

In this edition.

Feed the Birds

Bird friendly garden essentials for this spring.

Hello Sunshine

Some eye-catching furnishings that'll brighten your mood and home.

Celebrate with us

Moginie James is ranked number one estate agent in Cardiff and Wales.

Competition

A double giveaway this edition. Perfect for lovers of food and flowers.

Hot Property

The best of the best in Cardiff.

PLUS MUCH MORE...

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Homelife.

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INSIDE

Welcome to the fifth edition of
Homelife by Moginie James.

In this spring edition we will be showing you how to get
your house and garden ready for the changing season.

We meet Cardiff's youngest author and Cardiff's latest
bridal boutique as well as give you tips and products
that will help to brighten your mood and home!

We also let you know why Moginie James
has been rated number 1 in Cardiff and Wales and the
7th best estate agent in the whole of the UK.

We do hope you enjoy. Please feel free to let us know
if you have any exciting news or events coming up in
Cardiff we may be able to include or if you would like to
advertise with us. Please contact:

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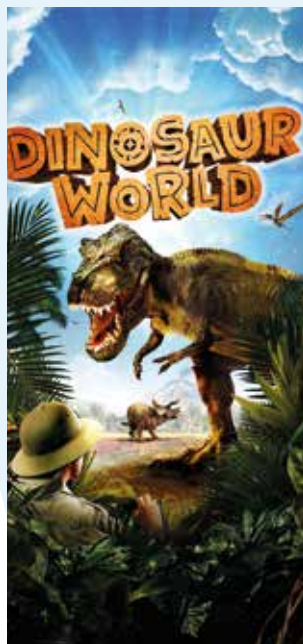
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As we all look forward to
warmer weather and longer
days, we can finally say
'shwmae spring'!

Shwmae

A WARM WELCOME

2017 has got off to a flying start for Moginie James

- not least because we were named number 1 estate agent in Cardiff and Wales by raterAgent. And how did we celebrate this fantastic fete? By blowing up giant balloons, putting on our wellies and trekking around our lovely local landmarks including the WMC and Cardiff Castle - it really was a sight to behold.

We also kick-started our yearlong partnership with Cardiff-based children's hospice, Ty Hafan, and are looking forward to fundraising with them throughout 2017.

In between April showers, you may have noticed the sun trying to make an appearance and here at Moginie James, we're getting quite excited about spring. In this edition of Homelife we give tips on spring cleaning and decluttering your house, and how to add a bit of flower power to your garden.

We also examine when really is the best time of the year to sell your home.

NEWS ROUND

All the ins and outs of office life at Moginie James.

01

RATERAGENT

Moginie James is extremely proud to have been ranked the number one estate agent in Cardiff and Wales and seventh in the whole of the UK – that's out of nearly 11,000 agents!



03

01

03

NEW SUPER OFFICE

Our brand new Sales and Lettings Centre is now open in 92 Albany Rd (next to HSBC) which combines our multi-award winning lettings and management services with our residential sales and mortgage business. This exciting development is long overdue!



02

LIVE CHAT, 24-7

Notice something different about the Moginie James website? We've introduced a live chat facility which enables people browsing to engage with us 24-7.

04

THE HIPPEST PLACES TO LIVE

We know what a lovely city Cardiff is and we're very proud to hear that two of our delightful districts made it into TravelSupermarket's UK Hip Hang-out Neighbourhood Index. Pontcanna and Canton were ranked the 13th trendiest places to live in the UK and praised for their 'independent creative spirit'.

04



05

CHARITY OF CHOICE

We're delighted to announce our partnership with Ty Hafan, one of the UK's leading paediatric palliative care charities, and we're looking forward to coming up with some inventive ways to raise as much funds as possible for the incredible charity. To find out more about Ty Hafan or show your support, visit www.tyhafan.org.

05





Name: **Ceri Jardine**
Age: **37**
Title: **Lettings Manager**
Branch: **Cyncoed**

LETTING YOU IN

FAVOURITE ROOM IN YOUR HOUSE

AND WHY: Kitchen/family room – We have recently had an extension and the room is now finished. After a day at work, the log burner is my favourite feature. Cwtching up by the fire with the family and Milo the dog – I’m going to miss that now spring is here!

FAVOURITE OBJECT IN YOUR

HOUSE: Log burner – I love the toastiness and the sounds of the wood simmering during the winter, and during the spring and summer it still makes a great feature in the room.

