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cw+ch

AT HOME IN CARDIFF

Official publication of



CENTRE STAGE

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adventures in acting
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THE TIGER THAT LOST ITS STRIPES

How Tiger Bay transformed into
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It's not often that the path of Hollywood royalty crosses that of an estate agent, but lately we had the delightful experience of speaking with Warwick Davis, actor and founder of the Reduced Height Theatre Company. From my childhood favourites of *Willow* and *Star Wars*, to *Harry Potter*, to Ricky Gervais and Steve Merchant's comedy series *'Life's Too Short'*, Warwick has achieved career longevity beyond many of his peers. We're thrilled to be able to share our time with him with our readers. Enjoy!

Wooden spoons and mixing bowls at the ready! The Great Roath Bake Off is back, and this year we are thrilled to be sponsoring the charity event organised by the ever-passionate Wayne Courtney.

With brighter mornings and lighter evenings, summer is starting to feel like it's around the corner. If the signs of spring have you feeling like you need to sweep away the winter cobwebs and get organised, our articles on giving your property 'kerb appeal' and getting 'Tidy' should lay that cleaning itch to rest.

Sunny days are perfect for trips down to the waterfront, so check out our features on life and lettings in Cardiff's hottest of hotspots, the Bay. We take a tour through the history of Tiger Bay and its transformation into the booming Bay we know today.

Let's raise a glass to the lighter nights,

Emma



It's what we do

As a local company born and bred in Cardiff, we like to think we know our city and its people pretty well. And having been doing business for over a decade, we're confident we know its property market like the backs of our hands too.

Here at CPS Homes, we bring a refreshingly honest approach to everything we do. Whether you're a vendor or buyer, landlord or tenant, our friendly and knowledgeable staff are on-hand to lend their expert advice whenever you need them.

If you're working nine-to-five and/or juggling a hectic family life, our Residential Sales Team has a service to suit. Flexible viewing times, legal advice, unrivalled area knowledge and aftercare - you name it, we've got it. Our Investment Sales Team help prospective landlords enter the world of buy-to-let. We market properties with potential and arrange plans to help you picture what you could make of your investment, then organise architects and contractors to put those plans into place, if that's what you'd like us to do.

Having developed close relationships with plenty of investor clients over the years, we've got a large database of buyers who are just waiting for the right house to arrive on the market. Our Lettings Team offer landlords a variety of different services, all dependent on how much involvement they'd like or can afford to have. If you require full management - meaning we're the tenant's first point of contact - or if it's just a tenant-find you need, we're confident we'll fill your property quickly. Our average void period is just six days, compared to the national average of three weeks.

So, next time you're thinking of buying, selling or renting, give us a call.



Residential Sales

02920 454555
66 Albany Rd, Roath, CF24 3RR

Investment Sales and Lettings

02920 668585
34 Woodville Rd, Cathays, CF24 4EA

Sales and Lettings

02920 480490
18 James St, Cardiff Bay, CF10 5EX

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“

My two young daughters were desperate for something pink in the house,” Liz revealed to us. “Plus, I wanted something bright that would cheer me up every time I came home.

”

Opportunity won't knock twice

The old adage about not getting a second chance to make a good first impression is never truer than when selling your home, says Becky Jones, a Property Advisor at CPS Homes.

It's been said that a prospective buyer will make a decision on a property within the first 30 seconds of a viewing. More worrying still, the clock starts ticking when they are on the pavement outside.

Driveways, front gardens, porches and hallways – these are the first things a visitor sees. And yet, because we tend to spend little time in these areas when at home, it may result in them looking a little unloved. So how can you make your home sing during its half-minute audition?

Weed out the unnecessary.

Whether that means literally picking up a gardening fork or moving the bins out of sight, ensure that the lead up to your front door is rubbish-free and uncluttered – you don't want viewers to feel like they're navigating an obstacle course.

Everything in working order.

If that creaky gate won't quite close and the doorbell doesn't work, anyone viewing will start wondering, 'What else isn't up to scratch?'. A seamless entry to your home will give them no cause for concern, so dig out the WD-40, oil the squeaky gate hinges, and change the doorbell batteries.

Stand out from the crowd.

If you live in a terraced or semi-detached house, a potential buyer can instantly compare your home to identical properties up and down the street, so ensure yours stands out for the right reasons. Command their attention with an eye-catching front door. Everyone expects red, white or blue, so why not try something different?



Top tips...

For a sophisticated note, we suggest 'Night Fever' or 'City Break' from Crown (£34.99 for 5litres, crownpaint.co.uk)



A pastel lends an air of country elegance, and we love Crown's 'Hollywood' pale blue and the pale pink 'Fairy Dust' (price as above).



