

cwttch

SPRING SUMMER 2023

GUIDE TO SELLING YOUR HOME

CPSHOMES.CO.UK

Louis Rees-Zammit

talks to Cwttch about Welsh
squad training, Instagram and
downtime with friends.

04

HOME

Home selling made simple
Expert advice to prepare, view
and progress with success.

06

INTERVIEW

Welsh Winger, Louis Rees-‘Lightning’-
Zammit talks training, aspirations and
Six Nations 2023.

14

INTERIOR

Home styling on a budget
Our pick of on-trend updates
with big impact.

04

Selling your home. We follow Ollie and Liv's journey as they talk about the ins and outs of selling their first Cardiff home.

06

Cwtch chats with Welsh Winger Louis-Rees-Zammit. Training, aspirations and Six Nations 2023.

10

Capturing your home, selling its potential. Tips from our in-house videographer.

11

The Garden by the Sea. A Victorian renovation project of family proportions.

12

Delicious Food. Local food blogger, Gemma from The Little Cardiff Blog, shares her favourite Penarth eateries.

14

Big on style, small on budget. Insider tips on interior design for a smaller budget.

16

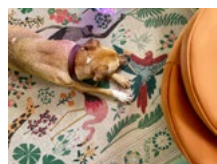
Hosting a successful home viewing. Advice on making a great first impression.



Garden at Taff Embankment, sold by CPS Homes



Upper Brook Street in Soleil from the National Trust Collection from littlegreene.com Prices start from £244



Iris Apfel Jingle Jangle Rug from Ruggable.co.uk; prices start from £119



Louis Rees-Zammit, Welsh Rugby Winger credit: enagagesports.com



CPS Homes Branch, 66 Albany Road, Roath.

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Hello...

...and welcome to the Spring/Summer edition of Cwtch, the Cardiff living magazine from CPS Homes.

nathan.walker@cphomes.co.uk
Head of Sales, Albany Road Branch, Roath.

As we all prepare to cheer on Warren Gatland's Six Nation's Squad, we caught up with Louis Rees-Zammit on page 6 to ask the young Cardiff Winger about that raw pace that is making him a serious threat on the pitch.

So much about the last 4 years has had us re-evaluating our lifestyles and our homes. They've had to function as offices, schools and gyms, whilst remaining our sanctuaries for rest and relaxation.

If enviable images of perfect flexible spaces on Instagram have you itching to renovate but your budget can't quite stretch, we share some small updates that offer big impact on page 14.

For those of you ready to embark on a house move, our Sales Team, headed by Sian and I, will be simplifying the process of selling your home throughout this edition. We share tips on picking an estate agent, attracting buyer attention and prepping your home for viewing success. Don't miss our simple tips on how to understand buyer offers.

Described as The Garden of the Sea, Penarth continues to attract families with its fantastic views across the Severn Estuary, interesting independent shops, unique eateries and beautiful community gardens. We take a first look at a new development on page 11 that looks sure to be a head-turner as a derelict Victorian property is given a new lease of life.

Don't miss Gemma from The Little Cardiff Blog's run down of her favourite Penarth hotspots for some food, drink and sea air on page 12.

Selling your home

Ollie and Liv's journey.

We follow Ollie's story of selling his two-bedroom Cardiff home as he and Liv move to the next rung of the property ladder.



Ollie contacted three estate agents to value his home

Liv and I put our heads together around November [2022] and then reached out [to some estate agents]. We did shop around but when I met Nathan [from CPS Homes] 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 a lot of peace of mind.

Capturing your home on camera

Liv was at home when Scott [Head of Media at CPS Homes] arrived. Scott was great at telling us what we needed to do and with our dogs too. We were sat around with family when we got the video and we were both like 'Wow, this is not what we were expecting, this is completely amazing!'. It was like a mini feature film. We can't rate Scott highly enough.



“When we got the video we were like ‘Wow, this is not what we were expecting, this is completely amazing!’. It was like a mini feature film.”