DO YOU HAVE A HOME IMPROVEMENT PROJECT ON YOUR TO DO LIST? Yes the garden and

patio is next on my to do list, along with a new outside front door. I love lots of colour in a garden and plan on making this happen this spring! There’s nothing better than having friends over for a BBQ on a summer’s evening.

ARE YOU DOING ANYTHING FOR

EASTER? It’s our 10 year wedding anniversary so we have a weekend away and a surprise zip wire planned for the husband!!

WHAT’S YOUR FAVOURITE THING

ABOUT YOUR JOB? The satisfaction of winning an instruction and watching the let follow on very swiftly – always lovely to have a satisfied landlord on your hands and knowing

that you’ve made a difference. Word of mouth and excellent customer service is key in our industry.

IF YOU WEREN’T WORKING FOR MOGINIE JAMES WHAT WOULD BE YOUR DREAM JOB?

A midwife or working with special needs children.

INTERESTING FACT ABOUT YOU:

I almost gave birth in our Cathays office and have worked for the company for 15 years.

FAVOURITE THING TO DO IN

CARDIFF: A lovely long walk with the family followed by Sunday lunch and a nice glass of wine.

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Francis & Buck are proud to offer a bilingual service. We find that our location in Cathedral Road is convenient to the local Welsh speaking community as well as serving clients in North & West Wales.



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Features.

Feed the birds



Whether you have a sprawling lawn or a modest back yard, spring is a great time to attract birds to your home and spot some seriously stunning species. Now is when most garden birds start settling down ready to breed and you can help them by providing bird boxes and plenty of food and water.

At this time of year, seed mixes and mealworms are a good source of protein and peanuts can be left, as long as they're in a mesh feeder for the smaller birds. Here's a selection of bird friendly garden essentials for this spring.

01



02



01

Heart Iron Bird Feeder, £12.50

www.marksandspencer.com or Marks and Spencer, Queen Street

This dainty design would be the ideal décor to hang in a balcony garden.

02

Bird Swing Feeder, £17.50

www.marksandspencer.com or Marks and Spencer, Queen Street

This quaint bird swing comes with a removable, easy to clean tray, and is made from sustainable wood.

03



03

Gardman Belton Wooden Bird Table, £29.99

www.homebase.co.uk or Homebase, Newport Road

This wooden bird table provides the perfect place to leave food for your feathered friends and gives them the shelter they need should we get a few April showers.

04



04

Radiant Wild Bird Feeder, £20.00

www.wilko.com or Wilkinson, Colchester Avenue

This solid, brass effect bird feeder has four feeding stations and its clever design ensures even distribution of seeds and no-fuss cleaning.

05

Bronze Effect Bird Bath, £18.00

www.dunelm.com or Dunelm, Newport Road

This exquisite bronze-effect bird bath with its intricate design will bring a touch of class to your garden.



06

Gardman Complete Bird Feeding Station Kit, £19.98

www.homebase.co.uk or Homebase, Newport Road

This really is the ultimate feeder for your garden and can hold something for all birds. The black steel design is stylishly simple and will look right at home in any outdoor space.



07

Gardman Wild Bird Seed Tin, £19.99

www.wyevalegardencentres.co.uk, or Cardiff, A Wyevale Garden Centre, Newport Road, St Mellons

This handy storage solution can hold up to 25litres of bird food, helping it stay dry, fresh and clean.



Facts to help your feathered friends:

- 01 Hang bird feeders high so the birds can take in their surroundings
- 02 Fat balls are better left out in the winter
- 03 Once you start, keep it up – the birds will come to rely on you
- 04 Clean your feeders out regularly
- 05 Place bird boxes out of direct sunlight and away from feeders
- 06 Your bird bath should be somewhere where cats can't easily access

COMPETITION TIME

In this edition we have **two giveaways** perfect for families who like food and all things floral.

First up is a pair of tickets to the RHS Flower Show Cardiff: The Year of the Legends. Children under 16 get in for free, so you can bring along the whole family.

The annually anticipated floral spectacular returns to the city on Friday 7th April until Sunday 9th and this year embraces Wales' Year of Legends. With an all-together magical and mystical theme, the Show aims to inspire visitors to experience the rich history of Welsh legends and their connection to our surrounding landscape. Featuring the regular school wheelbarrow competition, expert speakers and remarkable show gardens, the show promises something for everyone.

To enter, answer this question: What does RHS stand for?