For a touch of class, accessorise your freshly-painted door with some vintage ironmongery. For reclaimed gems, check out our local favourite – the Pumping Station on Penarth Road.



The Tiger that lost its stripes

Cardiff Bay has brought a whole new dimension to our enjoyment of the city.

With fuzzy heads, we soaked up sunshine at a quayside café the morning after Wales' Friday-night Six Nations triumph over France. As French conversation and laughter wafted on the breeze, it felt as though we were abroad.

"When the sun is out and the nights are long, there is no better place to be than sitting in the Bay with a cool breeze off the sea," says Dr Rhys Jones, Cardiff University lecturer, BBC presenter and Bay resident. "It's got a fantastic variety of restaurants, bars and some interesting niche shops. It reminds me of Lisbon, actually."

These days, homes populate former wasteland and there are spaces for leisure where once was great commerce, industry and toil. It's almost impossible to imagine the vast smoky docks, as rough and ready as the Bristol Channel's currents – said to be reminiscent of raging tigers and the reason for the fierce, romantic name 'Tiger Bay'.

"James Street, the one-time hub of dock life, pulsed with vitality," wrote famed Tiger Bay poet Harry 'Shipmate' Cooke. "Tall buildings full of clacking typewriters, clerks, shipbrokers, agents and things maritime. At street level, shops of every degree, elbowing each other for attention."

These days James Street is a shadow of its former self, and the evocative Tiger Bay all but extinct. But the splendour of the 19th century façades still display the wealth and power that rose here thanks to the export of coal.

"Take a walk around Loudoun and Mount Stuart Squares and you soon get a grasp of the history," says resident Martin M. Jones. "Historic photos in the Waterguard, Bute Street Post Office and events such as 2013's DeGabay production all help to educate us newcomers of the area's rich history."

BOOMTOWN CATS

In the years after the Industrial Revolution, vast quantities of coal and iron ore were brought to the port from the Valleys by canal and steam locomotives. By the turn of the 20th century, Cardiff's docks saw more traffic than New York, exporting more coal than any port in the world. The peak, in 1913, saw nearly 11 million tonnes of Wales' black stuff shipped to meet the world's demand for fuel. By 1920, there were 122 shipping companies based here.

As we exported raw materials, so we imported people. One of the oldest multi-cultural communities in Britain, people of 45 different nationalities could once be found in the tightly-packed homes and boarding-houses of Butetown and Tiger Bay.

But the rise of oil and cheap German coal meant that things were on the slide long before the depression of the 1930s. A post-war slump in coal demand meant that by 1964, coal export had ceased, and the demolition of the old housing began in earnest. Today, only Roath and Queen Alexandra docks are still in use, handling 2.1 million tonnes annually.



Photograph: Capt' Gorgeous, "Bute West" Flickr.com



“I regularly see foxes, rabbits and a variety of interesting birds, including long-tailed tits and even waxwings. Cardiff Bay Wetlands Reserve is a freshwater marshland and I’ve seen some fantastic birdlife there.”



All Bay imagery courtesy ilovesthediff.com

NEW BEGINNINGS

Cardiff Bay Development Corporation was established in 1987 to oversee the redevelopment of some 2,700 acres of derelict land. In 2000, the creation of the 500-acre freshwater lagoon at the mouths of the Taff and Ely rivers was vital for Cardiff Bay’s successful rebirth. The £220m, 1.1km Barrage that joins Queen Alexandra Dock with Penarth Head comprises five sluice gates, a fish pass and three locks, and is a fascinating feat of engineering. The result: no more tidal mudflats.

“We were all worried about the installation of the barrage and the effect on local wildlife,” says expert Dr Rhys Jones. “Of course, Cardiff was created by reclaiming saltmarsh, so it’s nothing new for the area. These days, I regularly see foxes, rabbits and a variety of interesting birds, including long-tailed tits and even waxwings. Cardiff Bay Wetlands Reserve is a freshwater marshland and I’ve seen some fantastic birdlife there.”

REMEMBERING THE PAST

You don’t have to be eagle-eyed to notice Cardiff Bay’s industrial past in the public art and the rusting remnants littering the cityscape. “The Cardiff Bay Development Corporation must have wanted the history of the Bay to show through; there are anchors, mooring bollards, coal scoops, and a big old crane left around the place,” says

“The WMC is now the most visited indoor tourist attraction in Wales, and no picture of Cardiff’s skyline is complete without the silhouette of the famous ‘armadillo’.”



Alex Martin, who commutes from Danescourt by bike to work at County Hall.

Iconic buildings help to put Cardiff Bay on the map. “I’ve recently taken up photography,” adds Alex, “and the history of the Bay is one of the things I like to show. I like to walk past the Millennium Centre, the Senedd, Pierhead Building and Norwegian Church to take photos on sunny days.”