The viewings

The communication we had throughout the open house event was great. We'd speak regularly and Nathan would give us advice on preparing our home. I personally found it really convenient because you could get the house looking nice for just one day of viewings. It was an early start, but I think that was because of the volume of viewings.

The first offer

That's the reaffirming moment. Nathan let me know the first offer had landed and I got an automated email whilst the viewings were taking place. Nathan and his colleagues made understanding the buying positions of offers really easy. Having their counsel was so useful.

Moving on

Being able to lean on Nathan's understanding of the local market was a useful sounding board for finding our new home. I was keen to keep the communication as free-flowing as possible between us and the buyer. Chelsea [Progression Manager at CPS Homes] was great at facilitating that and keeping it chugging along. It's been a very easy process.



Thanks to Ollie and Liv
(and of course their
gorgeous Golden
Retrievers Ottis and Fig).

**If you're thinking of selling
your home, get in touch
with Nathan and the team.**

02920 454555
sales@cpshomes.co.uk



Click to view video

INSIDER TIPS

Choosing the estate agent that's right for you.

Selling a home can feel overwhelming, but for over a decade we've been making the sales journey a successful, stress-free and positive experience for our clients.

So let's break down the first steps together.

Getting valuations from three estate agents will give you a good indication of the price your home will sell for. You'd expect most agents to price similarly based on local market trends, recently sold values and an accurate understanding of your home's features, so be sure to question any trend-bucking prices.

Fees vary considerably, so ascertain exactly what's included in an agent's standard package and look out for extra charges. Check their industry credentials and consider the team's experience too – their local knowledge should be unrivalled.

Good agents will want to understand your motivations for moving to ensure the best offer pairing later. They'll offer a home staging consultation on preparing your home for marketing and viewings, which is one of our favourite parts of the process. Getting to know you and learning more about the most treasured parts of your home helps us paint a picture for buyers in our video tour and photographs.

Our property appraisals usually take an hour, which flies by once we start. We look forward to meeting you and getting to know your home.



sian.hiatt@cpshomes.co.uk



Louis Rees-Zammit

As the Wales Six Nations squad prepared for 2023's instalment of the competition, we caught up winger, Louis Rees-‘Lightning’-Zammit as he prepared for his on-pitch comeback following injury.

Photographs by: Engagesport.co.uk

At 18-years-old, Louis became the youngest ever player to score a Premiership hat-trick, whilst wearing Gloucester's cherry and white colours. The following year, aged 19, Rees-Zammit was given his senior international bow in the famous red of Wales against France in Paris. Alongside his hard work, on-field decision-making and trademark natural speed, his performances earned him a deserved place in the 2021 Six Nations squad and, later that year, **a call-up for the British & Irish Lions tour to Australia, making him the youngest Lion in more than 60 years.**



22 years of age with 22 caps. That's got to feel pretty good. What went through your mind when Warren Gatland announced that you'd be part of this year's Six Nations Squad?

It's always a great feeling [to be selected] and I'm extremely proud to represent my country. It was nice to be picked even whilst injured and it's given me extra confidence in my ability. I just can't wait to contribute...and I'm hoping that will be soon.

Injuries must be incredibly frustrating. How are you coping with yours and are you still hoping for a mid-tournament return to the pitch?

As a professional [sports person], you're working hard on the training field and in the gym in anticipation of matches, so when those are taken away it's frustrating. I've got a good group around me in both teammates and physios, so I'm hoping to play for Gloucester in the next couple of weeks, with the potential of being up for selection for the England [v. Wales] game.

You were still a teenager when Warren Gatland selected you for your first British & Irish Lions Tour in 2021. Does it feel any different going into the Welsh games now that you're more widely known?

You definitely gain more confidence the more you play. It's about training hard and trying to execute game plans both in training and in games. I've never taken anything for granted and I'm just really excited to be able to help the team [once I'm back fit].

Ever since I first went into camp, they [the more experienced players] were so much help, whether that's with expectations in big games or position changes and so on. It's something that really helps give you an extra boost of confidence.

It's been said that your raw speed as a winger poses a huge threat on the field. We love your 'Rees-Lightning' nickname and assume you do too as we've spotted the little lightning emojis adorning your Instagram. Were you always so fast on the pitch?