Secondly, we have a pair of one day tickets to the Cowbridge Food & Drink Festival (children under 12 are free).

The annual foodie event is gearing up for another fantastic year and will be held over the Bank Holiday weekend from May 28th to May 29th. Since it was founded in 2004, the Festival has gone from strength to strength; from a one day event with 40 exhibitors to a whole weekend with 100 exhibitors and more than 15,000 visitors. With a mixture of marquees and colourful traditional stores, guests can experience some of the very best local produce on offer in South Wales including Apprentice winner, Alana Spencer's, Ridiculously Rich cakes and chocolates.

For your chance to win the pair of one day tickets, simply answer the following question:

Who is the presenter of the UK's The Apprentice?

Send your answer(s), with either COWBRIDGE or RHS in the title, along with your name, email address and daytime telephone number to: **homelife@moginiejames.co.uk**

The deadline for entries is Friday 31 March.

If you're not lucky enough to win, tickets for the RHS Flower Show Cardiff can be purchased by visiting **www.rhs.org.uk/shows-events/rhs-flower-show-cardiff**. Details on how to purchase tickets for the Cowbridge Food & Drink Festival can be found **www.cowbridgefoodanddrink.org**.

A sprinkling of *Spring cleaning!*



A good old spring clean will not only make your house feel more spacious, cleaner and overall a nicer place to live that's free of clutter and mess, but it can do wonders for your wellbeing. No more stress about that pile of junk that's building up in the corner of the dining room, no more putting off that 'to do' list, you'll finally be able to sit down in your 'good as new' home and relax.

And don't fret about the prospect of a big spring clean, it needn't be a scary proposition and you don't need to throw everything away right now. A simple rule is to make your 'ABC' piles: Attic. Bin. Charity. Be as ruthless as you like and take it one room at a time.

THE BEDROOM

Start in the boudoir - the wardrobe to be precise. If you haven't worn an item of clothing for the last six months, it's time to get rid. That special occasion you always think you'll need it for, isn't happening! If you're not sure what you have and haven't worn, a handy tip is to turn all the coat hangers the same way and, when you wear something, turn it over. By the end of the year you'll see all the items you haven't worn and can give it to a charity shop so someone can love it and

wear it as much as you used to. Cancer Research Wales, Bobath, British Heart Foundation, George Thomas and many other great, worthy charities all have shops in Cardiff just waiting for your donations.

THE KITCHEN

Do you really need that automatic banana slicer, the butter dispenser or the electronic cheese grater? And who could forget the senseless self-twirling spaghetti fork?! Those 30 mugs you have accumulated in the cupboard in case a coach load of thirsty friends show up in need of a cup of your finest brew, can go. But which ones? Not the one you bought in Lanzarote as a keepsake in 1992, or the one your daughter gave you for your birthday clearly stating you are the world's best parent?

Be merciless with the mugs – they're taking up much needed and highly valuable cupboard space.

LIVING ROOM

A coffee table is just that – a table to put your coffee on. It is not a storage unit for back copies of *Take a Break* from 2003. Recycle them so they can be turned into new *Take a Breaks* and you can enjoy them all over again.

DINING ROOM

The candelabra, the unused drinks table and the vintage scone may all add to the grandiose ambiance you're after, but are you really going to use the 60 piece china dinner set that you're saving for a royal visit? We appreciate it may have sentimental value and wouldn't suggest you throw it away, but if you're tight on space, or selling up and have viewings, consider – carefully – storing it in the attic.

We know it can be hard letting things go, but it can also be incredibly rewarding – and what better way to start spring than with a tidy, clutter-free home?

At home with Cardiff's youngest children's author

Meet Janvi Pawar - just nine years old and a pupil at The Cathedral School. However, unlike most children her age, Janvi is a published author and recently launched her first ever children's book - 'The cow who jumped over the moon' - which is now being sold in local bookstores across the capital city.

Despite her young age, Janvi - whose pen name is Jooks - has actually been writing short stories for three years and has had some of her previous work published online.

Here, we catch up with Cardiff's youngest author:

Janvi, tell us about your book:

The 'Cow who jumped over the moon' is based on the nursery rhyme 'Hey Diddle Diddle', but a bit different. My little sister thought the cow was funny, so I thought of other things the cow could do that children might find funny. In the book, the cow gets bored of just jumping over the moon again and again so he goes on an adventure to faraway lands and has lots of fun.

How did you go about getting your book published?