Impossible to ignore, the gleaming, shell-like Wales Millennium Centre will have been open ten years this November. “The WMC is now the most visited indoor tourist attraction in

REGAINING ITS STRIPES

The economic boom of the early 21st century saw the meteoric rise of apartment complexes and a buy-to-let free-for-all. Award-winning planning consultant Adrian Jones slated Cardiff Bay as the “worst example of waterside regeneration in Britain”, but those who live and work in the Bay are never so damning. Parking issues aside, people love it.

Karime Hassan, a prison officer and part-time rugby player, has fond memories of Cardiff Bay before Cardiff Bay. “The old feeling of the docks was special, and there are still some pockets of it,” says Karime, who spent a lot of his childhood at relatives’ homes here. “As a child, I used to love the Butetown Carnival even more than weddings – it was the highlight of the community’s year.”

These days Karime lives around the corner from where he attended St Cuthbert’s Primary School in its original Pomeroy Street location. “I still feel that the benefits of the Cardiff Bay development outweigh the bad,” he says. “Old Tiger Bay has a rich history, and after a lot of recent change it does seem to be settling down.”

There are more changes on their way, in the form of BBC’s Roath Lock studios,

Did you know?

- ✦ The world’s first £1million cheque was signed in the once-mighty Coal Exchange, which in 1886 had more than 1500 cigar-smoking, be-hatted members.
- ✦ “One of the things I love about the Bay is the extensive outside gym, free to all users. The parks join up so that park gym apparatus can form part of a circuit. You can jog around and stop off at a rowing machine, elliptical runner or bench press as the go. How many areas of Cardiff can say that?!” – Dr Rhys Jones
- ✦ In 1910, Captain Robert Falcon Scott’s British Antarctic Expedition embarked from Cardiff aboard the SS Terra Nova (though Scott was not aboard). Cardiff raised £2,500 for the expedition, more than any other city.
- ✦ Cardiff Bay is modelled on Baltimore’s successful Inner Harbour redevelopment scheme. Planners and councillors visited many times, and in 1994 they took along the BBC Welsh National Orchestra... perhaps in case they ran out of conversation?
- ✦ These days, St Cuthbert’s Primary School is located on Letton Road, named after Tommy Letton, or ‘Uncle Tom’. Born in 1901, Tommy ‘The Fish’, as he was also known, was one of the Docks’ famous characters – he spent more than 40 years selling fish from a barrow. How many streets have been named after fishmongers? But then, how many fishmongers have been instrumental in creating a park, as Tommy did? Hamadryad Park was named after the HMS Hamadryad, the old ship-hospital for seamen.
- ✦ The area south of Clarence Road, between the Taff and the old Glamorganshire Canal, was once called ‘Rat Island’. Delightful.

media developments in Porth Teigr, and the £250million Cardiff Pointe waterfront project in the International Sports Village.

After the doldrums of the recession, plans for Cardiff Pointe’s 798 new homes are a welcome sign of a re-found confidence. Included in the scheme is a 3,000-seat ice arena and a real-snow indoor ski slope. “As a keen skier and ice hockey fan, I can’t say that it doesn’t excite me to know that those new facilities will be on my doorstep,” says local resident Joe Bonney, who works at a marketing company in Mount Stuart Square and has lived in Cardiff for nine years.

“Living in the Bay is great, it’s like you’re in your own bubble: good shops, plenty of nice restaurants, and it’s a beautiful place to walk around. It’s got everything the city centre has, but with a nicer backdrop – and soon, an indoor ski slope!”

“I love the architecture and vibe of the Bay, there’s so many creative people mingling around, it’s a real hub of activity”

Wales, and no picture of Cardiff’s skyline is complete without the silhouette of the famous ‘armadillo’,” says Christian Torkington, founder and director of Guy Christian hair salon.

“Being so close to the capital’s most iconic businesses and buildings bring lots of footfall,” says Christian, who recently chose the Bay to open his second branch. “I love the architecture and vibe of the Bay – there’s so many creative people mingling around, it’s a real hub of activity. It also gives Cardiff a very cosmopolitan feel that would be hard to achieve without its existence.”

Business in the Bay



The future's bright for Cardiff Bay, says Bradley Young, CPS Homes' Cardiff Bay Branch Manager.

I've managed CPS Homes' Cardiff Bay branch for the past three years and during that time the market has been constantly changing. The Bay was hit particularly hard during the property crash due to the area's many recently-completed developments; a lot of properties were bought at the height of market prices, which fell quickly and hard when the recession hit.