Yeah, I've always been pretty fast... I always found sports day pretty straightforward as it came naturally to me. Dad will say he's to thank as he also used to win the fathers' 100m sprint. Both my parents were and still are athletic. [Nowadays] I've got a good [fitness] programme with Gloucester.

It may surprise our readers to learn that you didn't start out as a winger, and that you've played centre, scrum-half, and fly-half. Do you think this broader experience has helped your understanding of the game?

I think it helps playing across the backline in terms of developing your skillset but also understanding each position and how you need to think. It wasn't until I went to Hartbury [College at the age of sixteen] that I started to become established as a winger.



You were born in Penarth and lived in Llandaff as a child. Do you still enjoy living in Cardiff despite the commute to your Gloucester grounds?

[Gloucester] are such a great club and I feel just as much at home when I'm playing up there as I do when I'm home. I'm very family orientated and spend a lot of time relaxing at my parents' house in Cardiff.

Playing on the Llandaff pitches in your school days, did you ever envisage being someone that young players now aspire to be?

I always had a lot of confidence in my abilities and my family have been so supportive. [There] was almost an expectation that I would make a career out of it – maybe not a British Lion by the age of 21 but even when I made it onto the first team at Gloucester and Wales, it felt surreal.

It's great that young players aspire to be like me and hopefully with some hard work some can be.

You have over 200k Instagram followers and I believe a staggering 70k of those followed you immediately after your 'chip-and-chase' try against Scotland in the 2021 Six Nations! Do you enjoy having that direct communication with fans?

I really enjoy it! It comes with its challenges, as with any social media platform people will have their negative opinions along with the positive ones. That's something you get used to...the majority are positive, and I think that comes with [having] two great fan bases in Gloucester and Wales.

“
I was quite a handy footballer and was playing for Cardiff's academy before I made the decision to commit to rugby, so who knows? [laughs] I might have made a career out of that.
”

Part of the joy of social media as a fan is getting a glimpse into the day-to-day life of people on-screen. Have you changed much about the way you live to meet the physical and mental demands of training?

On a normal day I travel to and from Gloucester for training. I make sure I get quite a lot of sleep in as the days are strenuous. I also make sure I allow time to socialise with friends and family, whether that is going out for dinner or an activity like an escape room! Call of Duty is another one of those activities which is fun and enables me to socialise with friends.

I eat healthily which includes a combination of Chef [cooked meals] in Gloucester, home meal prepping and Mum's home cooking.

You're still so young and with a bright future ahead of you. What are your own aspirations?

[I'm] training hard and putting 100% into my all-round game, looking to see what the results are. [With Gloucester I aspire to be] winning titles – that's the Premiership and Europe, and with Wales, the World Cup and Six Nations titles.

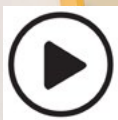
And, finally, if you weren't a rugby player, what do you think you'd be doing?

I was quite a handy footballer and was playing for Cardiff's academy before I made the decision to commit to rugby, so who knows? [laughs] I might have made a career out of that.

FOLLOW

Louis at his Gloucester club and with the rest of the Wales Six Nations Squad for their 2023 campaign.

@officialgloucesterrugby
 @sixnationsrugby
 @lrrzammit



Click to view



Roath Park, CF23 5ES

Boverton Street

“Warm, rich tones flow through the large rooms and delightful open-plan space within this home, connecting historic features with modern simplicity.”

A Victorian tiled hallway welcomes you home and into a choice of two reception rooms. The gem in this cleverly designed property is the open-plan entertaining space which warmly invites you through the dining area, past the roaring double-fronted log burner and into the ‘Kutchenhaus’ kitchen with its beautifully textured cabinets and view of the garden through bi-fold glazed doors.

Offers over
£575,000

Terraced Property

3 | 2 | 4



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 CPS Homes
 cps_homes

Capturing your *home* on film. Selling a *lifestyle*.