I wrote down my ideas and showed my dad who thought it was really good. We sent the draft to the illustrator and she did the pictures and then it got published.

What has the reaction been about the book?

It's amazing to see other children enjoying the book. I recently did a book reading at John Lewis in Cardiff which was brilliant.

What's in the pipeline for Jooks?

I have another book planned about a seagull thief, but I don't want to give too much away so you'll have to stay tuned!

Supporting Janvi with her story writing are parents Swati Sunder and Nilesch Pawar. Father, Nilesch, said: "We're incredibly proud of Janvi. She has such imaginative ideas and a passion for writing. We take her to all the writers' festivals to support and grow her gift and will follow her in this incredible journey, wherever it leads."



5,000 copies of 'The cow who jumped over the moon', which was illustrated by Anna Kubaszewska, have been printed and are available for £3.99 from Janvi's website www.jookslovesSnooks.com/the-book or from local booksellers across Cardiff.



DIY ON A SHOESTRING

With the long Easter weekend approaching, many of us will be reaching for our overalls as we plan to tackle a bit of DIY. While there are of course some jobs that should be left to the professionals and are more than worth paying for, doing it yourself can save you big bucks.

The littlest jobs like painting the front door or changing the door handles can improve the overall look of your home and bigger jobs such as knocking a wall down to create open plan living can add thousands to the value of your property. However, if you don't know what you're doing, even doing it yourself can cost a fortune, so here are a few tips to try and keep your overheads down:

Google it! - The web is a wondrous thing, not least because you can research how to do pretty much anything. From plastering to cleaning your guttering, if you feel up to the job, there will be a tutorial video showing you how.

Beg, steal or borrow - OK, we're not actually advising that you steal anything, but by borrowing and sharing tools you can cut the costs of your odd job dramatically. If you're only going to use a power

washer once every spring to polish your patio, then it would be worth asking friends, family or neighbours if you can use theirs instead, or, failing that, you could all chip in and buy a communal one.

Shop around - Buying everything in one store will save you time, but with a little forward planning and research you can get what you need at rock bottom prices. Don't forget budget chains, independent retailers, second hand shops and online sites such as Freecycle.

Only buy what you need - Buying four tins of paint to get the fifth one free is only a good deal if you actually need five tins! Plan ahead so you know just what you need.

Take your time - Don't try and rush a job as it may cost more in the long run. If you're painting a room, don't cut corners by not putting masking tape on the edges, not covering furniture or not waiting for each layer to dry properly. You may have to redo the whole job again, pay for the professionals to correct your botched job, or worse (throw away your sofa!)

Make sure you're covered - Not that we don't think you'll do a great job, but before you get stuck into knocking down walls or fitting a new kitchen, check your insurance covers anything that may go wrong.

QUICK TIPS FOR GETTING YOUR HOME IN GOOD NICK

01

Get your saucepans sparkling again by boiling cola in them.

02

Rather than bleach, use vinegar to remove limescale (vinegar also makes a cheap alternative for fabric softener).

03

Get rid of a scratch in glass with brass polish.

04

Use a rubber to get rid of fingerprints from hard surfaces.

05

Sprinkle bicarbonate of soda over the carpet and Hoover up after 15 minutes for refreshed flooring.

06

Instead of re-tiling, buy tile stickers for an instant, new look.

07

Give your dishwasher a spruce up by removing any bits of food and running a cycle with speciality dishwasher cleaner.

08

Rather than forking out for a new kitchen, paint the cupboard doors.

09

Clean the shower while you're in it; it saves time and water!

Cardiff's newest bridal boutique offers something a little different

With Christmas and New Year proving the most popular time to get engaged, spring sees a surge of new brides-to-be on the hunt for the ultimate dream wedding dress.



So the opening of the new bridal boutique in the heart of the popular suburb of Whitchurch couldn't come at a better time.

Pritchard and Moore is a luxury stand-alone bridal boutique on Tyn Y Pwll Road, stocking designer wedding dresses and accessories from the likes of Ellis Bridal, Jonathan James, Justin Alexander, Blue, San Patrick, Eva Jordan, Catherine Jane, and Ronald Joyce.

The shop itself, as you would expect from a high-end wedding dress shop, offers an indulgent atmosphere with beautiful, high quality dressing room facilities along with an attentive, specialist service.

Sounds perfect. And there's more...

This traditional independent boutique, is run by Wales' only dedicated cancer research charity and all the profits from sales of wedding dresses go straight to fund leading scientists in Wales who are making progress every day in the search for better treatments and cures for cancer patients.

