshi Levien in 2000 with her partner Jonathan Levien. “There’s something sensual about the pieces which means they work together, but equally they’re strong enough to stand on their own. They’re about helping you create a space.”

John Lewis

# You take my breath away

## How to ensure your home makes a first impression that takes a buyer's breath away.

Long sweeping drives, hidden entrances and views that capture your heart, your home will have an impact on potential buyers from the moment they enter your property. Your home is architecturally fascinating, and whether it's steeped in history or has a futuristic design, there are a few steps you can take to add that little something extra.

### Accentuate the exterior

Ensure your glorious Welsh view is not obstructed and your grounds are well maintained. No outbuilding should be ignored, as any neglected area could be seen as a potential cost, and thus also a barrier to purchase. If it is included in your land then it should be presented with a potential buyer in mind.

### Enrich with colour

Nothing says welcome more than a spot of colour by your entrance. If you have a landscape garden close to your entrance, see how you can work seasonal flowers into your design. Beautifully styled flowerpots bursting with colour bring an entrance alive; discerning, high-end buyers are looking for elegance, so your home has to be packaged to perfection and every detail pampered.

### Create the dream

A hot tub is great for setting the scene; it should be warm, working and lit. Add a bucket of champagne and glasses to complete the look. Luxury homeowners typically have a collection of sports and vintage cars. Your garage floor should be sealed, the walls painted, and the space clean and organised. If your home is listed as having a three-car garage, the space should be clearly able to house three cars.

### Showcase your property's natural beauty

Every home has its own natural beauty, whether it is a period or a contemporary property; therefore you need to enhance original features. The weather can change the mood and feel of a property, and there is no guarantee that your home will be viewed on a bright and sunny day. Ensure that your home's best features are highlighted through good lighting; you want to create an atmosphere that is warm, alluring and welcoming.

#### For Sale:

St. Briavels, Lydney

For more information see page 52



Only two Townhouses remaining in Phase One



Located on the glorious banks of the River Wye, these exceptional contemporary homes are finished to the highest imaginable standards and offer true luxury living. Choose from a 'pied-à-terre' to a spacious three storey Townhouse, a stunning, open plan Duplex or a top floor Penthouse with floor to ceiling windows, a wrap-around balcony and far-reaching views across the river.

Three Bedroom Townhouses from £350,000  
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Two Bedroom Apartments from £290,000  
Duplexes from £425,000  
Penthouses from £525,000

# FASHIONABLE IN THE WEST



50% of Apartments already sold off plan



- Large open plan designer kitchens and dining spaces
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**pa** black

1 Bank Street  
Chepstow NP16 5FE

0845 045 5550

[www.pablack.co.uk](http://www.pablack.co.uk)



We talk to **Ned Heywood MBE**, artist, former Mayor, and community champion, about his passion ceramics, and how moving to Chepstow has enriched his life in many unexpected ways.

# The man with the creative touch

## How did you get interested in ceramics?

I used to dig clay out of my parents' garden when I was 9 or 10, and try and fire my creation in my mother's oven. They always exploded because I didn't know you had to allow them to dry completely before you heated them up. They didn't do pottery at school, although I dabbled a bit at art college, but it was when I applied to be the teacher of design at Rutland Sixth Form College that things changed.

Halfway through the interview they said, "Could you teach pottery as well?" I thought about it for at least two seconds, and said, "Yes, of course I can." I stayed one page ahead of the A Level students for two years, and they all achieved As and Bs.

I was now hooked on pottery, and spent a further 10 years teaching, but as the time passed my heart was elsewhere. I'd built myself a workshop and a kiln at home to practise my craft, and gradually started to reduce my teaching hours until we moved to Chepstow when my partner Annie got the job as curator of Chepstow Museum and I gave up teaching altogether.

## What did you create at the beginning?

Space was limited in my workshop, so I produced small, high value items, concentrating on sculpture, rather than on pots, because a) I was developing my skills - it takes at least five years of experience to throw a good pot - and b) I didn't have much space.

## Who were your clients at that time?

Most of my work sold through exhibitions held mainly in small galleries and museums. When we moved to Chepstow I opened a workshop and gallery, within which I would hold regular exhibitions, including work of other artists. This helped to build my reputation.

## Today, aside from designing sculptures and pots, you also create blue plaques, how did this arm start?

I saw a television programme about the people who made blue plaques for English Heritage, and I thought, "Hmm, that's interesting, I'm sure I could make them a bit better than that." I thought about it for a while, and undertook a few experiments, and then put it aside. Out of the blue the Usk Civic Society approached me, they wanted a blue plaque scheme of over 20 plaques and asked if I could create them. As I had already experimented, I said, "Give me six months to work out exactly how to do it, and the answer is yes."

Ceramic is an ideal material for blue plaques. Metal is often used, but they need repainting every few years; the ceramic ones never fade, the only way to damage one is with a sledgehammer. The blue plaque scheme for Usk is still there in all its splendour, this then evolved to one in Monmouth, and then Brighton, and then the City of London.



## Which is your most treasured blue plaque to date?

When I started making blue plaques, and Annie and I were in London at Easter, it was a lovely Sunday, so we decided to just have a walk around the City. Located in the square mile of the City of London you will find a special form of blue plaque that is rectangular, as opposed to the circular ones, I had seen them before but never looked at them in detail. One of the things that we did when we were walking around the City, is try and find the site of the City of London School for Girls, Annie's former school. The building had been demolished, and the whole site has been redeveloped we couldn't find it, because the street pattern had changed and everything.

Less than a week later, I get an email from the City of London Corporation, saying, "Could you consider making our blue plaques for us," and the second plaque that they wanted me to make was the City of London School for Girls.



## The sculptured buildings you create are fascinating; can you tell us about them?

I'm from Teeside and whilst a student there I was a bus conductor for a while. At the time there was a lot of slum clearance, when they cleared the terraced housing they used to leave the adjoining pubs and the churches standing. At the demolished end of a building you could see the evidence of people's lives; there would be the marks on the walls outlining where the wardrobes once stood, and on the wallpaper where the pictures were hung.

I'm fascinated by architecture, particularly Victorian architecture, and particularly their use of elaborate facades, whilst at the back it was all grubby. The sculptures are

an expression of these ideas. Art is the expression of an understanding; that was my understanding, that came very much from my teenage years, and I just wanted to express it.

## You've such a wide portfolio of work, what continues to inspire you?

The most satisfying thing that you can do is to make things; creating things that you know are going to be there for tens or hundreds of years.



## Your creativity doesn't stop in your workshop?

It's a lovely town, I intended to stay for three or four years, and ended up staying 35. We've just moved house in Chepstow, so I suspect we're going to stay here forever now. My partner Annie and I organised an event in 1986, which was just a weekend to mark a particular centenary, people stopped us in the street and said, "That was fantastic, we ought to do it every year, or every other year," and so we started the Chepstow Arts and Community Festival in 1988.

Bands on the Bandstand is another project I'm involved in. At the moment I've got bands contacting me to try and get onto the summer programme. We've been doing it for the last 10 years; it's not all brass bands, we feature a mix, such as jazz, rock, and opera.

When the Drill Hall was due to be closed by the County Council it was important to me that it was kept open for the people of Chepstow. It's now a very thriving venue and hosts live cinema screenings from major opera and theatre productions. Annie is very interested in ballet, I wasn't, but when we started the live screenings I had to be there as projection technician. Now I feel it's fulfilled a need, and at the same time it's certainly expanded my personal experience of the arts, and enriched my life.

# Pub Trail

Join us on a tour of the culinary delights embedded in the streets of this historical town. Whether you're looking for a relaxing Sunday brunch or an evening that will transport you from Chepstow to the Caribbean, you may be surprised by what is on offer.

## The Lime Tree

Hidden on the cobbled streets of Chepstow you will find The Lime Tree Café Bar. The warm and inviting interior has a modern rustic feel, making it the ideal spot to relax with a good book or spend time with friends. Open from breakfast through to your evening glass of wine, you can also take advantage of free WiFi, newspapers, and even board games. With a menu ranging from nibbles to dishes to share, it is no wonder that this is a popular spot with the locals.

**You must try:** who can resist baked Camembert with fresh rosemary and garlic, served with warm bread? Let the dipping commence!

24 St Mary's Street, Chepstow | 01291 620 959  
[www.limetreecafebar.co.uk](http://www.limetreecafebar.co.uk)  
 @limetreecafebar | Lime Tree Café Bar

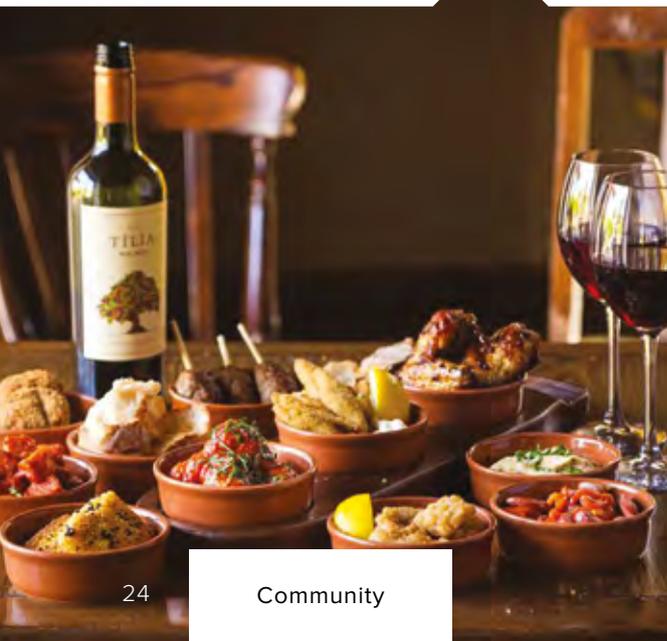


## The Three Tuns

The period charm of The Three Tuns starts with its exterior; dating back to the 1600s, the pub still boasts many original features, as well as catering for the needs of today's customers. Music is an integral part of life here, as they are famed for hosting live music every weekend. The beautifully decorated rooms with exposed stonewalls are in keeping with the era. With rustic home cooked meals and a selection of real ales and ciders on offer, there is lots to enjoy.

**Signature dish:** Moo Pie, a beef steak and craft ale pie served in a suet crust case with minted mushy peas, creamy mash and gravy.

32 Bridge Street, Chepstow  
 01291 645 797 | [threetunschepstow.co.uk](http://threetunschepstow.co.uk)





## The Rum Bar

Cool vibes with a touch of eccentricity, The Rum Bar is able to cater for all. The family-run restaurant serves a variety of food from burgers to bites, in the evening the menu comes alive with delicious Caribbean-inspired dishes. The trained mixologists shake up classic cocktails such as rum mojitos, as well as their own special creations. With evenings dedicated to celebrating the traditional Cuban Rumba to DJ nights, dancing shoes are recommended.

**Hot dish:** The Rum Bar tell us their homemade burgers, made from locally sourced beef, are one of their most popular dishes.