As a result, property sales struggled for a while, but we've seen a significant increase in purchases by first-time buyers in the last six months.

“Our last ten properties sold to buy-to-let purchasers have come with a minimum of a 6% gross return – and some cases even had returns of 9%.”

Although property prices have been at an all-time low in the area, they are on the rise again, and the fact that we agreed £1 million worth of sales

in the first six weeks of 2014 shows a huge sign of improvement in the market.

It's a great time for investors to buy in the Bay, too. Our last ten properties sold to buy-to-let purchasers have come with a minimum of a 6% gross return – and some cases even had returns of 9%.

In the past twelve months, we've seen rent levels increase by as much as 5%, which can mean an extra £25 in a landlord's pocket each month. We've proved effective to landlords who are new to us, too, letting their properties within an average of six days and often with a significant increase in the amount of rent they'd been receiving previously. We've managed to negotiate an additional £1,200 per year in some cases.



Bradley and the team in the Cardiff Bay Office

A look over our 2013 figures shows that we let many more Bay properties than the year before. With the BBC, SKY, the new Snowdome and the Olympic Village developments due to bring more jobs and residents to the Bay, we expect the trend will continue and housing will stay in high demand for years to come.

Bradley joined CPS Homes as a Lettings Negotiator at our old Miskin Street office in 2007, and moved to manage the Cardiff Bay branch in 2010.

**See How
They Run**

is on 6–10 May at
The New Theatre,
Cardiff.

Box office:
029 2087 8889

Cardiff over COFFEE

Warwick Davis is the star of Life's Too Short, Willow, and appeared in the Harry Potter and Star Wars films. We caught up with the 3ft 6inch-tall actor to chat about his new venture – a theatre company filled entirely with performers under 4ft.

HI WARWICK. CAN YOU TELL US HOW THE REDUCED HEIGHT THEATRE COMPANY CAME ABOUT?

The basic notion was that I wanted to be in a play. I enjoy the theatre, and though I've been offered many interesting and great roles in film and TV throughout my career, I've never been offered a play. At this stage in my career, I thought that perhaps the only way to be in one would be to produce it and cast myself.

WHAT'S THE THINKING BEHIND USING ONLY SHORT ACTORS?

I did an ITV documentary about the Ovitz family of Jewish entertainers who were sent to Auschwitz. Theirs is an amazing story, but what really struck me about them was that, while they were all short, they didn't rely on this for their careers – they were all very talented entertainers. That was inspirational to me, and it's kind of what I'm about: I don't rely on my height to carry me through this business. It's really about my skills and challenging myself.

I started thinking that there are probably lots of other short actors out there who also don't get the chance to show what they can do. So this production acts as a platform to show their acting ability, because their size has no bearing on the role at all.

HOW HAVE YOU FOUND IT? It's a huge amount of work – I underestimated just how much. I'm funding this tour too – there aren't investors; I wanted ownership of it – so it's certainly been a challenge, but one I've enjoyed. I want the show to be the very best it can be. Fortunately, I've had advice and partnered with a very experienced London producer, so I'm in safe hands.

WHY DID YOU CHOOSE TO PUT ON PHILIP KING'S SEE HOW THEY RUN?

I particularly enjoy the genre of farce, and felt that it was going to be challenging to produce it successfully. It's about accuracy, pace and precision, and it demands quite full-on performances. It also harks back to a more romantic era. It's lovely to go into a theatre, put your phone on silent, and escape from the modern world to a time when things were simpler. But then again, when you watch the play you realise some of the characters, such as mine (the Reverend Lionel Toop), have just as much stress as people have these days – but it's brought on for very different reasons!

DO YOU EVER FIND YOURSELF STAR-STRUCK BY PEOPLE YOU MEET?

Yes I do. When I admire somebody's work and respect what they do, I will be totally in awe. Like when I met Steve Coogan for the first time, because I'm a massive fan of Alan Partridge. And even now when I see him, even though I've worked with him, I'm really thrilled to see him. It was that way with Ricky [Gervais] and Stephen [Merchant] when I first met them. The same with Karl Pilkington even! I'd never actually tell him that, of course.

KARL IS PRETTY GRUMPY AND NEGATIVE. WHY DID YOU AGREE TO TRAVEL WITH HIM FOR AN IDIOT ABROAD?

I happened to say to Ricky that Karl doesn't appreciate how lucky he is, getting paid to see the world. Ricky (who knew how enthusiastic I am about most things in life) had the idea to send me to show him the positives. But Karl was too much even for me.

YOU BOTH WENT THROUGH SOME PRETTY TOUGH EXPERIENCES. HOW MUCH IS PLAYING TO THE CAMERA?