Scott, Head of Media;
Stan, Sales Manager



Clinching the perfect imagery to make your home sing is of the utmost importance. Having an agent with a professional in-house videography team can make all the difference.

We asked Scott, our Head of Media, for his tips on getting your home sale ready.

“Consider whether a specific part of the day gets the best light in your favourite rooms, then book your marketing photo and video shoot for that time. The right light can make rooms come alive.”

“The camera will pick up the smallest of details. Take a quick snap on your phone before the day and see it as your buyer would. Too many shoes by the front door? Wires dangling

from your TV? Are your kitchen cleaning sprays tucked away? Have a spring clean of items you may not notice day-to-day.”

“Start the tour in your favourite room or space, which could even be your garden. You may only have seconds to grab a buyer’s attention.”

“At CPS Homes, we often use drones for aerial footage of homes. If you’re able to park cars away from the property it will help show the front of the home and any driveway more clearly.”

You’ll need a copy of your Energy Performance Certificate (EPC) to list your property. If you have bought your home within the last 10 years, you’ll be able to search epcregister.com for a copy.





Click to view video

cps-homes.co.uk

The Garden by the Sea

Set back from the majestic pier on Penarth's seafront, Tregolan House sits in an enviable position amidst the wealth of independent shops and eateries the town centre has to offer, with the delightful pebble beach of Penarth's coast just moments away.

Following a short walk from the pier through Alexandra Park, a favourite of local dog walkers, new homeowners will be able to enter the impressive Victorian home on Bradford Place through the bespoke boot room where muddy paws can be washed, and coats hung.

Originally built in the mid-19th century, this large five-bedroom family home features a substantial Victorian bay window in the first of two front-facing reception rooms. Luxury Crittal glazing frames views of the rear garden from the expansive family kitchen featuring a hidden butler's pantry. Curl up in the snug room overlooking the garden with a good book.

A custom-made sweeping staircase leads from the central hallway to the generous master bedroom on the first floor with a private ensuite bathroom and dressing room. A further two bedrooms with ensuite facilities would make ideal children's rooms.

Climb the stairs to the second floor and you are met with views across the Severn Estuary. With ample storage space, the primary room would make an excellent home office suite or teen bedroom with a study area. A further bedroom and bathroom complete the second floor.

Local schools

Stanwell Comprehensive School, Ysgol Gymraeg Bro Morgannwg, St Richard Gwyn RC High School.

Refurbishment completion date
Summer 2023.

We currently have three large family homes within the Vale of Glamorgan under development with our clients. To be added to the pre-marketing viewing list for Tregolan House or these other family homes, please contact Nathan Walker via nathan.walker@cps-homes.co.uk or on 07815 178852.

Visit Alexandra Park on Sunday mornings and you'll be greeted with the scent of hot coffee courtesy of The Coffee Man of Stol and his bike.

"Together is Better"
is a weekly coffee meet up aimed at encouraging people to mingle and connect.



Local food blogger *Gemma* from *The Little Cardiff Blog*, shares her favourite eateries in *Penarth*.

@thelittlecardiffblog



Brød

126 Wyndham Crescent,
Penarth, CF11 9EG
@thedanishbakery

The Scandinavian hygge lifestyle is all about taking pleasure in the small things - like the sweet aroma of a Snegle or the crisp bite of a Spandauer. If these words sound unfamiliar, don't worry, you'll soon become well-acquainted with the mouth-watering array of pastries piled high in the windows at this cosy Danish bakery. Take your coffee upstairs and relax into the comfy sofas and Scandi-style, light-wood surroundings.



Courts

Penarth Road, Penarth, CF64 1ND
@courtscardiff

Glitz and glamour surrounds you at Courts with exuberant, dazzling décor perfectly complementing the period features of the Grade II listed Medieval building. Enjoy show-stopping dishes, DJ nights and live entertainment plus sunset views across the marina when the champagne terrace opens this summer.