01291 622272 | 07753261124

[www.rumbarchepstow.com](http://www.rumbarchepstow.com) | [enquiries@rumbarchepstow.com](mailto:enquiries@rumbarchepstow.com)

[@therumbaruk](https://twitter.com/therumbaruk) [@therumbaruk](https://www.instagram.com/therumbaruk) [f The Rum Bar Chepstow](https://www.facebook.com/TheRumBarChepstow)

## The Riverside Wine Bar

Its picturesque setting on the banks of the River Wye is only part of the appeal of this wonderful wine bar. Being family-run it provides the warmest of welcomes, while its homemade Mediterranean style dishes evoke memories of warmer climates. Whether you're looking for a romantic dinner, or the perfect place to catch up with friends and family, at The Riverside Wine Bar you can sample a wealth of delicious food set within a wonderful atmosphere.

**We recommend:** The tapas menu includes homemade meatballs, garlic king prawns and patatas bravas.

18a The Back, Chepstow | 01291 628 300



# A historic taste for a new generation

We speak to Edward Biggs, owner of award winning Kingstone Brewery about his passion for using traditional methods and timeless flavours to create a range of ales for today's market.



“My wife and I bought a four acre plot of land about 10 years ago, from a lady who was using it as a small holding. We started growing fruit and veg and opened a small deli shop. I've always created my own home brew and enjoyed real ales, so we started selling Welsh ales in the shop, and found that they were selling better than anything else. A friend of ours owned Kingstone Brewery and was looking to sell; I worked with him for about three months to understand the business, and then made the leap, purchased the brewery and moved the operation here. From the start I knew I wanted to create really good quality ales using traditionally malted grain from Warminster Maltings.

We use whole hops, live yeast, and we don't add any flavourings or anything to it. The result is a beer as it would have been years ago, unfiltered, uncarbonated, bottle and cask conditioned, just a really great flavour.

For me, there is something about a product that has a heritage and is made using traditional methods; the process is pretty well defined, and therefore it tends to be of better quality. We really like that traditional flavour, so rather than the very trendy, hops-heavy beers, which have quite a strong bitter flavour, all of our beers have a balance between the malted grain and the hops.

**1503. Nostradamus was born in 1503, Da Vinci started the Mona Lisa, and brewing history was made.**

The recipe for 1503 we found on the internet. It was written by Richard Arnold, who worked in the Customs House in London in 1503. We have adapted the recipe slightly, as it would have been a lot stronger, probably about 12%. We've also added smoked malt, because in Tudor times, they used to roast everything over an open fire, and it would have an oaky, smokey flavour to it.

**The 1503 is a dark, chocolatey, and smokey beer that has really nice balance to it; it's also only 4.8%.**

We enjoy the whole brewing side of things and experimenting with flavours. Most small breweries tend to have only three or four brews, whereas we now have ten beers,

as well as seasonal beers, which is quite a range for a small brewery. The whole team always get excited about creating a different brew, and seeing our customers' reactions when drinking it. Some of our seasonal beers have now become our best sellers.

**When we started, our signature beer was the classic bitter, but about three years ago we produced the Llandogo Trow.**

It was originally created for the River Wye Festival, which was based in Llandogo. Trow is the name that was given to the flat-bottomed sloops that used to carry cargo on the rivers Severn and Wye to Bristol, the sloops were built in the village of Llandogo. It's a smooth beer with a slightly fruity hoppy flavour, and has now become one of our most popular beers.

The first Saturday of every month we hold a pizza night; in the summer we run them more regularly. Using our wood fired oven we make everything from scratch, including the pizza

dough, for which we use organic flour, we also make the pesto tomato base. Customers choose their toppings and then relax and enjoy their delicious pizza, as well as sampling our range of different ales, in our lovely log cabin tap room which has a wood burner fired up during the winter months.

It runs from midday until about 9pm; you can join our mailing list or give us a call if you would like more information.

We also host a variety of private events, functions and weddings, where our guests make use of our self-catering cabins and enjoy a spot of glamping in the summer months, as well as brewery days for people interested in the brewing process.”

**Kingstone Brewery**

Tintern,  
Monmouthshire, NP16 7NX  
Tel: 01291 680111  
[www.kingstonebrewery.co.uk](http://www.kingstonebrewery.co.uk)





# The dream that found me

**How a wee lass from Scotland has become a celebrated Welsh fishmonger**

We catch a bite with Sarah O'Connor from Fabulous Fish

## **“Who knows where passion comes from?”**

My passion is just something within. It was never my dream to become a fishmonger; however because of my love of fish, the dream found me and now I am doing something I absolutely love.

My forefathers, who lived on the rugged island of Inishbofin in Galway, Ireland, were

fishermen, and during the Cromwellian period, they went to America. Because they missed Ireland so much, many years later they returned and continued fishing in their beloved place on this earth. So somewhere in my genes, my love for everything fish might have something to do with that history.

But it was in my teens when my love affair with fish really took hold. I was on holiday

in Italy and some locals from the city invited me and my friends to a BBQ. They had been out fishing that day, and I will always remember their tin buckets overflowing with the most beautiful fish I had ever seen. They just popped the fish on the BBQ, with little fuss. It was a great evening, especially the food; the fish was cooked so simply, and tasted divine. The memory of that evening has stayed with me my whole life.

Our islands have 20,000 miles of coastline, we're blessed with incredibly diverse coastal and marine habitats, ranging from sheltered lagoons and coves, deep sea lochs and muddy estuaries, to the wave lashed rocky coasts and the deep waters off the edge of the continental shelf, all of which offer the most wonderful fish and seafood.

Working in the fish industry is so very rewarding; mainly because everyone in the trade I have come across is working towards the same goal; from the fishermen landing their catch, to the characters that sell their fish at the markets, to the porter delivering fish to us.

There is deep tradition in this industry; fathers pass on their boats and livelihoods to their children, as their fathers did before them. Whole families are involved, surviving against all odds, and the commercial pressures of the supermarket giants. Who would want to eat 10-day-old fish? But because of their global sourcing and distribution methods, that is what most supermarkets offer. I'm proud that at Fabulous Fish we are catch-to-table in a matter of hours.

Since starting in my big green van many years ago, operating at local markets two days a week, we now have our shop.

**There is always something to achieve here, whether it is helping new customers to discover how great fish is, giving them the confidence to cook fish properly, or the talks that I do to inspire children and adults to make educated choices on what they choose to buy and eat.**

We have produced our own pâté called Mackrelicious (mackerel and delicious), and we're in the process of stocking Mackrelicious in other local shops within the Monmouthshire area. We also do the most amazing seafood platters, which go down a storm at every occasion.

We work with wonderful reputable suppliers, and the fish comes in fresh every day that we are open. A lot of what we sell is of Welsh origin when available, and landed from day boats, including fish such as Huss, Wild Welsh Seabass, and Sewin, to name a few. There are so many kinds of fish, from meaty to mild in flavour, for everyone to try.

Setting up involves early mornings, loving what you're buying and sometimes taking risks on how much you buy. We buy to sell it that day, so as you can imagine,

this can sometimes make us a little nervous, our mantra is they will come, and thank goodness they do.

These wonderful people are not just customers, over the years many of them have become an extended part of our Fabulous Fish family, supporting us, sharing their ups and downs, and always finding a way to have a good laugh together along the way. Once you fall in love with what you do, you have a business that will endure and never let you down.

Our mission is to have you enjoying and feeling comfortable with cooking your fish, so much so that we have produced our own recipe book: Fish Made Fabulous. It's a collection of over 30 simple yet scrumptious cooking ideas for fish.

The Fabulous Fish Company has raised the bar for discerning customers, with healthy, top quality and - when available - locally sourced Welsh seafood. Our commitment to quality and taking pride in our produce has set us apart. Only recently I became the first fishmonger in Wales to gain national qualifications in fishmongery. My associate, Gemma, who works brilliantly alongside me has also recently achieved this qualification with distinction, and I'm so proud of her.

Fabulous Fish has been a finalist in the Seafood Awards in London, and The Monmouthshire Business Awards. We were also voted one of Wales' favourite fishmongers in The True Taste of Wales Awards 2013 - not bad for a wee Scottish lassie that came - down to Wales on a wing and a prayer and a big green truck."



The Fabulous Fish Company  
 Newhall Farm Shop  
 Within Chepstow Garden Centre  
 NP16 6LF

Fish Made Fabulous can be purchased for £10 from their store or for postal orders email [catchus@fabulousfish.co.uk](mailto:catchus@fabulousfish.co.uk)



# Is the need to succeed something we are born with?

**We talk to former Olympian turned successful businessman, developer and Chepstow resident, Peter Mills.**

---

Arriving at his beautifully renovated offices, you know that precision and class runs through all areas of the business. The relaxed atmosphere makes you feel at ease straight away, and as I'm welcomed into the office of Peter Mills I am unsure what to expect. Sat casually on the floor is a framed picture, which is a unique and fascinating nod to his Olympic past. On the wall by his desk is a photo of Peter, Muhammed Ali, and a woman who I later discover is his daughter. The office is tastefully designed, and I noticed a few pieces I recognised from the interiors company Dwell.

Peter is warm and extremely approachable, but has that air that seems to surround successful people, the business version of the 'X factor' if you like. I'm invited to take a seat, and we settle into a conversation.



## The early years

"My wife Suzie was born in Kenya, and I was born in Jubbulpore, in India. My father was in the Army and we came out in 1947, I've mainly lived in London since. The funny thing is, Chepstow is where my wife's grandmother came from. It is quite weird that we should end up here, her family, her grandmother and mother, originally lived in Chepstow going back many, many years, and it was pure coincidence that we happened to come back to the same place. We've now been here for 35 years."

## Olympics & passion for sport

"I didn't play hockey at school, I just fell into it, and was lucky enough to play for Great Britain first in India, then I got my caps for England, and then we went to the '72 and the '76 Olympics. So that was quite a time ago, but it was great fun, and we played in front of Indian crowds of 100,000.

We were invited to London 2012; they held a parade for all the old ex-Olympians. When the London Marathon is on in May, they hold an event called the Olympian mile for former Olympians, people dress up and walk down the streets in front of the Palace. I'm still in touch with my team mates and we meet up regularly; they're all old bloody codgers now.

I'm more of a rugby man now. Unfortunately I'm an Englishman living in Wales, which is something I have to put up with. I'm also a pretty hardened Wasps fan, so I go up to Coventry quite a lot, as well as travelling to most of the England games."

## What an incredible part of your life?

Yes, it was, but I think it's part of what drives you forward; if you're competitive and you like to win, then it goes through into your sport. It's instinct; many of the guys who were in Olympic hockey team with me have been really successful in terms of business. My best pal owns about eight or nine squash clubs in London, and they've done very well. It is something, I think, which is in you; if it drives you, it drives you forward in your business as well. So, being competitive helps, and just wanting to do nice things, I think, is an important part of it."

