

Guide to Bathrooms Autumn 2021

cwutch

**SMART
BATHROOM
LAYOUTS
FOR RENTALS**

**ON-TREND
PRODUCTS**

**PLUS
MONEY
SAVING TIPS**

achieve a
luxury look

ON A BUDGET







CPS homes are a local Cardiff Sales, Rental and Investments Agency. Our friendly and accomplished staff work diligently for our customers both from home and across our two offices. Combining over 20 years-experience with a love of our local city, we look after over 600 rental clients and over 150 sales clients year on year. Our long standing relationships with local property developers, architects, builders and interior designers keep us up-to-date with the new ideas and trends coming into the property market.

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expert favourites

Our team of property experts have collated their top bathroom products, available to buy in store and online today! *All details and prices correct at time of printing.



HELLO

We're often asked our advice on how to achieve higher rents and sales prices. Combining good spatial planning with on-trend looks will always make properties far more

desirable and bathrooms are no exception. In this Edition we shine a spotlight on bathrooms and take you from planning to product choice with property developer tips along the way.

How we view bathrooms has changed dramatically over the past decade. They are becoming larger more luxurious spaces and

their aesthetics are increasingly becoming a priority for new home owners and renters alike. Simple function-only bathrooms simply no longer cut the mustard in a competitive and more style conscious market. So, whether you're looking to get the most out of your own home, boost your rental's potential or pocket a few extra pounds as you climb the property ladder, we can help you.

Rhys Owen,
Lettings Manager,
Woodville Road Branch

DECIDING ON A BATHROOM LAYOUT

Getting the most out of your bathroom can mean re-imagining the space in its entirety. If that sounds a little daunting, our handy steps will guide you through the process.



STEP 1

Think carefully about who will be using the bathroom and what their needs will be?

A family bathroom will have storage and child safety at its core design. Young families look for baths, out-of-child-reach cabinets and plenty of places to hang towels and store toothbrushes.

A first-time buyer/renter will often look for more luxury

added benefits. Look for ways of adding boutique hotel finishes such as double basins, rainfall showers, built-in shelving near the shower or bath. Considered design details add value and make properties more desirable.

A student rental property requires both an eye for on-trend design finishes and well-considered storage for multiple sets of bathroom vanity products. Prioritising storage and keeping products off surfaces will encourage easy cleaning of basins, baths and showers.

software that can build 3D models of your bathroom. Or use graph paper and a scale ruler to draw a plan of your bathroom and bathroom furniture to scale.

STEP 3

Think about the vertical space. A floor plan is very useful but consider what you'll see at eye level particularly as you enter the room. Looking at a bath or basin is far more appealing than a blank wall or WC.

STEP 4

Speak to your fitter or builder to ensure there aren't any issues in moving any water or waste pipes etc.

STEP 2

Measure your space accurately. Bathroom showrooms have



1. Block Stripe Toothbrush Holder, £8, 2. Block Stripe Bathroom Tumbler, £8, 3. Essential Pedestal Mirror, £8, 4. Natural Sponge, £3.50, 5. Hooded Towels, Pack of 2, £12, 6. Step Stool, £7, All John Lewis ANYDAY range.

Need help on dressing your bathroom for sale? Contact our sales team who'll be happy to view your room make bespoke suggestions.

When you've put
your heart and soul
into your home,
our videographers
capture every
detail, with
optional vendor
commentary.
View here!



MILES OF TILES

The choice of tiles in a bathroom can set the mood for the entire room. They are the simplest way to change the look and style of a bathroom.

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To create the feeling of a luxury spa, keep to a neutral palette such as a grey and use the same family of tiles on both the floor and walls, varying only the size or shape of the tile to add texture and detail.

If you are working to a small budget, our tip is to use a more expensive feature tile to highlight an area such as the bath, shower or vanity unit and select a complimentary budget tile for the rest of the room.

For more cost savings, consider only tiling the bottom half of the wall. Finish the tile to a sufficient height to include a vanity splash back area. Decorate the top half of the wall with a contrasting or co-ordinating paint colour. An eggshell paint finish has a slight sheen and will allow easy cleaning with a damp sponge.



1. Fusion Light Grey Matt Porcelain, from £34.20/m², five sizes starting at 600 x 300 x 10mm including a chevron tile, Mandarin Stone. 2. Dorset Cove Branksome porcelain parquet tile, £24.96 per m², 125 x 500 x 85mm, Claybrook. 3. Pod Navy Porcelain, from £42.93/m², 200 x 9mm hexagon, available in six colours, Mandarin Stone. 4. Mimica Bianco Ravenna Matt Porcelain, from £42/m², seven sizes starting at 600 x 300 x 10mm (Suitable for floors and walls), Mandarin Stone.

tip!

If you're looking for a more bohemian look, layer your mirror over your tiles.

GET THE LOOK



1. Lismore Essential Matt Black Round Thermostatic Shower Set, £129.99, Bathroom Mountain 2. Cactus Snow Bevelled Edge Metro Tile, £34.80/m², 200x100mm, The London Tile Co. 3. Arles XL Round Wall Mirror, £199, 100cm, matt black, Made.com.



Landlords, have you seen our student property tours? Scan the QR code to view. Speak to our lettings team to book a filming appointment for your rental property and secure tenants. Lettings@cps homes.co.uk

VANITY UNITS WORTH REFLECTING ON

Whether you're looking for something quite understated in muted tones, or a bold vanity unit in a standout colour, current bathroom products offer more choice than ever before.