In 2016, Cancer Research Wales celebrated its 50th anniversary after being founded in 1966 by a small group of professors based at

Velindre Hospital in Cardiff. It has since grown to become a major force in the discovery of new precision treatments for cancer, early diagnosis and progress towards cures and currently funds over 40 different oncology-related projects in the capital.

Cancer Research Wales is heavily supported by ordinary people from across Wales, who have raised millions of pounds via legacies, incredible fundraising challenges, donations and charity shop purchases including from the bridal boutique.

Many of the dresses stocked at Pritchard and Moore, named after two longstanding Cancer Research Wales trustees and eminent research scientists, have been donated directly by designers or are ex-season stock given to Cancer Research Wales from other bridal boutiques. Other designer dresses have been donated by former brides who would like their special dress to be worn again and raise money for a vital cause.

Prices for a typical designer wedding gown range from £300 – £600, which is a significant saving on the usual prices of a designer wedding dress.



Alison George, Pritchard and Moore Manager, said: "From the moment you set foot into Pritchard and Moore, you are our special guest. With unparalleled customer service, we ensure your visit with us will be one to remember. Our warm and welcoming staff believe your dress search is more than simply shopping – we provide a luxurious and exclusive experience tailored exclusively for you."

Cancer Research Wales Charity Director, Liz Andrews, said: "This is really a unique opportunity for brides to make the world of difference to the fight against cancer when finding their perfect dress. Weddings can be expensive events but by purchasing a dress from Prichard and Moore, they are not only potentially saving money but making a long lasting contribution to a vital cause."



@pritchardandmoore



@pritchardmoore



PritchardandMoore

Hello ☀ - Sunshine

Spring is in the air and summer is well and truly on the way. Soon, we won't need to rush home from work, shut out the cold and light the fire, we'll be able to chill in the garden, go for an evening stroll or unwind in a beer garden. We can already smell the freshly cut grass, picture the picnics and taste the overdone barbeque sausages. The sun will finally make a prolonged appearance, and we can't wait. Here, we look at some eye-catching furnishings that'll brighten our mood and our home.

01

Funk 22 Yellow Light Shade, £50.00dunelm.com or Dunelm, Newport Road

You won't need to switch the lights on for this lampshade to brighten your room. The bold, contemporary fitting comes in acrylic and is part of a stand out collection.

01



02



02

Hello Sunshine Cushion, £15.00dunelm.com or Dunelm, Newport Road

This 18" x 18" colourful cotton cushion, will add just a little brightness without stealing the spotlight.



03

04



03

At Home With Ashley Thomas collection, £4.50-£8.00debenhams.co.uk, or Debenhams, St David's

This zingy floral collection features a platter, plate and mason jar and is the perfect way to welcome the sunshine.

04

Smeg Right Hand Hinged Fridge with Ice Box, £999.00homebase.co.uk, or Homebase, Newport Road

This retro, energy efficient fridge freezer is a statement piece that will be the star of your kitchen. Not only is it bright and bold, but it keeps your beers cool too.

05

House by John Lewis bathroom collection, from £4.00johnlewis.com, or John Lewis, St David's 2

Who says you can't make a style statement in the loo?! Add a splash of colour to your w.c. with this vivid collection of accessories.

05



06

06

STOCKHOLM Glass-door Cabinet,
£275

[ikea.com](https://www.ikea.com), or Ikea, Ferry Road

Ikea is known for its colourful, bold designs and this display cabinet does not disappoint. It even has fitted inner lighting for an even brighter finish.



07



07

MissPrint Home Dandelion Mobile
Bedding, £55-£85.00

[johnlewis.com](https://www.johnlewis.com), or John Lewis, St David's 2

Add a burst of sunshine to the bedroom with this luxurious cotton bedding embellished with its sweet, hand drawn design.

08

Faceted Planters, £75-85.00

[habitat.co.uk](https://www.habitat.co.uk)

These striking fibreglass plant pots will certainly announce the arrival of spring in style and kick-start the outdoor season perfectly.

09

Sierra Flat Weave Rug by Martha
Coates, £150.00

[habitat.co.uk](https://www.habitat.co.uk)

This hand woven, wool-rich blend rug features a stylish abstract design that will stand out when stood on.