## Business

Originally I worked with people in Dartington Crystal, which resulted in the management buy-out of Poole Pottery, down in Poole, in Dorset. I fell in love with the pottery, and the site was incredible, it was set right on the sea. A lot of people looked at it as a site, but hadn't really thought about the business; we saw the potential and so bought the whole business.

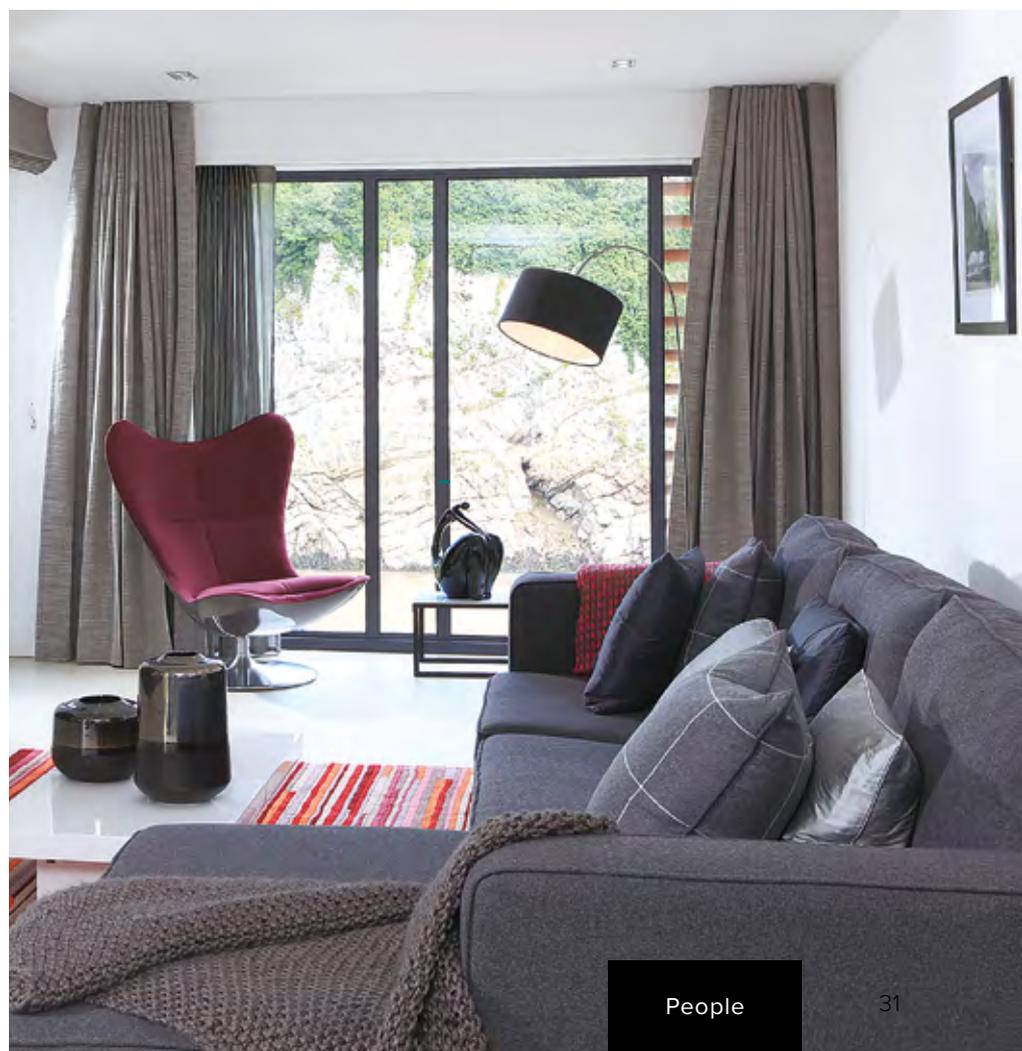
Before the days of factory shopping outlets I had the idea of creating a factory outlet, as we had a number of independents retailers, such as Edinburgh Woollen Mill. We developed a factory tour, a 'have a go area', and a museum - because Poole was very collectable - and formed a collectors' club. We used to sell to Bloomingdales and so on in America.

There had been around 500,000 visitors a year, and we managed to increase that to 1.2 million. As I can't stay still we had a piece of land and secured planning for 105 apartments, together with a marina - or a 'yacht haven'. It had to be called a yacht haven because it was a joint development with the Poole Harbour Commissioners.

It was a stunning development, we sold 85 off-plan, which was incredible. In order to fund the development we partnered with some financiers; we were about 3 weeks away from completion, and built quite a large business. As a result of something out of our control, the whole thing imploded. We were left being owed about £2-3 million. It was just one of those things, and you just have to start again.

The area of Severn Quay that surrounds my office was the site of my wife's furniture shop, where I originally got planning for about eight, nine apartments. The option for buying the land next to it became a possibility, I fought and won, so now we are building this incredible development right in the heart of Chepstow and overlooking the water.

**I just can't see myself doing nothing, or retiring, that's not me; we're looking for other projects all the time. →**



The property game is fun and hard work, it's certainly not the fortunes that everybody thinks, and you're taking big risks.

People think there are millions at the end of it, but there are a million things that can go wrong.

One building on Severn Quay has 281 piles underneath it, and they each had to go down 30 metres. There's a lot that can go wrong when you're going under the earth; you suddenly discover things that can add £1 million to the price without batting an eyelid, it's very easy to do. It's a lot easier to add £1 million to the cost than it is to add £1 million to your sales value. That's one of the problems, so you need to be on it all the time.

**The joy is that when you see it coming to fruition, it's the culmination of the five years of work you've put into it before you start to build.**

Woodlands is another of our developments, it's located in Brynna and is a prime example of dealing with the unexpected, as our challenge then was to find homes for dormice. Here, it was slow worms. We literally had to put pans down, collect all the slow worms, and find a new and approved home for them. We were extremely proud when Woodlands won the award for Best House in England and Wales at the What House Awards beating three to four million pound houses."

## Family traits

My parents were in the hotel business and my daughter is too, she trained at the Savoy before moving to the States - she's been General Manager of the Trump on Central Park for the last 10 years. To get where she's got, under the now President Trump, who doesn't particularly like women, is actually quite an achievement.

I believe the most important thing in life is to enjoy what you do. A degree of this has rubbed off on my children, but also my approach to work as well. My children are up in the early hours of the morning and do what's required of them, that's probably why they have achieved success in their own careers."

## Living the Australian way of life

I'm always looking for a laugh, rather than being too serious. I like my wine, I like my food, and what's life about.

It's why I like the Australian way of life; they work to play, that's their whole ethos. The purpose is not to work to save, to be miserable; the purpose of working is to be able to play, and that's what drives you. I adore my sport and watch it avidly; I get very emotional about it, tears are running down my face because I'm so passionate. If you're passionate, it can be seen in everything you do.



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# Would you spend 28 years trying to achieve your dream?

Ron Harris gives us a unique insight into his life and the determination and dedication it took to become a horse trainer.

Chepstow is known for many things, especially its racecourse, which you may have even visited. Horse racing is an exhilarating sport that brings together many professionals in the equestrian industry; we were honoured to talk to local trainer Ron Harris, to discover more about the people behind the scenes. You may say he was destined to work with horses, but his road to becoming a trainer was anything but straightforward.

"My mum and dad were always involved with horses via the hunt. My father was a huntsman for 25 seasons, so I was just brought up with horses. I knew early on that I didn't want to go down the hunting route, which father would have probably liked; I wanted something a bit faster than that.

Initially I became an apprentice for Reg Hollinshead in Upper Longdon,

as my father knew Reg. My weight was going against me, so I changed route and tact, and turned to jump racing for a bit. I was not a very good jockey, and never made it to the top; it was hard at that time when you were young, as the top names were the only ones riding any horse that was any good.

It all stopped when I had a fall; it was a bad knee injury that put me in a wheelchair for a time, and whilst recovering I decided to make a living in whatever. Around this time I bumped into a friend of mine in the pub, he had just started a butcher's shop in Abergavenny so I went to work for him. I picked it up very quick, and before I knew it, I was running the shop. This was how my career in the meat industry started.

Another chance meeting in a pub with a friend of my father's led to

me owning a meat lorry and serving some of the local markets, with friends from the butcher's shop. With no finance the three of us started growing the business together, but as it often does in business, I ended up on my own, with about 23 lorries around the country - and I didn't stop there. I moved into importing and then exporting, and became a major supplier in the UK to all the catering outlets, the business was doing nearly £100million a year.

We built a factory in Newport, purpose-built, then BSE came and hit right at the peak when we'd just moved in; it was hard, but we got through it. Shortly after, I sold the business and the factory to one of my customers. I had started him off from one box of meat, and now he's incredibly successful - he was Businessman of the Year a few years ago. →



After the business was sold we moved to Chepstow, then I became just a pure importer from South America, New Zealand, Australia, and Europe. We had offices in Germany, Holland, Denmark; I had two offices in the UK, one in Newcastle, and one in London.”

**Was your aim always to train racehorses?**

“Always, I never had a doubt from the day I came out of racing. I was always going to train racehorses. I was pushed out through injury and lack of support, but I always wanted to do something in it, and I thought, “Well, the nearest thing to riding would be training.” 28 years of working hard to raise the finances needed, here we are.”

As you drive around the country lanes surrounding Chepstow you get the feeling that you’re in horse country. Ron initially bought the property next door, but he knew what he wanted and was patient, waiting until the owner was ready to sell. The scenery as you head down the unmarked lane is stunning, but nothing compared to the view that greets you from their home.

It took 18 months to transform the land into what it is today; the house was knocked down and rebuilt on a new site.

**“Before I bought this property I owned horses that were placed with a trainer who I also rode for a little bit as well. He always knew my aim was to be a trainer, so it was no shock when I told him my plans; he even gave me a reference.**

Once the stables were completed we couldn’t start operating until the yard had to be approved by the Jockey Club, then



I needed a license to operate as a horse trainer. Even with all my experience, the approval from the Jockey Club, and sailing through the courses, I still didn’t meet their criteria: I had to work with a professional trainer as an assistant. Nobody was going to employ me at my age, but I knew a trainer who hadn’t ben in the business for a while; I employed him so that we could operate with a license until we obtained our own.

The next step was to get some horses and owners. I went to the Newmarket sales and bought 15 horses. We have 20 stables in the barn, and 25 in the courtyard here. I thought, If we can just quietly build up the courtyard, then we can move into the barn. Once I began training them, we took off straightaway, they just seemed to be

winning and winning. Before I knew where I was the courtyard was full with other people’s horses, I think we had something like 20 winners in the first season

We received a lot of publicity at this time, and soon the barn was full; we were up to 45 horses and training 50 winners a year. I was at capacity all the time, I knew if another horse came, one of my own had to disappear or have a break. In our best year we had 59 winners with only 45 horses in the yard, they were multiplying winners.

The next stage was to train a better grade of horse, and this meant buying babies, two-year-olds, un-raced, un-tried. Only a very small percentage of two-year-olds win, but we’ve had two group winners, and five



listed, as well as horses running at Royal Ascot, and other distinguished meetings.”