All of it's genuine. Nothing is set up. What



happened just happened. You could never plan it. And that's what's so great – you get the sense that anything can happen, and usually does.

YOU'VE GOT TWO KIDS – AGED 10 AND 16 – ARE YOU A COOL DAD OR AN EMBARRASSING ONE? I think I'm a cool dad. I like to try to embarrass them but I don't seem to achieve that. They're pretty casual and unfazed about what it is I do and the people I get to meet. They've been able to meet their heroes, which they do get thrilled about, but generally they take it all in their stride.

HOW HAVE YOU TRIED TO EMBARRASS THEM? I threaten to take them to school wearing my pyjamas and things like that. They don't seem to freak about it.

AS AN 11-YEAR-OLD YOU PLAYED WICKET THE EWOK IN RETURN OF THE JEDI. IS IT TRUE MARK HAMILL (LUKE SKYWALKER) COMPLETED YOUR STAR WARS FIGURE COLLECTION? Yes it is indeed. He asked me what toys I had, and then he asked what ones I'd like. I wrote a very big list. He was very, very generous because he brought in a big box with all the toys I wanted. I still have that collection.

WHAT WAS IT LIKE TO MEET AND WORK WITH YOUR HEROES? It was an amazing experience to work with those guys. I didn't see them for the people they were – they were always their characters for me. So Harrison Ford was actually Han Solo.

ARE YOU GOING TO BE INVOLVED IN THE NEW STAR WARS FILMS?

I've dropped a lot of hints in the hope they might call on me, but I don't know yet officially. All I ask is for a small cameo, then I would have had a small part in all three of the trilogies.

HOW DO YOU SPEND TIME AWAY FROM SET AND STAGE? We like to go camping. We've got a new model VW camper van, which is probably the favourite thing we have. It's nice to get away from it all.

DO YOU VISIT WALES WITH IT?

Yes, and we'll be bring it to Cardiff when we visit in May. As a kid I'd always go camping in Wales with my mum and dad in our caravan. We used to love to go round the castles – you have so many of them.

ARE YOU LOOKING FORWARD TO VISITING CARDIFF AGAIN?

I am. Normally when I'm in Cardiff it's to do filming – I've done Doctor Who down there, and Hitchhiker's Guide To The Galaxy was filmed in a quarry near to Cardiff.

AS FOR FUTURE PLANS, ARE THERE OTHER PLAYS YOU WANT TO DO?

I'd like to do a Reduced Height Theatre Company version of Spamalot. I debuted in the West End with it myself and had a great time working on it, so I think that would be fun. The world's our oyster, I suppose.

Tidy, happy homes

When it comes to buying a property, or just being happy living in one, an uncluttered home is far more appealing. Emma discovers some simple tips to help keep your house in order.

Canvas Cube, £17, Great Little Trading Company

Perfect for the little ones' bedrooms



Blackboard Stacking Storage Box - Rainbow Star, £29, Great Little Trading Company



Felt Storage Boxes - Set of 3, £45, John Lewis



Brävig range, set of 2, assorted patterns £7, Ikea



Brävig range, set of 2, assorted patterns £7, Ikea

These storage boxes look good just about anywhere

Who doesn't love a nice, neat home? While a link between an organised home and a person's overall happiness is probably best left to psychologists to establish, what's more certain is that to potential buyers a spick-and-span home is far more attractive than an untidy one.

"While a good estate agent will be sure to point out a property's assets, mess – no matter how superficial – is distracting to the person viewing," says Amanda Trinder, Sales Manager of CPS Homes' Roath branch. "They end up dwelling on the pile of old coats they've seen in the hallway, when they should be noticing how light and inviting the area is. We always lend a fresh pair of eyes and offer advice on any areas that may need addressing before viewings take place."

In our home, despite my best intentions, the lack of time, unruly kids, the other half – and in my case my 'inner messy child' – conspire to unravel what I wish was a well-organised home. If this sounds all too familiar you need worry no longer – help is at hand. Here's our guide to maintaining your own 'orderly oasis'...

Step 1: Purge

You can do it! This is often the hardest step. 'To keep or not to keep?' That's the question you'll find yourself pondering as you stare at everything you pick up. If you aren't sure, consider if you've used it in the last year, and whether it's of sentimental or financial value. If you're still teetering on the brink and can't bring yourself to part with it, a compromise may be to pass it down the family and onto younger siblings or cousins, who may be grateful for some quality hand-me-downs. My younger sister and I were forever waiting for Mum to upgrade her kitchen utensils, just so we could benefit from the spoils!

[Tip! Mums and Dads, you don't have to hold onto every single scribble ever put on paper by your little ones. Instead, photograph them and keep the very

best, then throw the rest away. You can be safe in the knowledge that the treasured ones are stored on a USB or CD, which is far easier on the eye!]