08

09





HOW TO POOCH PROOF YOUR GARDEN

by Ted

I have a great garden at home where I can run around and can't get in to too much mischief, but I've seen others that aren't so lucky. So spare a thought for us pups when you bring us home and get your garden fit for Fido:

- 01** Go easy on the flowers – while you humans seem to think they're 'oh so pretty' and smell delightful, us dogs don't really get flowers. We certainly don't understand that we're not allowed to run all over them, dig them up or use them as a urinal! If you want that floral touch in your garden, it might be worthwhile sticking to the hanging baskets when you have a dog.
- 02** Make sure there's no escape routes – while that sounds dramatic, you don't want us running away and we don't fancy getting lost either!
- 03** Think of our feet – we don't wear shoes, well, apart from some proper pampered pooches, so make sure the ground is soft. Soft pebbles, pea gravel or grass are all good.
- 04** Ensure we have the essentials – if we're going to be outside for a while, make sure there's food and drink, and shelter. If it's sunny, can we lie in the shade; if it's raining, can we stay dry? I personally love laying on my dog bed under a little tree – it's my own patch of paradise.
- 05** Open space – because not many of us have acres of land in our back garden, we need to make do with what we have got. Clear a space for us to run around in. Move furniture to one side - and make sure there's no breakables in our path.

You have been warned – we take no responsibility for any damage caused if your garden hasn't been doggie-fied!

WHAT'S ON...

All the latest
events happening
in and around
Cardiff this spring.



RHS Flower Show Cardiff: The Year of the Legends

The annually anticipated floral spectacular, RHS Flower Show Cardiff will return to the city this April, embracing Wales' Year of Legends with a host of themed gardens and features to spark the imagination.

Date

Friday 7 – Sunday 9 April

Price

Advance tickets

£10.00 (RHS members £9.00)

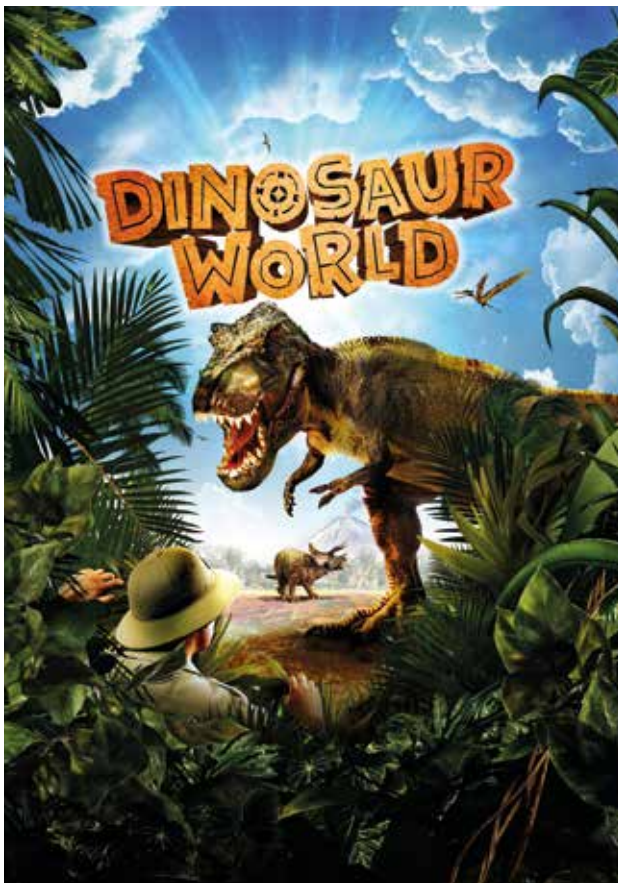
On the day

£13 (RHS members £11)

Children free (under16)

For further info

www.rhs.org.uk/cardiff



Dinosaur World

Dare to experience the dangers and delights of Dinosaur World in this interactive new show for all the family (ages 3+) with four performances at St David's Hall.

Grab your compass and discover a prehistoric world of astonishing, life-like dinosaurs including Tyrannosaurus Rex, Triceratops, Giraffatitan and Segnosaurus to name a few!

Date

Saturday 29 – Sunday 30 April

Price

Standard Price £12.50

Danger Zone £15

For further info

www.stdavidshallcardiff.co.uk



Sister Act

The all new production of the Broadway and West End smash hit musical comedy returns to Wales Millennium Centre starring Alexandra Burke as Deloris Van Cartier.

Directed and choreographed by Strictly's Craig Revel Horwood, Sister Act is the feel-amazing musical comedy.