Three years ago they added another barn, 30 more stables, an indoor school and storage - that’s enough for 85 horses.

**“We never get to capacity now; we have 70 horses stabled at the moment and that’s enough. We’re now in our 15th season, and had many winners but our focus now is on achieving nice wins from big races.”**

This yard is a little bit different to the yards that you would see in Longdon or Newmarket. I believe every horse is different; the facilities we have enable us to keep them fit and give each horse what it needs. We don’t try and make them win their race at home, you want them peaking at the track.

My typical day starts at 5am; the staff come in at 6:30, and the riders will take the horses into the ring whilst their stalls are mucked out. When it’s light I will give them a list of what horses are going out together, and we go through the list until we finish, at around 1:00. The horses have their lunchtime feed and then they rest; nobody is allowed in the yard during their rest time, until 4pm when they work again for another

couple of hours. The staff then grooms, pick up droppings and make sure their beds are nice and tidy and they have hay, water and feed. Sunday is the horses’ day off unless they are running on Monday, but it’s 24/7, nothing changes. You have to love what we do, you have to live for it.

**I am very hands-on trainer. I suppose if you’ve worked 28 years to get your dream, you don’t want to let go of any piece of it.”**



# Best kept secret: Spirit of the Green Man

**A symbol of life and nature that won the heart of a child and never lost its way.**

Tucked away in a corner of Tintern surrounded by hedgerow you will find Abbey Mill, home to the Spirit of the Green Man. Filled with captivating sculptural pieces and other interesting artesian finds, we grabbed a moment with its founder Kathleen Milton.

“From a young age I have been fascinated and drawn to ancient folklore, and in particular the varying legends of the Green Man and the ancient Welsh tales of Mabinoglon. A green man symbolises the relationship between man and nature, and is brought to life through sculpture. I was given a green man as a gift, and for many years it travelled with me; it seemed to act as a symbol of luck, and as a guardian. I was born in Yorkshire and moved to Wales in my mid-twenties; I fell in love with the landscape and its people, one in particular, who I married.

## Birth of the Green Man

At school I studied art, and loved to experiment with different mediums. One day I felt so inspired by a green man that I decided to sculpt one myself, and I haven't stopped since. The process starts with me sketching my thoughts and ideas, we're in the perfect setting to get close to nature. Working from the sketch I translate it into clay and wax until I am happy with the finished result.

## Starting the studio

Before the studio, I started selling my sculptures at local craft fayres, and before long I was being contacted by people wanting more. It quickly grew from there, and we have had the studio for several years now. People come to our shop from far and wide; we have seen a lot of overseas visitors, including a couple from New Zealand.

We often meet people who have gone through trauma in their lives and they feel that having a green man close to them in their homes and gardens brings them an inner peace. Others see the green man as a symbol of protection of the environment, particularly the woods and forests.

## Time and tranquility

The studio specialises in my Green Man sculptures, but we also have a collection of other handmade mystical sculptures, including our very popular Moon Gazing Hare range. The sculptures are made using a special marble mixture that provides a detailed and durable finish. Each piece is meticulously hand-painted and glazed to give you a sculpture that will stand the test of time, no matter what weather we have to endure.

We also provide other local artists and crafters the opportunity to display their works in the studio. Our customers compliment us on the energy and tranquillity of the shop, as they spend a lot of time browsing. We also have a woodland section at the back of the shop, which is a favourite with children.

We would love to see you at the studio, where you will receive a warm Green Man welcome."

With exceptional value for money, is it time you added a green man to your garden this year?

[spiritofthegreenman.com](http://spiritofthegreenman.com)

Spirit of the Green Man Studio  
Abbey Mill, Wye Valley, Tintern,  
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## Sarah from Fabulous Fish shares her tips for keeping fish odour at bay

Firstly, if your fish is fresh, there shouldn't be an unpleasant odour. If you don't live near the Fabulous Fish Company I would urge you to seek out your local fishmonger. We are small independents and our livelihood depends on serving you the very best, just like your favourite local butcher.

We like to keep it simple here at the Fabulous Fish Company. Before you begin to cook your fish, open the door or windows to allow air to circulate.

Lots of people open the window after they have cooked, but by this time the horse has already bolted, and we don't like bolting horses - not while we're in charge, anyway.

Once opened, and before you fry or grill your fish, pop a pan of water on your hob. Fill it with some boiling water from your kettle, add some lemon juice from a bottle, and let it boil away while cooking - this will eradicate any odours.

You could also use up any leftover citrus peel, such as orange, lemon or grapefruit and just boil them away as above; nothing wrong with up-cycling something that would otherwise have just gone straight in your food bin.

You can also use this natural method in the oven by placing your citrus mix inside as it pre-heats and while cooking.

To keep any odours from your fridge, just place a small bowl of porridge oats inside... These will suck up any smells. You could even just slice up some orange and place that inside the fridge, and within a couple of hours - gone!!!

**Remember, if you purchase fish that is fresh, the odour will be minimal.**

**FABULOUS FISH,**

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LET THE FISH BE THE STAR OF YOUR TABLE

# Lobster & Lush Mayo

The only thing you should really do with a freshly cooked succulent lobster is to enjoy it with a great mayonnaise, lemon wedges and a glass of champagne. Don't throw away the lobster shells. The next day, why not make lobster oil?

## Lush Mayo

2 EGG YOLKS  
 1 TSP DIJON MUSTARD  
 125ML EXTRA VIRGIN OLIVE OIL  
 125ML VEGETABLE OIL  
 SALT AND PEPPER  
 ½ THE JUICE OF AN UNWAXED LEMON (ZESTED)

Whizz together the egg yolks, lemon juice and zest. Add the mustard and whizz again. Slowly add your oil, whisking all the time. When it starts to combine, keep whisking, adding more and more oil. Now whisk in 1 tbsp cold water and season with salt and pepper.

Place in fridge to chill.

## Lobster Oil

YOUR LOBSTER SHELL, INCLUDING HEAD AND LEGS  
 4 CUPS VEGETABLE OIL  
 1 TARRAGON SPRIG  
 A COUPLE OF SMALL STRIPS OF LEMON PEEL

Coarsely crush your lobster carcass, especially the legs, then sauté with 1/2 cup vegetable oil, the tarragon sprig, and the orange peel in a pot over a moderately high heat until very brightly coloured, let's say about 5-ish minutes.

Add the remaining oil and bring to a simmer. Simmer on a low heat for 40 minutes. Strain through a fine sieve, cool and refrigerate for up to 2 weeks, or freeze for up to 1 month. Lobster oil can be used in place of balsamic vinegar as a dip for your favourite rustic bread, it's lovely drizzled over seafood pasta, and will even - wait for it - put some va va voom into a fillet of cod.

The recipes have been taken from the book **Fish Made Fabulous**, a collection of simple yet celestial cooking ideas for fish. "I believe when fish is fresh you don't need 20 ingredients to make it taste good," says the author Sarah O'Connor.

Copies are £10 and can be purchased from Fabulous Fish, Newhall Farm Shop, Chepstow Garden Centre, or email [catchus@fabulousfish.co.uk](mailto:catchus@fabulousfish.co.uk) and a copy will be posted to you.

Many of us dream big, but how many of us actually follow our dreams

# Everest at 53

Often it takes just one single experience to change our outlook on life; that one tragic event, that one moment of euphoria, and you know nothing will ever be the same again. We talk to entrepreneur, philanthropist and adventurer Jeff Smith about that moment in his life, and how it inspired him to leave the world a better place than he found it.

"I'm London born and bred; my early years were spent playing professional ice hockey, initially for Streatham Redskins and later the Cardiff Devils. As a professional sportsman you have an inner strength, a desire to win, and a grit that can be hard to define. Whilst at the Cardiff Devils one of my teammates was Gary Cloonan, or 'Moose' as we knew him. He was a great friend and I can say with complete honesty that he was one of the kindest guys I've ever known. Our careers took us to different corners of the UK over the years, but we always stayed in touch. →



I know we are all mortals, but I never expected to lose him so soon to cancer. His death made me very aware of mortality in a way that it never had before, causing me to vow that I would get the most out of every minute of my time on this planet. I have a new kind of hunger for success. This is not about winning games and championships, this about honouring my good friend and changing lives. My desire to create a legacy in Moose's name led to the formation of Bigmoose, a non-profit organisation with a very clear intention: 'Do fun stuff that inspires people to live better, healthier, kinder lives.'

Since its inception, Bigmoose have carried out many worthwhile projects, such as the Super Tri – a triathlon for disabled children, Pritchard's 100k Challenge, and various initiatives to help the homeless. Bigmoose has also inspired me to push myself through some tough challenges, such as the Marathon Des Sables, a gruelling six-day, 251km ultramarathon.

**Over the past 7 years I have successfully climbed the mountains of Kilimanjaro, Elbrus, Denali, Mount Blanc and Manaslu. But there was one more mountain that I needed to conquer.**

Yes, I was 50, but I see age as a number and certainly not a barrier, so in April 2014, filled with excitement, my ingrained stubbornness and a healthy dose of fear, I set off to climb Mount Everest. I was devastated when my group was forced to abandon the climb after being caught up in the well-publicised deadly avalanche tragedy that killed 16 Sherpas.

There were many emotions whirling around after that trip: relief that we were safe, frustration that I got so close, and a nagging sense of defeat, that I had let Moose down in some way. Therefore it was no surprise when I announced that I was heading back to Everest this year – Everest at 53. There is an added determination this time, a new fire has been lit. It might be the sportsman in me, but I hope this climb will also inspire others to reach for bigger dreams and goals.



During my Everest at 53 journey I have visited numerous schools across the country and spoken to over 1,000 children, focusing on the idea of achieving your potential, never giving up, and following your dreams. One of the most rewarding moments was when one head teacher told me it was the 'best presentation ever!' It was so special to hear the children's dreams, from becoming a vet, a singer, a painter and a footballer. I hope I have been able to encourage them to believe in themselves and never give up on those dreams.

The support that we have had for Bigmoose, and also my personal challenges, has been incredible; I can't even begin to express my gratitude for being allowed to fulfil my lifelong ambitions whilst also giving back to those in need. In particular, pa black has been brilliant, especially in supporting Everest at 53.

As a company I feel pa black share the same values as myself, with clear aims to support their communities and help others in need. Most recently pa black and Peter Alan have helped with the Bigmoose 'Grab Your Coat' project, collecting donations of warm clothing and bedding for the homeless, and helping to distribute it across our local areas."

#### **What is next after Everest?**

"I want to write a book. My daughter and I are running a marathon. We're also planning a Bigmoose coffee shop in Cardiff, in a bid to help employ and train the local homeless."

**We get the sense that Jeff has many more challenges to conquer.**

For more information on Bigmoose and how you can support Everest at 53, go to [www.bigmoose.co](http://www.bigmoose.co) or [www.everestat53.com](http://www.everestat53.com)



# Our Chepstow

Beautiful countryside, strong transport connections, excellent schools, really vibrant and interesting town.