Step 2: Find the right-sized storage

As tempting as it is to buy a large container and throw everything in it, you'll soon forget what it contains and rooting around inside it will become a chore. Try to buy boxes or shelving that suit the objects, then label, label, label (clearly)! While you may be happy with your new organisational efforts, unless everyone else can crack the code, it'll soon all end up back in one box again.

Step 3: Make life easier for yourself

If you find you're always searching for your bag and keys on the way out of the door (usually having spent the last half an hour getting the little ones ready for our latest 'adventure', in my case!), why not create space for them in your hallway? Shelving and hooks can accommodate a range of items, while bench storage seating is a great way of hiding the family shoe collection – a one-stop shoe station in the most sensible location by the front door.

Step 4: Feel good about your efforts

I love to complete tasks that have a visual end result, so while the thought of cracking on with it may be a bit off-putting, I know I can sit back at the end of the day and admire my work. Not only will you have a more organised home, you can also sell any unwanted items (online, from the comfort of your tidy home), which is effectively payment for your efforts. Or, to enjoy a warm and fuzzy feeling on the inside, why not pass them onto a local charity shop?



The way you live in your home tells the buyer how they can enjoy living there, which will increase its appeal.

Selling a dream

When it comes to selling your home, it pays to know what to expect of a great estate agent – and the ways you can help them make your property stand out from the crowd.

These days, you're unlikely to find any agent that uses just one medium to advertise a property. In addition to a traditional window display in a local branch, the majority of agents will also use their own website to showcase it, as well as using a nationwide portal like RightMove, and their own social media outlets such as Facebook or Twitter.

For the most part, it's not in how agents show off properties that is likely to set them apart. Where a good agent will stand out from the pack is in how well they come to understand and appreciate you and your home.

Each property has something that makes it unique. When it comes to selling your home, it's worth asking yourself what it was that made you fall in love with the place when you decided to buy it. Was it the feature fireplace, garden oasis, or its inviting, relaxing ambience? Perhaps try to think of the compliments that friends pay your home when they come round. These things are what a prospective buyer may love too, and it's advantageous if an agent can draw a viewer's attention to them.

It's little things like this that could make your property stand out amongst others on the same

street – or webpage. After all, competition is fierce, and never more so than on the internet. For a reminder, simply log onto RightMove, the UK's number one property website. Here the competition to snag a buyer hots up, and you can see just how many similarly priced (or sized) houses you're competing with in the Cardiff area.

For a successful listing, your agent needs to sell your home not just by price and square meters, but by conveying its personality and distinguishing features. How often have we heard Kirsty and Phil from Location, Location, Location talk about buying with your heart as well as your head? Your property has to appeal to both at first glance.

SELL THE DREAM, SELL YOUR HOUSE

Selling a property is rarely only about bricks and mortar (or location, location, location). It's as much about selling an attractive lifestyle, sometimes to an aspirational younger generation. Think of the success of well-known household brands like Apple, John Lewis and Nike – they all sell products that allow consumers to buy into a lifestyle. It's worth remembering that the biggest purchase that will dictate a person's lifestyle is that of a house; people don't simply want to move, they aspire for more in life, or a better life.

The way you live in your home tells the buyer how they can enjoy living there, which will increase its appeal beyond its monetary or on-paper value. If you chose to live next to the park and local shops so that you could enjoy walking the dog and buying a paper on Sunday morning, or you liked the local nursery school for your then pre-schooler, this information can help your agent paint a 'real-life' picture for prospective buyers, making your property that little bit more enticing.

A good estate agent will ensure their staff strike up and maintain close relationships with their vendors. They will know whether you prefer day or evening appointments, and understand if you need a day's notice to clear up toddler toys, or prefer appointments after your child's morning nap.

Likewise, if you work nine-to-five, a call mid-working day about yesterday's viewing really won't be convenient, so options for emailed feedback or post-5pm calls should be open to you. A good agent will leave their clients in no uncertainty as to the value of their face-to-face services, local knowledge and individual passion for their home.



Aberystwyth Street, Splott

2
beds

£133,000



our favourite bits...

- Open-plan living
- Open-tread staircase
- Backs onto a verdant park
- Two double bedrooms
- Shower room & en-suite bathroom
- Newly-fitted kitchen
- New combi boiler
- Double glazing

An ideal first purchase, this modernised mid-terraced property is situated in the popular location of Splott. The property has been well-maintained by the current owners and an early viewing is highly recommended in order to avoid disappointment.

ENTRANCE HALL

UPVC double-glazed front door with quarter light.