Gin 64

Royal Buildings, Victoria Road,
Penarth, CF64 3ED
@gin64penarth

Winner of the Wales Prestige Gin Bar of the Year award in 2022, Gin 64 is small in size but big in character. Get cosy on a plush, jewel-toned couch in this intimate, 1920s-inspired bar, with candle-lit tables and opulent décor. Whether you're a passionate gin enthusiast or more of a newcomer to the spirit, you'll be made to feel right at home by the friendly team as they guide you through the 100+ types of gin on offer.





Ground Bakery

11b Royal Buildings, Stanwell Road,
Penarth, CF64 3ED
@groundbakery

This artisanal boulangerie and speciality coffee house from Masterchef star Tom Simmons brought its much-hyped third site to Penarth in 2022, quickly becoming an overnight sensation. Stylish, warm and friendly, Ground Bakery is a lovely place to start your day. Fresh bakes leave the kitchen in the early hours each morning ready for your morning cuppa. Be sure to try their speciality 'overnight bacon' – you'll never look at a standard slice again!



The *best* of the rest.

Bar 44

14 Windsor Road,
Penarth, CF64 1JH
@bar44tapas

An authentic taste of Spain in the town centre; book a table to sample the impeccable produce and stunning sherry list in this highly regarded tapas bar.

The Old Custom House (El Puerto/La Marina)

Penarth Marina,
Vale of Glamorgan, CF64 1TT
@theoldcustomhousepenarth

Place your order up at their fish and meat counters where specialities are on display and fresh produce changes with the seasons.

Waterloo Tea

1-3, Washington Buildings,
Stanwell Road, Penarth CF64 2AD & Penarth Pier Pavilion, The Esplanade, Penarth, CF64 3AU
@waterlootea

Set in a former art gallery, the perfect spot for people watching and sipping a cup of one of the world's finest teas.



The Bottle Shop

Station Approach,
Penarth, CF64 3EE
@thebottleshopcardiff

This gem is known for its huge selection of wines and ales. Hopefully it won't be long before the tables and board games make their appearance again for a drink with friends.

Crafty Devil's Cellar

17 Windsor Road,
Penarth, CF64 1JB
@craftydevilcellarpenarth

This trendy bar and café is the watering hole of choice for those who prefer their pints local and have a passion for supporting smaller, independent breweries.

The Deck

Penarth Marina, CF64 1TT
@thedeckpenarth

Unwind with a waterside view at this modern restaurant, bar and venue in the unique setting of Penarth Marina, overlooking the water's edge.


Keyif

21 Glebe Street, Penarth, CF64 1EE
@keyifpenarth

Share a selection of hot and cold mezze with friends or tuck into a hearty moussaka in this cosy Turkish-Mediterranean restaurant where the menu is as vibrant and cheery as the décor and service!

Big on style, small on budget.

We've coupled our favourite tricks of the trade with the best in-store offers to bring you some home-style updates that won't break the bank.

- 
- ↑ Colour of 2023: Raspberry Blush; matt emulsion. From **£20**
Benjaminmoore.com
 - 1. Amelie Scalloped Tableware by Graham and Green. From **£13.95**
 - 2. Khari 4 Door Large Sideboard Mango Wood. **£499**
Dunelm.com
 - 3. Paint colours from littlegreene. com. Doorframe and Door, 'Livid'; Inside Door Panelling, 'Gauze - Dark'; Wall, 'Confetti'. From **£27.50**
 - 4. Jonathon Adler Labrynith Rug and Iris Apfel Jingle Jungle Rug. From **£119**.
Ruggable.co.uk
 - 5. Famous Faces Doorstops - Freeda by Graham and Green. From **£20**



Colour

Step away from neutral-coloured skirting and architrave and give your room a 2023 style twist. Decorate the walls the same colour as the skirting to give a long, elegant look. The experts at **Little Greene Paint & Paper** recommend trying this look with “warm jewel-tones or muted greens”. Alternatively, take an accent colour from your wallpaper or room design and paint the skirting in the same shade.