**Matt Taylor**  
**Chepstow Books & Gifts**

---

Chepstow is great place to live because of its close proximity to the beautiful Wye Valley and easy access to Bristol, Cardiff, the M4 and M5. It's also home to one to the best racecourses in Britain!

**Phil Bell**  
**Executive Director Chepstow Racecourse**

---

A beautiful market town, steeped in history, surrounded by stunning countryside where you can partake in many recreational activities. The local shops in and around the town offer quality produce and outstanding customer service. A plethora of welcoming bars, restaurants and coffee shops buzzing with friendly community spirit. What's not to love about Chepstow?!

**Kay**  
**Deacons Florist**

---

From castles to couture, this fabulous little town is the gateway to Wales. Quirky and Independent, Chepstow is packed with history, places to see and things to do... it is truly on the up and well worth a visit.

**Marc & Julie Le Peltier**  
**Beveridge & Co**

---

Chepstow is a pretty market town with interesting shops and places to eat. With its imposing castle and riverside views, it is steeped in history and the people here are friendly and always willing to help.

**Sara Jones Smithers**  
**Picnic Baguettes**

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Chepstow's Gateway location means great travel access for business and leisure.

**Mark Kingdom**  
**Taylor Made Energy Solutions Ltd**

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Chepstow has a huge community spirit. With many cultural events such as music, theatre and art, developed and run by locals, it is a town that you can become involved in.

**Sheila Moya Harris**  
**Artist at SheilaMoya**

---

We've loved Chepstow since 1978; the people, its history, ancient castle, fabulous countryside views, the Rivers Wye & Severn & Chepstow & Caldicot Lions Club supporting all those in need.

**Christine Robertson**  
**Resident**

---

Rural views, a quaint market town and the beautiful wye valley makes living in Chepstow idyllic.

**Luke & Carlie**  
**Natures Habitat Exotic Pet and Aquatic Centre**

---

Chepstow is a fantastic place to live or visit, with the beautiful Wye valley on our doorstep. Chepstow is a vibrant town full of community spirit, with plenty of independent shops and great local produce. All within easy reach of Cardiff and Bristol, what's not to love!

**Leanne Higgins**  
**Willowbrook Guesthouse**

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One of the many things I love about Chepstow is that it's big enough to have day-to-day amenities but still small enough to have a community feel.

**Sue Kingdom**  
**Taylor Made Energy Solutions Ltd**

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I love being located in Chepstow, the friendly people make the town. The surroundings are incredible for walking and it's steeped in history, there's always something to do. Enough room to breathe, relax and enjoy the finer qualities of life the great outdoors.

**Debra Roddick**  
**HotSpring Hot Tubs**

---



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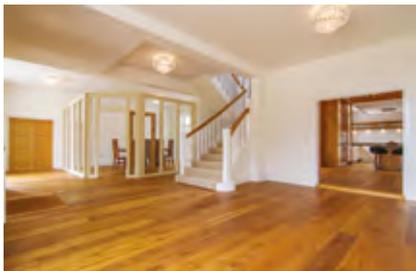
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## Llanbadoc, Usk

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£3,250,000

EPC = D

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One of the Usk Valley's finest homes in undoubtedly a truly inspirational setting. Accessed via a magnificent tree-lined approach with circa 17 acres of professionally planned gardens, private lake, swimming pool and pool house, all possessing outstanding panoramic views over the renowned valley.

The six double bedroom main residence is believed to date back to the Victorian era and it is situated in the centre of the manicured grounds to take full advantage of the beautiful surroundings and the panoramic views across the valley. It should be noted the main house has recently been extended and undergone an extensive renovation programme in order to provide the classic features of a period property with the high expectations of a modern family.




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## Coed Y Caerau Lane, Langstone, Newport

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£1,950,000

EPC = E

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As featured on Channel 4's 'Grand Designs'. Guide price £1,899,950 to £1,999,950. Unique 1720's Grade II listed hunting lodge, sympathetically restored extended providing stunning character contemporary luxury. Set in 24 acres of woodland, paddock gardens. Breathtaking panoramic views.

This incredible renovation project has been painstakingly and lovingly restored by the current owners to include both the character of a bygone era with 21st century technology. The original three-storey tower boasts library/cinema/living room, master suite with sitting platform, dressing room and en-suite bathroom, two further bedrooms and en-suites.



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## **Bulmore Road, Caerleon, Newport**

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£1,350,000

EPC = TBC

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

This is a charming detached stone built Victorian country residence dates back to 1840, for the past three years the present owners have extensively renovated and modernised to a very high specification and commands a truly picturesque position with an in and out gated entrance drive. Within the grounds is an orchard, a detached stable block with full planning to be converted into a two bedroom cottage and surrounding gardens and paddock, approximately 3.85 acres.



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## St Lawrence Road, Chepstow

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£650,000

EPC = C

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Set back from the road, an exceptionally well presented 1930's detached family home that has been greatly extended by the present owners. The property retains much of the original character and features whilst providing modern facilities and a comfortable family home. The ground floor briefly comprises an entrance porch and hallway, dining room, sitting room, a 24ft lounge, a kitchen/breakfast room with oak units, a utility room and a refitted downstairs shower room/wc. The first floor comprises a long landing, a master bedroom with a dressing room and en-suite bathroom, three further double bedrooms (one with an en-suite shower room), and a refitted family bathroom.



**The Hudnalls, St. Briavels, Lydney** £850,000

- 9 Acres of gardens, orchards and woodland
- Full size tennis court
- Chalet style detached house
- Flexible accommodation over 3 floors
- Large detached garage with potential to convert

EPC = D

**Meekswell Lane, Symonds Yat West** £650,000

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

EPC = E



**Old Dixton Road, Monmouth**

£600,000

EPC = C

- Spacious 6 Bedroom House
- 2 Self Contained Flats
- Large Kitchen Diner
- Detached Garage
- Integral Garage Parking for several vehicles
- Large Rear Garden



**Bluebell Court, Ty Canol**

£411,000

EPC = D

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



**Llanvihangel Crucorney**

£530,000

EPC = TBC

- Versatile home with annexe & outbuildings
- Set in approximately two and a half acres
- Living room with recessed log burner
- Kitchen with separate utility
- Master bedroom with balcony and en-suite
- Stunning views towards the Black Mountains



**Whitchurch, Ross-On-Wye**

£595,000

- Impressive Grade II listed Georgian property
- Centrally located in the village, served by a shop and pub
- Currently used as a successful holiday let, sleeping 22 people
- Offered with no onward chain
- Seven bedroom, six with en-suite bathrooms
- Disabled friendly with a potential downstairs bedroom and existing ground floor wet room

EPC = F

**Well Lane, Llanvair Discoed, Chepstow**

£585,000

- Flexible living accommodation that can be arranged to suit a variety of needs
- Four double bedrooms
- Dining kitchen
- Leisure suite with indoor heated pool, sauna and shower facilities
- Generously sized private garden with ornamental Japanese garden
- Large living room with stone fireplace and countryside views

EPC = F



**Tintern, Chepstow**

£525,000

EPC = D

- Idyllic setting with fabulous views
- 4 Bedrooms
- Heat exchange system
- Annex with rental potential
- New high quality kitchen
- Electric entrance gates
- Range style oven

**Whitchurch, Ross-On-Wye**

£525,000

EPC = E

- Converted chapel with plenty of character
- Large windows brining in lots of natural light
- Two galleried landings
- Five bedrooms
- Two with en-suite shower rooms
- Open plan living / dining / kitchen
- Living room and study
- Gardens surrounding the property
- Driveway providing off road parking

**Redbrook, Monmouth**

£500,000

EPC = D

- Impressive dining kitchen with granite worksurfaces and 'Neff' appliances
- Large conservatory
- Dual aspect living room
- Attractive gardens with mature planting
- Backing on to the River Wye
- Double garage with ample off road parking



**Tintern Heights, Catbrook, Chepstow** £575,000

- Immaculately presented executive detached residence EPC = E
- Set in a plot of 3/4 of an acre
- Located in a thriving village
- New kitchen and bathroom
- Double garage and ample off road parking



**Severn Quay, Chepstow** £450,000

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



**Bryngwyn, Raglan**

£425,000 EPC = D

- Master bedroom with en-suite and dressing room
- Three/four further bedrooms (two en-suite)
- Living room with log burning stove
- Fitted kitchen with breakfast bar and separate utility
- Large conservatory currently used as a dining room



**Hereford Road, Monmouth**

£395,000 EPC = C

- Detached home
- Stunning views from the rear of the property
- Beautifully landscaped and well stocked gardens
- Light dining kitchen with AGA, separate pantry and utility
- Two bedrooms to the ground floor, one to the first floor
- Potential to create a granny annexe



**Turnpike Road, Croesyceiliog**

£395,000 EPC = F

- Detached family home in very large gardens
- Planning to build another dwelling within the grounds
- Planning to extend the house
- 3 Double bedrooms
- 3 Reception rooms
- Garage and parking



**Merthyr Road, Abergavenny**

£444,500

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

EPC = TBC



**Commercial Road, Crumlin, Newport** £563,000

- Substantial detached family home
- No onward chain
- 6 Bedrooms
- 4 Reception rooms
- Extensive grounds double garage

EPC = E



**Pencoed Lane, Llanmartin**

£375,000

EPC = E

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



**Shrewsbury Avenue, Monmouth**

£339,950

EPC = B

- Lovely views across the park
- Four good sized bedrooms, master with en-suite shower room
- Dining kitchen with separate utility room
- Decent garden to the rear of the property as well as a low maintenance front garden
- Offered with no onward chain
- Single garage with driveway providing off road parking for several vehicles



**Dixon Close, Monmouth**

£330,000

EPC = C

- Offered with no onward chain
- Stunning fitted kitchen with double oven and granite work surfaces
- Four double bedrooms (master en-suite)
- Bi-Fold doors from the living room leading on to the garden
- Downstairs shower room
- Tarmac driveway providing parking for several vehicles




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## Leckwith Road, Llandough, Penarth

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£1,150,000

EPC = F

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The Old Rectory is set in its own grounds of approximately 6.5 acres with a mixture of formal gardens and woodlands. The stone built 7 bedroom Rectory offers very generous and flexible accommodation which would lend itself to multi-generation living as part of the Rectory has been converted to a self-contained 2 bedroom annex. Approached by a long driveway, the property retains many of the original features including shuttered windows, cornice coving, picture rails etc.

The ground floor accommodation briefly comprises an entrance porch and hallway with a staircase rising to the first floor, a lounge overlooking the extensive gardens to the side, a sitting room, a study, a large dining room, downstairs cloakroom/wc, a modern fitted kitchen/breakfast room and a separate utility room.