Date

Monday 17 – Sunday 29 April

Price

Tickets: £17.50 - £44.50

Premium Packages: £47.50 - £54.50

For further info

www.wmc.org.uk



Disney on Ice

Celebrating 100 years of the world-renowned ultimate Disney experience, the skating spectacular at the Motorpoint Arena features 50 of your favourite characters and will have the whole family singing along.

Date

Wednesday 5 – Sunday 9 April

Price

From £24.40

Children under two free (if sitting on parent's lap)

For further info

www.motorpointarenacardiff.co.uk



Cardiff Children's Literature Festival

Get set for book-tastic fun for all the family with more than 50 events taking place across the city over the nine day event. Now in its fifth year, authors and illustrators will be making their words and pictures come to life with amazing tales and performances featuring a cast of wonderful characters.

Date

Saturday 25 March – Sunday 2 April

Price

Most tickets cost £4.00

For further info

www.cardiff-events.com



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THE SEASONS ARE A-CHANGING

The number one question that we get asked as estate agents is 'when is the best time to sell?' The most common thought is that now, spring, is the best time; gardens are blooming, there's plenty of natural light, and people aren't away for summer holidays or busy preparing for Christmas. It's also generally when buyers start their property search.

While we do agree spring is a great time to buy and sell, we also think summer, autumn and winter are great times too, and here's why:

Summer

It is true that a lovely sunny day can put your home in the perfect light, making it seem airy and spacious, and it also seems to put people in a good mood. Of course, the summer is when we are more likely to get that sun - although, as we know, it's not guaranteed!

Daylight hours are longer so there is more time for viewings before or after work. Take care to time it just right in the summer months and either get on the market early before the summer holidays start, or late summer when everyone is in post-holiday/feeling lovely mood.

Winter

It's not all doom and gloom come November - there are sunny days too - albeit they don't last as long. The winter has many property pros; if you're thinking of taking the plunge pre-Christmas, you're more likely to get a quick sale as people will want things finalised before the big day. If you're looking ahead to post festivities, January is when people are prone to making life-changing decisions - namely, moving house. There

should be a surge of properties going on the market, which works out best all round; if you're buying there'll be plenty to choose from and if you're selling there'll be a higher demand which should mean you get the best price for your property.

Autumn

Similar to now, autumn is seen as an in-between season where the weather is unpredictable. Generally, however, it is mild so shouldn't dampen people's spirits and they shouldn't be put off venturing outdoors on numerous viewings.

It's back to school time, so anyone that couldn't focus on their property search in the summer because they were on holiday or looking after the children can put it at the forefront of their attention again. They may also be looking ahead to the next school year and trying to find a home in their chosen catchment area in plenty of time.

Overall, there is no one prime season to sell, it all comes down to when is best for you and making it work. Choose a good 'seasoned' estate agent who knows your area well and knows what people are looking for, when.

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in Cardiff & Wales

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We are so proud to have been voted **No.1 in Wales & Cardiff** and **7th in the UK** out of nearly **11,000 estate agents** by rateragent.co.uk for our customer service. Here's what a few of our customers have said about us on rateragent.co.uk



"Working with the team at Moginie James has been a pleasure throughout. They have been reliable, efficient and straightforward with a great sense of humour thrown in! We are very glad we chose them with our house sale and would readily recommend them."



"Moginie James provided an excellent service in selling my house. They provided a very no-nonsense and effective service. One aspect which was especially pleasing was the fact that much of the service was provided in Welsh, my language of choice. Diolch yn fawr i ti, gwasanaeth ardderchog."



"Genuinely outstanding. I have been so impressed by all the team at Moginie James. They have been knowledgeable and supportive throughout the process and I cannot recommend them highly enough."



"Holly at the Pontcanna branch was extremely friendly, professional and flexible in helping us to complete a swift move in on a date that suited us. Communication was excellent. Far outdid our experiences with other local letting agents. Many thanks again."

moginiejames.co.uk

Following Moginie
James' announcement
that it has been
ranked number
one estate agent in
Cardiff and Wales,
Homelife takes a look
at other number ones:

No.1 Place to Live in Wales

According to the Sunday Times Best Places to Live guide 2016, the number one place to live in Wales is Penarth. The beautiful seafront location, just a stone's throw away from Cardiff, beat off stiff competition from other well-known idyllic spots across our fair country including Narberth in Pembrokeshire, Crickhowell in Powys, Aberystwyth, Brecon...we could go on! The top towns and cities were selected for their perceived quality of life and 'desirable features' such as a good range of local shops, beautiful gardens and architecture and community spirit. For anyone that has strolled across the barrage, taken the train or driven into the delightful Vale of Glamorgan town, you'd have no doubt perused Penarth Pier, savoured the stunning sites of the Severn Estuary or cruised around Cosmeston Lakes Country Park and will probably agree that Penarth is pretty perfect. We think the 23,000 plus residents must be very proud people to possess a Penarth postcode (CF64 FY!!) - but then so are we to live on its doorstep.

