



Capturing a *lifestyle*,
selling a *home*...

Stand out from the crowd with unique home staging advice, an effective pricing strategy and show-stopping marketing, all expertly advertised where buyers are looking. Partnered with a personal, concierge style service, we've got you covered for everything you'll need for a successful home move...



Rated *exceptional* two years running

With us, you can rest assured you're in the hands of one of the most trusted estate agents in your area.



Every home has its own story, so why settle for a one-size-fits-all marketing plan? We take a bespoke approach, tailoring our strategy to suit your property's unique features and your target audience. Here's exactly what you can expect when selling your home with us...

Getting started..

Pop the kettle on and get ready for Nathan or Sian to arrive. They'll work with you to craft the perfect pricing strategy. We'll take into account analyse current market trends, comparing similar properties in the area and providing you with honest, data-driven advice to ensure your home is priced competitively, without underselling its true value.

Rightmove data shows that if a property receives its first enquiry on the first day of marketing rather than after 2 weeks, its 60% more likely to find a buyer.

Stage to sell

We'll share simple home-staging tips to wow buyers and your property will get the VIP treatment: stunning lifestyle photography and a custom showcase video by Scott included as standard.

Maximum visibility

Your bespoke property description will highlight local insider knowledge, appearing on Rightmove and Zoopla with "premium" and "featured" options at no extra cost. You'll benefit from our social media reach (150,000+ users monthly) and your property will be sent out to our pre-qualified buyers, ensuring it reaches the right audience.

Launch day

We'll arrange an "open house" launch day, giving you the convenience of one block of pre-arranged viewings while creating healthy competition to secure the highest price.

Communication is key

Expect regular updates on viewings, offers, and feedback at every step. We handle offers with care, ensuring buyer verification, proof of funds, and prompt action, including scheduling the mortgage survey within 14 days. Need a solicitor or mortgage advice? We've got trusted recommendations, and Kelly can guide you to the very best rates.

Dedicated support every step of the way...

Once your offer is accepted, Chelsea will be your dedicated contact to ensure everything runs smoothly with the solicitors.



"When I met Nathan, I was impressed with his breadth of knowledge of the local market. He was able to back it up with substantial evidence and came well-prepared. Knowing the valuation was backed by house price data helped me and gave Liv, my partner, a lot of peace of mind."

Ollie, Vendor

We create the feeling of home on camera...

Selling the lifestyle your property offers to budding buyers is just as important as the décor, layout and location.

We captivate buyers' imagination by highlighting the experiences they could enjoy and memories they could make within the space.

You can see any of our current and sold listings over on our website (cpshomes.co.uk) or YouTube channel. Here are a few of our favourites:



Pet perfect...

Well-groomed and relaxed pets can highlight the home's cosy atmosphere, so you'll often find them featuring in our marketing photos!



Clevedon Avenue, Sully

After two challenging years on the market with three previous agents, we achieved a remarkable two-week sale for this vendor and their incredible beachfront property. Our social media campaign reached 33,000+ people in total, we had six viewings and attracted a full asking price offer of £1,850,000.



Cathedral Road, Pontcanna

Our social media campaign reached 80,000+ people in total, all belonging to a carefully targeted audience. When you factor in the views on our website and the property portals too, that's an incredible amount of exposure!



Shirley Road, Roath

We'll weave in clips of your neighbourhood to our marketing video to help buyers fall in love with not just your home, but the lifestyle offered by the location. Our audience loved seeing how close this home is to Roath Park and the lakes, it really helped them picture day-to-day life here.



Reach thousands of potential buyers with our unique social media marketing strategy

Put your property in the spotlight and harness the power of expert social media advertising.

We do so much more than just add your property to our Facebook page. Gemma, our social media expert, will tailor a campaign that will strategically boost the visibility of your home across all social media channels to target serious buyers. This creates more competition when it comes to your open house event and driving your price up.



5700+

Instagram followers (leading presence in the local market)



5,900+

Facebook followers (leading presence in the local market)



30K

YouTube video views per month (on average)



150K+

Post views across Instagram & Facebook each month (on average)



Get in touch

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Watch our video to see our approach to selling properties