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## St. Andrews Major, Dinas Powys, Dinas Powys

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£845,000

EPC = D

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Situated in the historic hamlet of St Andrews Major, adjacent to the pretty 600 year old St Andrews church and open fields, stands this four/five bedroom detached stone farm house with its own one/ two bedroom bungalow in the grounds. The spacious accommodation on offer lends itself to multi generation living or as a family home with an additional income from letting the bungalow out as a holiday home. The main farm house ground floor accommodation briefly comprises a large entrance porch leading to the main hallway and another inner hall, a main lounge with beamed ceiling and a log burner, a large study/bedroom 5, another 22ft reception room currently used as a studio, a well fitted kitchen/breakfast room, a laundry room, and a wet room/wc. To the first floor there is the master bedroom with an en-suite bathroom, three further double bedrooms, and a family bathroom. Other features include central heating and double glazing.



**Leckwith Road, Llandough**

£1,072,500

- Detached 4 bedroom lodge
- 12 acres of pasture with development potential
- Versatile accommodation
- Lovely features throughout

EPC = C

**Westra, Dinas Powys**

£1,050,000

- Beautifully presented detached family home
- High stone wall and security gates
- Adjacent to the common
- 6 Bedrooms and 4 bathrooms
- 3 Reception rooms double
- Garage

EPC = C



**Clive Place, Penarth**

£550,000

EPC = D

- Close to town centre
- Beautifully presented 3 storey family home
- 5 Double bedrooms
- 3 Reception rooms
- 14Ft bathroom with roll top bath
- Low maintenance garden

**Lynmouth Drive, Sully**

£345,000

EPC = E

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

**St Andrews Road, Dinas Powys**

£895,000

EPC = E

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



**Pen Y Turnpike Road, Dinas Powys** £740,000

- Beautifully presented throughout
- Situated in a new development of detached properties
- Four double bedrooms
- Two en-suites
- Three reception rooms
- Double garage

EPC = B



**Port Road East, Barry** £675,000

- Impressive four bedroom stylish detached house
- Outdoor swimming pool
- 27ft x 27ft bespoke kitchen and lounge, private balcony
- Engineered Oak and solid stone tiled floors
- Eco friendly under floor heating. Sitting room. Family Room
- Four superb bathrooms, private drive

EPC = C



**Sully Road, Penarth**

£590,000 EPC = D

- 4/5 Bedrooms
- 3 reception rooms
- Detached cottage in grounds of just under half an acre
- Double garage and generous parking
- Potential to build another dwelling in the grounds



**Longmeadow Drive, Dinas Powys Westra, Dinas Powys**

£660,000 EPC = E

- Detached bungalow with amazing annex
- Large private plot
- Summerhouse in the garden
- 4 double bedrooms
- 4 reception rooms
- Beautifully presented throughout
- Ideal for multi-generation living



**Westra, Dinas Powys**

£425,000 EPC = F

- No onward chain and quick completion available
- Located just off the common
- Stone built cottage with character features
- 4 Bedrooms
- Double height lounge with gallery landing



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## Heol Creigiau, Efail Isaf, Pontypridd

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£699,950

EPC = C

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A magnificent detached eight bedroom double fronted modern residence, built in 2004 to a high specification, and fronting a select close with fields opposite. Within a few minutes driving distance is an exit onto the link road enabling fast and economic travel to the A470/M4.

This generous home benefits gas heating with panel radiators, double glazed windows, all mains services, flagstone styled floors and traditional panel doors. A large central hall leads to three reception rooms as well as a newly fitted kitchen breakfast room and a downstairs cloak room.




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## Lanelay Court, Talbot Green, Pontyclun

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£520,000

EPC = C

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A lovely individually built property, this property has lots to offer with flexible and adaptable accommodation throughout, a detached double garage, plus a swimming pool and some lovely views to the rear.

Internally, the accommodation briefly comprises a grand entrance hallway which provides access to good size lounge, dining room and a modern kitchen/diner with breakfast bar. This opens onto a fantastic Conservatory which in turn opens onto the garden. There are also two separate downstairs cloakrooms and a utility room.

On the first floor, the spacious gallery landing provides access to four double bedrooms plus a family bathroom.



**Rhiwsaeson Road, Cross Inn**

£750,000

- Large Detached Barn Conversion
- Stunning High Quality Kitchen with Granite Surfaces
- Large Mature Grounds with Stream and Summer House
- Feature Solid Oak Staircase
- Large Integral Garage Separate
- Self Contained Annex Building

EPC = D



**Penycoedcae Road, Penycoedcae**

£630,000

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

EPC = D



**Bryнна Road, Bryнна, Pontyclun**

£495,000

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

EPC = TBC



**Darren Ddu Road, Ynysybwl**

£425,000

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

EPC = D



**Church Road, Tonteg, Pontypridd** £399,950

- No chain large plot
- Beautifully presented
- Gated access with sweeping driveway
- Family kitchen and dining area
- Four piece suite family bathroom
- Desirable location

EPC = D



**Nile Road, Trealaw, Tonypanyd** £375,000

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

EPC = TBC



**Parc Nant Celyn, Efail Isaf** £369,950

- Good size corner plot
- Detached double garage
- Two reception rooms plus conservatory
- Welcoming entrance hallway
- Brand new bathroom, large en-suite shower room
- Lovely views to rear

EPC = D



**Llanfarach Farm, Pendoylan** £1,125,000

- Magnificent four bedroom bespoke barn conversion
- Large and private surrounding gardens
- 39ft Lounge
- Stunning Keller open plan kitchen and breakfast room
- Miele appliances and granite work tops
- Downstairs cloak room, large utility room, separate study/office

EPC = C



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## Gellihaf, Blackwood

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£570,000

EPC = D

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Built in 1931, Gellihaf House is a beautifully presented detached residence set in formal grounds of approximately an acre and is approached via stone pillars and a long driveway bordering the gardens. The current owners have made significant yet sympathetic improvements to both the house and the grounds in order to provide one of the outstanding homes within the area whilst retaining the original splendor and character.

The property offers very generous accommodation over two floors and the ground floor briefly comprises an entrance porch with a large stained glass window and leading to the imposing double height reception hall with a large working fireplace.



**Heol Adam, Gelligaer, Hengoed** £725,000

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



**Penallta Road, Ystrad Mynach** £595,000

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



**Rhyd-Y-Gwern Lane, Draethen** £425,000

- Cottage style detached property in rural village setting
  - 3 Generous reception rooms
  - 4 Double bedrooms/3 bathrooms
  - Large kitchen/breakfast room
  - Off road parking
  - Lovely views across the village
- EPC = F



**Off St Davids Avenue, Woodfieldside** £395,000

- Detached dormer bungalow
  - ¾ acre landscaped gardens
  - Adjacent to protected woodlands
  - 4 double bedrooms and 2 en-suites
  - Large kitchen/dining room
  - Beautifully presented throughout
- EPC = TBC



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## Ty Nant Road, Creigiau, Cardiff

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£900,000

EPC = D

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A truly impressive detached six bedroom modern residence occupying 0.75 acres with large gardens and grounds, set back within a rural location on the outskirts of the highly sought after Village of Creigiau. Five bathrooms, five living rooms, triple garage, studio.

Built in 1994 to a high specification by the present owners, completed with an architect's certificate, and providing 4300 square feet, this magnificent family home includes five generous reception rooms, a well fitted (19'0 x 15'7) open plan kitchen and breakfast room with stylish Range cooker and Pine work surfaces, a large utility room, a downstairs cloak room and a ground floor shower room.



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## Llwyn Y Pia Road, Lisvane, Cardiff

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£825,000

EPC = B

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Stunning seven bedroom detached stylish modern residence in very select gated close, completed in recent years and built to a high specification with very versatile accommodation. Three reception rooms, bespoke contemporary kitchen/breakfast room, three luxury bathrooms, southerly garden.

This truly spacious family home boasts versatile and well-designed living space with a central entrance reception hall inset with a returning staircase and providing access to a downstairs cloak room, two large separate 17ft reception rooms, a stylish bespoke fully fitted kitchen with breakfast room with breakfast bar and a full range of integrated appliances, a large useful utility room, a boot room and a very useful further separate family room.




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**Burdonshill Lane, Wenvoe,  
Nr Cardiff**

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£645,000

EPC = E

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An exceptionally well presented 4 bedroom detached cottage which is situated on the periphery of Wenvoe village in a rural location, and overlooking open fields to the front and rear. The property has been sympathetically modernised but does retain some remarkable features and a definite 'country cottage feel'. The cottage sits in its own generous landscaped gardens and there is scope to extend the property subject to the necessary planning being obtained.

The accommodation briefly comprises 28ft lounge with a stunning double height stone chimney breast with a log burner, a separate dining room which is open to the modern fitted kitchen, a Rayburn range cooker, a large double glazed conservatory which overlooks the gardens and fields, study, 4 double bedrooms, bathroom and shower room.



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## Coed Y Wenallt, Rhiwbina, Cardiff

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£575,000

EPC = C

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A stylish and spacious six bedroom detached modern residence, occupying a corner position, with landscaped rear garden for outside entertaining. This substantial family home, benefits Pvc double glazed windows, gas heating with panel radiators, hardwood internal doors with chrome regency handles and an intruder alarm. The accommodation comprises an open fronted porch with a paved threshold and outside lights, a central entrance hall, a large sitting room, a second family room, a downstairs cloak room and a spacious fitted kitchen with space for dining and lounge. The first floor comprises a spacious landing, four bedrooms, a stylish en-suite shower room, a further en-suite shower room and a family bathroom suite.