Wall hung vanity units give the illusion of a bigger bathroom by allowing you to see the floor in its entirety. They also make cleaning the floor a doddle!

Vanity units with a built-in basin are a perfect hard-wearing choice for rental properties. For a more boutique hotel look try a counter-top basin. Most bathroom suppliers offer a choice of both variations in the same finishes.

FAVOURITE ACCESSORIES



1. **Ceramic Soap Dish**, £12, by Glyn at Roath Ryland Pottery, Ripple Living
2. **Acacia Wood Soap Dish**, £5, made in UK, Ripple Living
3. **ANYDAY Thin Aluminium Frame Round Hanging Mirror**, from £20, black finish, 50cm, John Lewis.
4. **Santorini Electric Chrome Flat Panel Heated Towel Rail**, £244.99, 1200x450mm, Bathroom Mountain
5. **Blyss Towel Radiator**, from £43.99, 1100x500mm, black, available in different finishes and sizes, Screwfix

Emily 500mm Wall Mounted 1 Drawer Vanity Unit and Basin, from £199.99, matt stone grey, soft close metal drawer, Drench

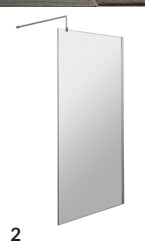
Harbour Clarity 600m Floorstanding Vanity Unit and Basin, from £399.99, indigo blue, also available in 900mm unit, Drench

Emily 500mm Floorstanding Vanity Unit and Basin, from £219.99, brown/grey Avola, more colours and sizes available, Drench

Looking to rent
your property?
Our Lettings
team can offer
bespoke advice
on any property
renovations.

tip!

A frameless shower
will add a luxury
touch to a bathroom
and gives the illusion
of more space.



Our landlords benefit from the option of full support in planning,
sourcing and organising renovation works ready for new tenants.
Speak to us lettings@cps homes.co.uk

SHOWER IN STYLE

With a good quality shower topping tenant wish lists, we show you how to provide one without breaking the bank.



There is now a huge variety of showers and screens on offer, which makes finding one to fit even an awkward space easy.

If you're renovating your bathroom remember to consider maintenance and upkeep. Whilst low profile shower trays look more luxe, those with high profiles will allow easier access to the shower waste for any repairs.

If you are renovating a shower or bath area, consider creating in-wall storage with a tiled cubby hole. It is relatively low cost to create and provides easy storage for shampoos, making the area look tidier easier to clean and more stylish.



Cubby created for 'The Bank' development, Cardiff Bay

1. **Harbour Alchemy 8mm Easy Clean Walk In 2 Panel Pack**, from £379.99, chrome, available in a mix and match size per panel, Drench.
2. **Nuie Wetroom Screen and Square Support Arm**, from £99.95, available in various sizes, Victorian Plumbing.
3. **Fixed Bath Screen**, from £139.95, 800x1400mm, Victoria Plumbing.
4. **Vado Elegance Electric Shower Kit 9.5KW**, £289.99, speckled black, Drench.
5. **Cruze Bath Shower Mixer with Slider Rail Kit**, £79.95, chrome, Victorian Plumbing (for taps see page 11).
6. **Bristan Bliss Electric Shower**, £169.95, black, Victorian Plumbing.
7. **Bristan Carre Exposed Fixed Head Bar Shower with Diverter + Kit** £249.95, chrome, Victorian Plumbing.
8. **Vellamo Twist Exposed Dual Outlet Rigid Riser Thermostatic Shower Set**, from £107.99, chrome, Drench.

FAR FROM BASIC

There's a fantastic range of styles and sizes in baths and WCs. Even the smallest bathroom can be catered for. Don't be afraid to pick 'n' mix between ranges and suppliers to find the perfect fit.



tip!
Make full use of every wall, including vertically. The space above a WC can make the perfect space for shelving.



1. **Hudson Traditional Back To Wall Toilet With Soft Close Seat**, £139.99, Bathroom Mountain. 2. **Austin Back To Wall Toilet With Soft Close Seat**, £69.99, Bathroom Mountain. 3. **Harbour Clarity Wall Hung Toilet & Soft Close Seat**, £199.99, 520mm projection, Drench. 4. **Harbour Clarity Toilet & Soft Close Seat**, £199.99, 664mm projection, Drench. 5. **Brooklyn Wood Effect Bath Panel Pack**, from £129.95, 1700x700mm, black, Victoria Plumbing. 6. **Aurora 2TH Steel Enamel Bath**, from £129.95, 1700x700mm, white finish, available in varying sizes from 1400 to 1800mm, Victorian Plumbing. 7. **Arezzo Round Wall Mounted (3TH) Bath Filler Tap**, £199.95, matt black finish, Victoria Plumbing. 8. **Cruze Bath Shower Mixer with Slider Rail Kit**, £79.95, chrome finish, Victorian Plumbing (for shower head see page 9). 9. **Cruze Modern Bath Taps**, £69.95, chrome finish, Victorian Plumbing

Consider putting a bath in separate to a free-standing shower. With careful planning it's surprising how little space is needed and it's certainly a trend that new home developers have hopped on board with having seen the demand.

tip!

Create a step in the wall for a handy shelf for pictures or our bathroom products.

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For more advice on how to prepare your property for renting, or to find out how to improve your rental income, call and speak to our Lettings Team who can offer bespoke advice based on your property and budget. Email lettings@cpshomes.co.uk

TOP TAPS

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9



Showered with offers.

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To watch our property video of Mafeking Road, Pen Y Lan scan the QR code.



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