[Littlegreene.com](https://www.littlegreene.com)

Shop to last

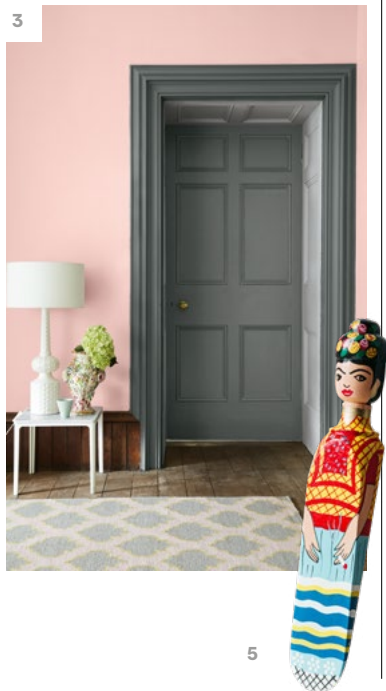
Family life can be especially tough on soft furnishings, so I almost cried with joy when I heard you can get a washable rug. While **Ruggable** isn't the least expensive on the market, their USP of being able to pop your rug into your washing machine is certainly a tempting one. Couple that with some pretty lovely designs covering Scandinavian to Persian tastes and recent collaborations with Iris Apfel and it's easy to see the draw. Look out for new customer offers. Prices start at £99.

[Ruggable.co.uk](https://www.ruggable.co.uk)

High Street

Dunelm Mill is having a resurgence in style. An established name for its tailored curtains, its ranges have spread over the years into accessories for every occasion. Spruce up your table tops with their faux plants or pick up a personality-packed print as a statement piece for your wall. The biggest surprise is the selection of chic furniture you'd expect to see in an expensive boutique. Visit with an open mind and be surprised at how far your budget can go.

*Dunelm Mill: City Link Estate, Cardiff, CF24 1PQ.
[Dunelm.com](https://www.dunelm.com)*



Outlet stores

Graham and Green are best known for their colourful curiosities. If you love the brand but not the price tag, keep your eyes peeled for your favourites on their eBay store. Their Chippenham outlet store has long been a go-to for interior designers looking for character pieces. Don't forget to take your tape measure to ensure your new purchase fits.

*Graham and Green Outlet Store:
Unit 1 Bumpers Way, Bumpers Farm,
Chippenham, SN14 6LH*

<https://www.ebay.co.uk/str/grahamandgreenoutlet>

Hosting a *successful* home viewing.



Your potential buyers have scrolled the images of your home, watched the video tour and excitedly requested a viewing with your agent. How do you prepare for the next stage of your home sale? We chat with Sian, Sales Manager at CPS Homes, to learn more.



I'm so busy day-to-day, where should I focus my attention?

The kitchen remains the hub of most homes. Take the time to give your kitchen some care, keep work surfaces clear and pop cleaning products away. I'll always begin and end a tour of your home in the two best rooms in the house. Which ones do you love?

When should you schedule buyer viewings?

Modern-day life can be busy. Work, family and social commitments can fill the diary. The last thing we advise is adding to that with ad-hoc viewings, so I always sit down with my homeowners and work out the logistics. When can you reasonably tidy and clean your home? Would you prefer all buyers to view in one designated day? If you have a room or garden that looks better in the afternoon, then let's show it at its best time.

Should I be there to meet potential buyers?

Viewing a new home, imagining your life there and taking in all the detail can be overwhelming for buyers. We'd recommend as few people are in the house as possible. I'll be equipped with the knowledge from our conversations and ready to answer everything, from questions about the local schools to boiler certification and the best place to pop the barbeque in the summer. Understanding how you use your home is my job.



Community News

If you've passed the CPS Homes office in Roath recently, you'll have noticed that it's a little greener inside and out. Damage from persistent Cardiff rain caused the structure of the building to fail and needed urgent attention. "Having to take up the entire office floor was an unexpected challenge especially after welcoming everyone back into the office post-Covid," explained Liane Loat, Branch Manager. Rather than be deterred, they used the opportunity to redesign the space to reflect the changes over the last decade.



Thank you!