**Cefn Mably Park, Cefn Mably**

£1,100,000

- Detached five bedroom country residence
- 33ft lounge. 22ft kitchen breakfast room
- 17ft sitting room. Formal dining room
- Five bathrooms
- 27ft cinema room. Double garage
- Separate office. Large gardens

EPC = E



**Star Lane, Capel Llanilltern**

£985,000

- Six bedroom country residence
- Four reception rooms
- Handmade bespoke kitchen
- Luxurious designer bathrooms
- Large and lovely private gardens grounds
- Quiet country lane location. Triple garage

EPC = D



**Lisvane Road, Lisvane**

£650,000

- 20ft lounge, spacious formal dining room
- Fitted kitchen breakfast room
- Large utility room, two bathrooms
- Charming detached five bedroom residence
- Prestigious location close to Village
- In and out drive. Double Garage

EPC = D



**Heol Goch, Pentyrch**

£949,950

- Charming detached character house dating back to 1810
- Extensive living space with five living rooms, four bedrooms and three bathrooms
- Large and lovely south facing award winning gardens and grounds
- Elegant period features throughout
- Court yard and stables

EPC = D



**Mill Lane, Castleton**

£850,000

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

EPC = D



**Crofta, Lisvane**

£850,000

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

EPC = D



**Woodland Lane, Leckwith**

£799,950

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

EPC = D



**Began Road, Old St. Mellons**

£749,950

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

EPC = F



**Lisvane Road, Lisvane**

£910,000

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

EPC = E



**Cefniodh Home Farm, Cefn Mably**

£620,000

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

EPC = D



**Ash Grove, Whitchurch**

£450,000

- Large 4/5 five bedroom detached family house, gas heating, PVC windows
- Stylish fitted kitchen, breakfast room, dining room
- Downstairs cloak room, 29ft lounge, porcelain tiled floors
- Three bathrooms one en-suite
- Three car drive with electric gates, secluded gardens

EPC = TBC



**King George V Drive East, Heath**

£330,000

- Beautifully improved traditional semi-detached three bedroom house
- Stylish new kitchen, stunning new bathroom
- Gas heating, PVC double glazed windows, wood block floors
- Downstairs cloak room, 64ft x 11'4ft entrance drive
- Detached garage, available with early possession

EPC = D



**Llansannor Drive, Cardiff Bay**

£475,000

- Unique top floor (7th) two storey penthouse apartment with panoramic views across both Cardiff Bay and the City Centre EPC = E
- 32ft lounge and sitting room. 25ft bespoke kitchen/diner,
- Two stylish bathrooms, three large bedrooms,
- Two large roof gardens, private hall, simply stunning



**Towy Road, Llanishen**

£595,000

- A private development of just 3 beautiful detached family homes built in the traditional way and to a high specification EPC = TBC
- 4 bedrooms, 3 Classic bathrooms/en-suites
- Magnificent fitted kitchens, Dining Room, Study
- NHBC 10-year warranties
- Generous specifications Lawns and rear patios



**South Rise, Llanishen**

£585,000

EPC = D

- Large and lovely gardens
- Downstairs cloak room
- Large utility room
- 24ft lounge, formal dining room
- Play room
- Five bedrooms
- Stunning new family bathroom
- Large double garage
- Double drive



**Ty Glas Road, Llanishen**

£575,000

EPC = B

- Truly stunning detached four bedroom bespoke house
- Just completed
- 26ft luxury Sigma 3 kitchen/breakfast room
- 19ft lounge, formal dining room
- Separate utility room, underfloor heating
- Double glazed windows
- Porcelain tiled floors
- New quality carpets



**Clos Coed-Y-Dafarn, Llisvane**

£550,000

EPC = C

- Impressive capacious bungalow in enviable location
- Sunny landscaped gardens
- Four living rooms and a new fitted kitchen
- Three bedrooms and two stylish new bathrooms
- Private parking, double glazing,
- Gas heating
- Available with no chain



**The Paddocks, Groesfaen**

£538,950

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

EPC = C

**Church Road, St. Brides, Wentlooge**

£535,000

- 38ft luxury Sigma 3 kitchen and breakfast room leading to a 23ft family room
- PVC bi-folding doors
- 16ft lounge, formal dining room, utility room, cloak room
- 3 superb Roca bathrooms
- Detached five bedroom stylish executive residence
- South facing level gardens

EPC = C



**Cwrt Y Cadno, St Fagans**

£485,000

EPC = C

- Detached Property
- Four Bedrooms
- Two En-suite Bathrooms
- Three Reception Rooms

**Mill Lane, Old St. Mellons**

£450,000

EPC = E

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

**Heathwood Road, Cardiff**

£370,000

EPC = C

- Four double bedroom semi
- Spacious lounge/dining room
- Further separate reception
- Ground floor wc
- Kitchen/breakfast room
- Family bathroom
- Rear garden with workshop
- No chain



**Millrace Close, Lisvane**

£525,000

- Five bedroom detached family home
- Two en-suite and family bathroom
- Dining room, Large sun room
- Beautiful fitted kitchen
- Large front driveway, garage
- No chain

EPC = D



**Brandreth Road, Lladymary**

£475,000

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

EPC = D



**Millwood, Lisvane, Cardiff**

£765,000

EPC = D

- Four/five bedrooms.
- 22ft lounge, 20ft dining room
- 17ft family room, two utility rooms
- 21ft stunning kitchen breakfast room
- Three stylish shower rooms
- Large bespoke family bathroom
- PVC double glazing, delightful quiet location backing onto woodland



**Cardinal Drive, Lisvane**

£585,000

EPC = C

- Six bedroom detached double fronted family house
- PVC double glazing and gas heating
- 26ft sitting room, 15ft lounge
- 21ft conservatory, versatile snug
- 26ft fully fitted kitchen/diner
- Downstairs cloak room
- Separate utility room



**Wern Fawr Lane, Old St. Mellons**

£799,950

EPC = D

- Six bedroom residence providing 4174 sq ft of space
- 14ft playroom, 16ft lounge, study
- Stunning 36ft games room
- 18ft family room
- stylish contemporary kitchen
- Large and lovely private surrounding gardens



**Newport Road, Old St. Mellons**

£364,950

- Beautifully maintained and sunny gardens
- 19ft Magnet fully fitted kitchen and breakfast room
- Lounge with circular bay
- Dining room with PVC french doors
- Gas heating with new combi boiler
- Quality modern family bathroom

EPC = D



**Manor Rise, Whitchurch**

£460,000

- Detached Four bed Bungalow
- Bathroom plus Two En suites
- Fully modernised and Extended
- Kitchen/Breakfast Room and Utility Room
- Landscaped Gardens and Driveway
- No Chain

EPC = D



**Fairwater Grove West, Llandaff**

£585,000

EPC = D

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



**Plas Y Delyn, Lisvane**

£485,000

EPC = D

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



**South Rise, Llanishen**

£469,950

EPC = D

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



**Castell Coch View, Tongwynlais**

£399,950

**Heol Gabriel, Whitchurch**

£375,000

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

EPC = D

- Substantial and versatile detached dormer bungalow
- Extended and offering good, versatile accommodation
- Six bedrooms
- Two bathrooms
- Two living rooms
- Private sunny rear garden, double length garage
- Off road parking for 3/4 cars

EPC = D



**Cardiff Road, Taffs Well**

£419,950

EPC = E

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



**Station Road, Creigiau**

£425,000

EPC = E

- Imposing end of terrace corner residence of character, many improvements
- Period entrance hall, stylish fully fitted
- spacious kitchen and dining room with range cooker
- 17'9 Lounge, 14'4 Sitting room, large utility room, PVC double glazing, gas heating
- Two stunning bathrooms
- Three additional attic rooms

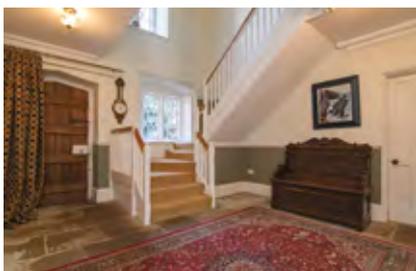


**Michaelston-Y-Fedw, Cardiff**

£360,000

EPC = E

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



## Wick Road, St Brides Major

£895,000

EPC = TBC

A truly magnificent detached six bedroom former Vicarage, built in 1848 with solid stone, extensively modernised in recent years and boasting an outstanding level garden, an acre in size and backing onto open fields. Positioned on the edge of the Historic Village of St Brides Major, just 15 minutes drive from junction 36 off the M4, this capacious residence of character includes considerable period features, including a charming entrance reception hall with a gallery landing, approached by an imposing solid wood panelled original front entrance door, leading to a wide hall with flagstone floors and pretty lattice style windows. Throughout the property there are elegant traditional panel doors, high cornice ceilings, outstanding character fireplaces, picture rails and unique lattice style windows, original to the property and protected by its listed status.




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## Morfa Lane, Llantwit Major

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£1,250,000

EPC = D

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A stunning luxury detached four bedroom barn conversion set within its own gardens and grounds including approximately three acres, a private gated entrance drive with parking for 10 cars, a detached four car garage and a truly superb detached leisure complex with Indoor swimming pool. Occupying an idyllic position, set back within a private select hamlet comprising just two distinctive houses of character. This charming detached stone built Barn conversion has been extensively renovated and modernised to a very high specification and commands a truly picturesque position adjacent its own paddock, approximately 3 acres, with lawned surrounding gardens and a secluded courtyard with a private sun terrace.




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## The Paddock, Hensol, The Vale

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£1,125,000

EPC = D

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Occupying an idyllic position, set back within a private select hamlet comprising just four distinctive houses of character. This charming detached stone built Barn conversion has been extensively renovated and modernised to a very high specification and commands a truly picturesque position fronting its own paddock, approximately 2/3 of an acre, with lawned surrounding gardens and a secluded courtyard with stone walls and a private sun terrace. The property consists of two barns, both having been sympathetically converted. There are a total of six bedrooms with four in the main barn and two in what is currently used as a leisure complex but could equally be used as a “granny annex” or additional guest accommodation as it also includes a separate shower room/WC.



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## Llancarfan, The Vale, Vale Of Glamorgan

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£695,000

EPC = E

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Originally a woolen mill dated from around 1815 which became a bakehouse in 1912 making bread sold in the two 16th century pubs in the village one of which is the Fox and Hounds still trading today. Renovated in 1969 and turned into a house. The property stands in about 0.75 of an acre of gardens and ground with the Nant Llancarfan running through and dividing to create your own small private wooded island.

Although delightfully rural the four bedroom property is within walking distance of the village of Llancarfan with its excellent local facilities include the parish church, village primary school, Fox and Hounds public house, village hall, village tennis club and petanque court.



**Badgers Brook Rise, Ystradowen** from £339,995

- A striking development of new homes in Ystradowen EPC = TBC
- Part Exchange considered
- 10-year NHBC warranty
- Detached garage
- Welcoming entrance hallway



**The Rhiw, Graig Penllyn** £499,999

- Large five bedroom modern home EPC = D
- Delightful elevated views
- 21ft Lounge, 16ft dining room
- 16ft study/home office, three modern bathrooms
- PVC double glazing, 21ft kitchen/breakfast room, utility room
- No Chain



**Boverton Road, Boverton** £460,000

- Excellent potential for use as a B&B due to the size of accommodation offered EPC = D
- Principal self-contained bedroom suite with en-suite bathroom
- Dressing room and kitchenette 5 bedrooms, 4/5 reception rooms
- A highly versatile modern detached family house
- Large kitchen/Dining room



**Cwrt Llanfair, St Mary Church** £435,000

- Four bedrooms, two en-suite EPC = D
- Spacious kitchen and adjacent dining room
- Lounge and Sitting room
- Utility room and cloakroom
- Double garage and south facing garden
- No Chain



**Talbot Terrace, St. Mary Church** £365,000

- Victorian, semi-detached cottage
  - Four bedrooms, en-suite. Two reception rooms
  - 17' Kitchen/diner
  - Cloakroom
  - Enclosed rear garden with office/workshop
  - Driveway
- EPC = E



**The Vines, Colwinston** £550,000

- Located in the heart of Colwinston within a development of similar modern properties
  - Five bedrooms, two en-suites
  - Open-plan kitchen/dining room, garden room
  - Double garage
  - 2235 sq ft over three storeys
- EPC = D



**Higher End, St Athan** £435,000

- Detached three bedroom stone built barn conversion
  - Large and lovely private rear gardens with double garage
  - 20ft Sigma 3 Kitchen Breakfast room
  - 19ft Lounge, 15ft dining room, PVC conservatory
  - Private six car drive, additional single garage
  - Two stunning bathrooms
- EPC = E