LOUNGE/DINING ROOM

7.46m x 4.01m

Open-plan lounge/dining room with open-tread stairs to first floor, double-glazed windows to both front and rear, cupboard housing gas and electric meters, two central heating radiators, feature fireplace to living area, stone chimney breast with recess shelving and alcove to dining area, laminate floor covering, coved and textured finish to ceiling.

KITCHEN

2.91m x 2.50m

Recently re-fitted kitchen with a range of high-gloss white base and wall units, roll-top preparation surfaces with complementary splash-back tiling, single drainer one-and-half-bowl sink with mixer

tap, built-in four-ring gas hob with oven beneath and stainless steel canopied extractor fan above, wall-mounted gas combi boiler, double-glazed window to side elevation, plumbing for an automatic washing-machine.

REAR LOBBY

UPVC double-glazed 'stable' door to rear garden, space for fridge-freezer

SHOWER ROOM

Fitted corner shower cubicle with sliding doors, vanity unit incorporating wash-hand basin and W.C., tiled flooring and walls, large mirror, double-glazed window to rear elevation, wall-mounted heated towel rail.

BEDROOM ONE

4.02m x 3.31m

Good-sized master bedroom, double-glazed window to rear elevation, central heating radiator, large built-in cupboard.

EN-SUITE BATHROOM

2.80m x 2.48m

Larger-than-average en-suite comprising panelled bath, pedestal wash-hand basin, low level W.C., double-glazed tilt-and-turn window to rear elevation, splash-back tiling, central heating radiator.

BEDROOM TWO

4.02m x 3.02m

Good-sized double bedroom, two double-glazed windows to front elevation, central heating radiator.

GARDEN

Enclosed rear garden, raised patio area, garden shed to remain.

For more photographs and a detailed floorplan of this property, visit cpshomes.co.uk.



Amanda Trinder, Sales Manager & Sian Hiatt, Branch Manager, Albany Rd



Flo Bailey, Sales Advisor, Albany Rd & Rhys Owen, Lettings Manager, Woodville Rd

The Bake-Off's back

Dig out the cake tins and polish the pie dishes – the Great Roath Bake Off is back!



After two hugely successful events in 2012 and 2013, the charity Bake Off, which this year we are very proud to sponsor, is returning to St Andrew's URC Church on 12th April. All money raised will be going to the A6 Acute Stroke Ward and A6 Trauma Ward at the University Hospital of Wales in the Heath, and the St Andrew's Church Funds.

This year's Bake Off is set to be the best yet, with more categories, more music and more celebrity judges than ever before, including Beca Lyne-Pirkis from BBC's Great British Bake Off, Chris Needs MBE (BBC Radio Wales), and Lauren Harries (Celebrity Big Brother).

When he's not judging, Britain's Got Talent finalist Nathan Wyburn will be creating a special Bake Off-inspired piece of art on

"I love to bake, and have incredibly fond memories of learning to make jam tarts with my nana, something I have carried on with my two young boys."

the day. (You may recall his Simon Cowell masterpiece from the show, made entirely from toast and marmite!)

The Great Roath Bake Off will open its doors at 11am to accept entries for the three main categories: Best Cake, Best Bake (bread/pie), and Best Professional Cake. Plus, if you have a budding

baker of school age in your home, the Junior Bake Off is open to anyone under 16 (and can be any type of bake). Each category entry costs £3, with all proceeds going to charity – so come down and prove (baking joke – apologies) that you've got what it takes to win.

"We are excited to have such a reputable local business such as CPS Homes sponsor the Great

Roath Bake Off," said Wayne Courtney, the man in charge. "With their involvement, we can put on a great community event we can all enjoy and raise lots of money for this year's chosen charities."

Baking is very close to the heart for Emma James, Director of CPS Homes. "We are thrilled to be involved in such a grass-roots community event," she said. "I love to bake, and have incredibly fond memories of learning to make jam tarts with my nana, something I have carried on with my two young boys.

"When I met Wayne, what shone through was his genuine enthusiasm for the event and for the charity. It is not often you meet someone who is willing to put their time and, in the past, his own money into their community. We are more than happy to do our bit to help make this local event the success that Wayne and his team deserve."



Bake Off - all you need to know...

The Great Roath Bake Off sponsored by CPS Homes
Saturday 12th April, St. Andrew's URC Church Hall,
Wellfield Road. Doors open at 11am

Junior Bake Off (under 16s)
Starts 12pm, entry fee £3. Any type of bake accepted.