A big thank you to everyone who's dropped in with donations for Cardiff Foodbank this year. If you're local to Roath, don't forget we're your closest collection point here on Albany Road, so if you ever fancy having a clear out of your cupboards or making a donation, you know where to go! We recommend taking a look on the Cardiff Foodbank's website first to check their regularly updated list of most-needed items. We're still doubling what you donate and every item will go directly towards local people in crisis who have been referred to the Foodbank.



@cardifffoodbank

Charity

The pupils of Marlborough Primary School were the lucky beneficiaries of 8 Apple iMacs donated by CPS Homes.



@cps_homes



Click to view



Cardiff Bay, CF11 0TB

Bayscape Penthouse

“Far-reaching views across the Severn Estuary are framed like artwork by the black floor-to-ceiling windows”

A gallery flooded with natural light welcomes you home as the sunlight filters through the nineteen-metre run of full height glazing. Open the doors to enjoy breath-taking views over Cardiff Bay and Penarth Marina from your private terrace.

Offers over

£899,950

Luxury waterside penthouse

 3 |  2 |  180m²

 2 spaces. 1 motorcycle.



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Ready to progress. How to speed up your sale.

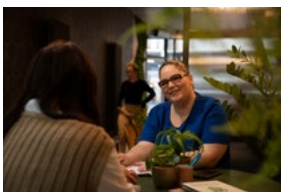
Being organised is the key to any smooth sale.

Instructing a solicitor earlier in the process allows you both time to be sale ready. Completing paperwork such as the Property Information and Fixtures and Fittings forms can save time at the crucial stage of exchanging contracts later.



You'll need to collate documents relating to any planning permissions or regulations received and guarantees on work completed you've gained since you moved in. Dig out your servicing contracts on items such as boilers and be prepared to show financial information on any mortgages.

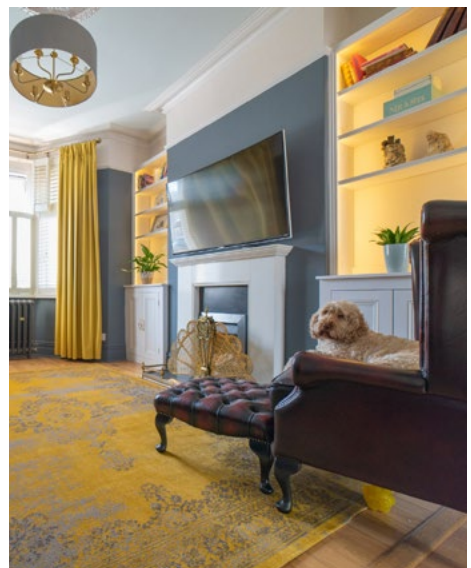
Your agent will explain each offer made by your potential buyers and how they relate to your moving goals. They'll help you weigh up which offer best suits your circumstances and talk through any negotiations. Whilst the highest offer is often the most attractive at first glance, a good agent will discuss the whole offering in terms of financial robustness and timing as well as price point. They'll ensure that you understand the potential impact of any property chains where your move is reliant on other linked home sales.



“
Chelsea is clearly on top of her game and very professional in keeping the progress moving forward, particularly when liaising with our conveyancing solicitors. We are grateful to all CPS Homes staff that were involved in this sale. Thank you all.

—
Trustpilot Review,
Peter, October 2022.

“Our clients value having just one point of contact on their home sale. I am solely Sales Progression and there at the end of the phone for you. Keeping the sale moving along is my job, ensuring full transparency so everyone knows what's expected. Whilst I can't prevent every bump in the road, I love being able to support our clients on their journey and sharing in the celebration of key collection.” Chelsea, Lead Sales Progression.



Llanfair Rd, sold by CPS Homes.



Click to view



Offers over

£465,000



Canton, CF5 1FS

Preswylfa Street

"A cleverly designed, modern open space blends seamlessly with naturally warm wood tones throughout."

With a rich navy exterior, this mid-terraced home stands out for all the right reasons. Positioned on a quiet street on the border of the beautiful Thompson's Park, this four-bedroom property's pared-back colour palette of warm greys and neutrals with a splash of mustard creates a welcoming space. The log burner and lovingly restored timber floors add to the feeling of cosiness throughout.

Terraced property



4



1



2



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