**Somerset View, Ogmore-By-Sea** £449,950

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



**Castle Upon Alun, Vale Of Glamorgan** £1,495,000

- A spectacular seven bedroom, Grade II listed country house EPC = F
- Four reception rooms
- Bespoke kitchen with an 'AGA'
- Landscaped gardens and grounds extending to about 7.5 acres
- Swimming pool and tennis court
- Several outbuildings with outline planning permission

**St. Mary Hill, Vale Of Glamorgan** £750,000

- Substantial Stone Built character Barn Conversion EPC = F
- Approximately 3,500 sq ft set in about 2 acres
- 6 Bedrooms, 4 Bathrooms 3 reception rooms
- Kitchen/breakfast room, conservatory
- Private circular drive with extensive parking
- Mature garden orchard with stone wall boundaries



**Llanmaes, Llantwit Major**

£625,000 EPC = D

- Detached four bedroom cottage dating back to 1684
- 25ft Lounge, 25ft Sitting room
- Ingle nook Fireplace
- Exposed beamed ceiling
- Exposed stone walls
- Large gardens. Sympathetically improved
- Gas heating, sash cord double glazed wood replacement windows

**Trerhyngyll, Cowbridge**

£575,000 EPC = C

- Four double bedrooms
- En-suite
- Three reception rooms
- Double garage
- Village location
- Beautifully presented
- Countryside views

**Cowbridge Road, Talygarn**

£650,000 EPC = D

- Unique six bedroom stylish residence
- Superior large and lovely level landscaped gardens
- Four principle living rooms
- Downstairs stylish cloak room
- 18FT well fitted kitchen breakfast room
- Three bathrooms, double garage
- PVC double glazed windows
- Views across to green fields



**Llanmaes, Llantwit Major**

£475,000

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

EPC = D



**Boverton Road, Llantwit Major**

£385,000

- Very Spacious and Extended Architect Designed Residence
- Entrance Hall with Vaulted Ceiling.
- Large Living Room leading to Dining Area
- Excellent Kitchen and Utility Room
- 5 Double Bedrooms (1 to Ground Floor)
- 2 En-suite Shower Rooms and Family Bathroom

EPC = C



**The Verlands, Cowbridge**

£459,950

EPC = D

- Short level walking distance to town centre
- Extended, detached family home
- Four bedrooms, quiet cul-de-sac
- Cloakroom, wet room and utility room
- Generously proportioned sunny garden
- Garage and driveway



**Prisk Road, Maendy**

£449,950

EPC = D

- 4 bedroom individual detached home
- 2 miles from Cowbridge
- Two reception rooms and
- Kitchen/breakfast room
- Conservatory opening onto mature gardens
- Quiet location in a sought after hamlet
- Offered with Vacant Possession
- No Chain



**Millfield Drive, Cowbridge**

£395,000

EPC = C

- 5 bed semi-detached property
- Within walking distance of Cowbridge town centre
- Three reception rooms
- Spacious family kitchen/dining room
- Contemporary throughout
- En-suite, shower room, bathroom and utility room
- Generous garden with shed/workshop

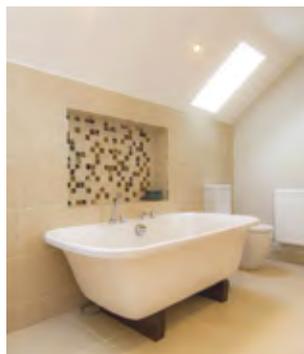


## The Retreat, Nottage, Porthcawl

£795,000

EPC = B

A contemporary, architecturally designed property with flexible accommodation arranged over three levels. Benefiting from a comprehensively fitted kitchen, bespoke ash staircase and landscaped gardens. Entrance hallway with access to the formal lounge with cast iron fireplace, study, wet room and utility room. There is an impressive open plan dining/kitchen/ lounge to the rear overlooking the gardens. The kitchen has granite worktops, built in appliances and a rangemaster range with extractor. There is a log burner with slate hearth to the living room area. On the first floor there are four double bedrooms. The master bedroom has a Juliet balcony, a walk through dressing room and a bathroom with Jacuzzi bath. The second bedroom has its own en-suite. There is also a family bathroom.



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## **New Road, Porthcawl**

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£560,000

EPC = B

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A bespoke 4 bedroom detached home designed and built by its current owners to a high specification. Nestled away in the village of Newton, Wimbourne Cottage offers comfortable accommodation with a mature garden and gated driveway along with being within close proximity of the village amenities and beach. Entrance Hallway with oak flooring along with oak staircase. Off the hallway is the cloakroom and the dual aspect lounge with feature woodburner and oak flooring. The breakfast kitchen has been comprehensively fitted with a range of base and wall units with granite work surfaces and includes built in appliances. Leading off the kitchen is the dining area which overlooks the rear garden and has french doors leading onto the patio area. Off the kitchen is also a utility room with space for appliances.



**Middleton Court, Porthcawl**

£349,000

- Penthouse style retirement apartment
- Two double bedrooms
- Two balconies with sea views
- Walk in wardrobe to master bedroom
- Wet room en-suite shower room
- Communal lounge and laundry room

EPC = B



**Lougher Gardens, Porthcawl**

£330,000

- Two bedroom ground floor apartment
- Adjacent to sea front
- Two reception rooms
- Spacious fitted kitchen/breakfast room
- Enclosed rear garden
- Garage

EPC = C



**Corntown, Bridgend**

£435,000

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

EPC = C



**The Green Avenue, Porthcawl**

£330,000

- Three bedroom apartment
- Bathroom shower room
- Gardens. Balcony
- Off road parking, Garage
- Close to seafront town
- Arranged over three levels

EPC = C



**Curlew Road, Porthcawl**

£350,000

**Stormy Lane, Nantymoel**

£350,000

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

EPC = D

- Five bedroom detached property
- Off road parking
- Double garage
- Five piece bathroom
- Beautiful landscaped garden

EPC = D



**West Road, Nottage, Porthcawl**

£475,000

EPC = D

- Detached family home with views
- Five bedrooms
- Four reception rooms
- First floor sitting room
- Conservatory
- Gated driveway
- Landscaped gardens

**Newton Nottage Road, Porthcawl**

£945,000

EPC = E

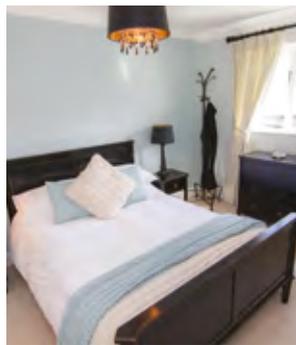
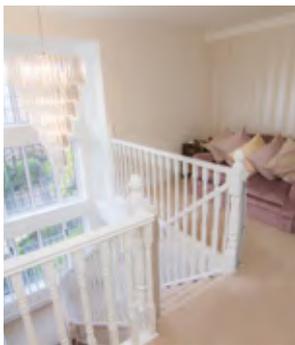
- Characterful former dower house
- Beautifully restored
- Modernised four double bedrooms
- Five receptions
- Conservatory
- Bespoke kitchen
- Approximately 1.8 Acres of grounds

**West Drive, Porthcawl**

£329,000

EPC = E

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





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## **Overland Road, Langland, Swansea**

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£830,000

EPC = E

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**An impressive modern style detached home set back off Overland Road in Langland. The property is approached via a gated entrance leading into the driveway and front garden with steps leading to the entrance porch opening into an impressive entrance hall. There are three reception rooms: lounge, dining room, sitting room, bespoke fitted kitchen/breakfast room, utility room and guest wc. A staircase leads to a spacious landing, master bedroom with walk-in wardrobe, three further bedrooms, Jack & Jill style shower room and a family bathroom. There is a large second floor boarded attic space. Outside are lawns to the front, side and rear and a double garage with rooms above accessed via the garden.**

Langland Bay is a sought after Gower address situated about five miles west of Swansea accessed by the A4067 Mumbles Road. Langland Bay is a popular surfing beach which regularly meets the European Blue Flag award for quality.



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## Betws, Ammanford

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£600,000

EPC = F

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Maesquarre Hall is located in a peaceful setting at the foot of Betws Mountain, a short drive from the historical town of Ammanford with amenities including Post Office, traditional family butchers, and super market.

This Manor house dates back to the 16th Century, has four double bedrooms, lounge, dining room, study, kitchen breakfast room, sunroom and large surrounding gardens with own boating lake and self contained 2 bedroom cottage. This property is currently being let as a holiday home and is an ideal purchase for anyone looking for a large family home, with the cottage as a holiday let, or someone looking to keep the holiday let going.



**Culfor Road, Loughor**

£625,000

- Unique, spacious farmhouse
- Potential business opportunity
- Five bedrooms
- 12 Acres of land
- Heated outdoor swimming pool
- Separate barn conversion

EPC = E



**Gower Road, Upper Killay**

£580,000

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

EPC = F



**St James Gardens, Ffynone**

£550,000

- Detached five bedroom house
- Two en-suite bedrooms
- Offers plenty of character
- Sauna
- Four reception rooms
- Basement providing ample storage

EPC = F



**Aber Llwhwr, Llangennech**

£465,000

- An impeccably well presented six bedroom family house on three floors
- 3 reception rooms
- Very large open plan kitchen/dining/living room
- Landscaped gardens, garage and parking for several cars
- Views across woodland to the Loughor Estuary

EPC = C



**Brombill Barns, Margam**

£369,000

**Gower Road, Sketty**

£365,000

- Immaculate barn conversion
- Four bedrooms
- Bespoke kitchen
- Two reception rooms
- Utility with shower
- Ample off road parking

EPC = D

- Spacious detached family home
- Conveniently positioned for Sketty Sq and Singleton Hospital
- Six bedrooms
- Superb sea views from upper levels
- Surrounded with mature trees providing privacy
- Garage and driveway

EPC = F



**Eaton Crescent, Swansea**

£335,000

EPC = E

- Five bedrooms
- Three reception rooms
- Two bathrooms
- Substantial accommodation
- Original features
- Quiet location

**Sketty Park Road, Sketty**

£1,000,000

EPC = D

- Impressive detached family home
- Six double bedrooms study
- Four reception rooms
- Bespoke kitchen/breakfast room
- Gated entrance, ample parking
- Double triple garage
- Four bath/shower rooms
- Substantial leisure annexe
- Heated pool and jacuzzi

**Maes Yr Eos, Swansea**

£499,999

EPC = C

- Modern kitchen/ breakfast room
- Double garage
- Four bed detached home
- Four piece bathroom suite
- Two en-suite bedrooms
- Fantastic living space



**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

**Gorseinon**  
01792 894 422

**Heath**  
02920 231 670

**Llanishen**  
02920 618 552

**Monmouth**  
01600 714 355

**Newport**  
01633 221 892

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**Porthcawl**  
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**Rumney**  
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