Main Bake Off
Cakes and Bakes must be brought to the venue by 1.30pm
Judging starts at 2pm. Entry fee £3

Categories:

Best Cake
Best Bake – bread/pie
Best Professional Cake



This year's judges

With spoons at the ready will be Nikki Vivian, Sarah Williams, Matt Appleby, Sharron Mills, and Mariclare Carey-Jones. They are joined by special guest judges Chris Needs MBE (BBC Radio Wales), Lauren Harries (Celebrity Big Brother), Owain Wyn Evans (BBC weather presenter), Nathan Wyburn (Britain's Got Talent), cult brand I Loves The 'Diff, David Brookes (Real Radio), and the local baker we all loved to watch from last year's Great British Bake Off, semi-finalist Beca Lyne-Pirkis. Judging will start at 1pm.

The low-down on this years' judges

Beca Lyne-Pirkis

BBC'S GREAT BRITISH BAKE OFF



This Welsh mum-of-two shot to fame on our screens last year as she reached the nail-biting semi-final of the BBC show.

"Both my grandmothers baked lots with us, teaching us how to make bread, cakes, biscuits, pastry – you name it!! My kitchen table is the same table that my Mamgu (Mam-ghee) from west Wales taught me how to make bread" (from an interview with Mums in the Know)

Chris Needs MBE

BBC RADIO WALES



Renowned for his support and fundraising for South Wales Hospitals as much as his local broadcasting.

Nathan Wyburn

BRITAIN'S GOT TALENT FINALIST



A fine arts graduate who has carved out a career in creating celebrity portraits and pop culture imagery with non-traditional media such as foods and other household items.

Lauren Harris

CELEBRITY BIG BROTHER CONTESTANT



From the Terry Wogan show at the age of ten to her most recent appearance in celebrity Big Brother last summer,

Lauren remains a public favourite.

Owain Wye Evans

BBC PRESENTER



Familiar to the Welsh audiences for his young start in Welsh children's TV, he now can be seen as the face of the weather on

BBC 1 Wales Today. A talented young TV presenter.

Callum Ross

SINGER



"I gotta say, I'm in love with Roath. The best of everything Cardiff has to offer in such a nice setting, and I'm glad to say

that I feel a part of the community that makes up Roath's contribution to music, arts, events and parks."



local events

Make time to visit events
happening on your doorstep
this Spring.



WICKED

12 March–26 April
Wales Millennium
Centre

The ten-year anniversary of this award-winning production shows The Wizard of Oz as you've never seen it before.

METAMORPHOSIS

31 March–4 April | Chapter Arts Centre

A thrilling physical theatre adaptation of Kafka's dark tale of transformation.

2.8 HOURS LATER: SURVIVAL

4 & 5 April | Cardiff City Centre

The popular cross-city real-time zombie chase game starts from a secret location on 4th April.

UNDER MILK WOOD: AN OPERA

11 & 12 April | Sherman Cymru

Enjoy Wales' most famous play set to music as part of the Dylan Thomas 100 Festival.

DERREN BROWN – INFAMOUS

28 April–3 May | Wales Millennium Centre

The master of psychological illusion brings his one-man show to Cardiff.



SEE HOW THEY RUN

6–10 May | New Theatre
Warwick Davis' Reduced
Height Theatre Company
perform the classic farce.

MCBUSTED

6, 7 & 23 May | Cardiff Motorpoint Arena

A supergroup reunion of the best boy-bands of the early 2000s returning to their musical roots.

DIAL M FOR MURDER

4–7 June | New Theatre

The perfect murder goes awry in a gripping performance of the famous thriller.

SIR RANULPH FIENNES LIVING DANGEROUSLY

20 June | St David's Hall

The world's greatest living explorer talks about his lifetime of record-breaking adventures.

ARMED FORCES DAY

28 June | Bute Park

A parade and a full day of entertainment will commemorate the hundredth anniversary of the outbreak of World War One.

THE GREAT ROATH Bake Off

BRING
YOUR CAKE/
BAKE ALONG TO
BAKE OFF BY
12PM, £3
TO ENTER

SATURDAY APRIL 12TH
ST ANDREWS CHURCH HALL, WELLFIELD RD

Doors open 11am, Judging starts 1pm



Beca Lyne Pirkis
GBBO



Wayne Courtney

ALL PROCEEDS
GOING TO
A6 ACUTE
STROKE UHW,
A6 TRAUMA UHW
& ST ANDREWS
CHURCH FUND



Chris Needs MBE
BBC RADIO WALES



Nathan Wyburn
BRITAIN'S
GOT TALENT



Owain Wyn Evans
BBC PRESENTER



Lauren Harries
CELEBRITY
BIG BROTHER



Calum Ross
SINGER

THE GREAT
ROATH **JUNIOR**
BAKE OFF
STARTS
12PM



LIVE MUSIC, STALLS,
REFRESHMENTS
PLUS LOTS MORE...



Flo & Rhys, CPS Homes