No.1 Welsh Athlete

Gareth Bale, Colin Jackson, Tanni Grey-Thompson, Lynn Davies, Jade Jones... so many to choose from!

But we thought it fitting to focus on the number one British discuss athlete who hails from our number one place to live - Penarth's Brett Morse. Brett has competed in the Olympics, world championships, and as part of Team Wales in the Commonwealth Games. As well as holding the number one position in Britain, he is also ranked number eight in the world, number four in Europe and number three in the Commonwealth. Well done Brett!

No.1 Most Expensive House

Cardiff's property market offers something for everyone - if you need a one bed studio flat or a five bed home with a large garden and private access; a waterfront property, a secluded estate in the country or a city centre thriving hub; you will find what you're

after (as long as your budget allows!). But did you know, the most expensive property put on the market went up for \$1.1billion! A little out of most of our price ranges, the property, situated between Nice and Monaco, is very impressive as you would expect for that kind of price tag. And if the ballroom, your own private botanical garden, and stables big enough for 30 horses wasn't enough, the regal neighbourhood might be up your street, as the location is a hub of celeb royalty and real royalty alike, loving to holiday in the area.

No.1 Bestselling Book

Unsurprisingly, Harry Potter ranks pretty high in the top selling books in the UK. Out of the top ten books, seven are set in the magical world of Hogwarts featuring J.K. Rowling's wonderful wizard, but it's actually Dan Brown's plucky professor, Robert Langdon, that takes the top spot with The Da Vinci Code selling more than 5million copies.

Top of the tots' reading list is The Very Hungry Caterpillar by Eric Carle followed by Julia Donaldson's The Gruffalo.

Perhaps surprisingly, Jeremy Clarkson is a bestselling author with his The World According to Clarkson book becoming the number one selling non-fiction humour book of all time.

No.1 Mayor for Cardiff

The very first Mayor for Cardiff was in 1126 although at this time the role was generally assigned to the constable or governor of Cardiff Castle. The first elected Mayor was Thomas Revell Guest who was appointed in 1835.

No.1 Bestselling Single

The list of biggest selling songs in the UK contains many classics such as Band Aid, Wet Wet Wet and Bryan Adams, but did you know Aqua's 1997 belter, Barbie Girl, is the 15th most bought song? Or Pharrel

Williams, Happy, is number 13. Not surprisingly however is that Elton John's 1997 tribute to the late Princess Diana is number one, selling nearly 5 million copies.

Reigning supreme at number one on the top selling album list with their greatest hits, is Queen.

No.1 Most Watched YouTube Clip

The most watched clip to grace our screens is the music video for Psy's catchy hit song Gangnam Style. Released in 2012, the unforgettable song had everyone from David Cameron, Barak Obama, Zara Phillips and Britney Spears performing the infectious dance moves.

No.1 Film of All Time

You don't have to go back far in time, as the highest earning film at the box-office in the UK is 2015's Star Wars: The Force Awakens, which earned a cool £123million. James Bond makes a couple of appearances in the top five with Skyfall and Spectre in second and third position. Avatar (the tenth most expensive film ever made) and Titanic complete the top five.

QUICK FIRE No.1s

No.1 biggest dog breed
Great Dane

No 1 biggest fear of people in the UK
Public speaking (followed by deep water and spiders)

No 1 Cardiff Bus
slightly off topic, but fitting nonetheless, the number 1 in Cardiff goes from Canal Street and covers Mermaid Quay, Sloper Road, Cardiff Met Llandaff and Ocean Way.

How to get your garden in tip top condition this spring

Spring is well and truly in the air and now is the time to get your garden prepped and looking lovely for some al fresco dining and outdoor entertainment. Dodging the inevitable April showers, this month is the perfect time to get out in your garden and show your lawn some love.

With the RHS Flower Show Cardiff taking place April 7th – 9th, we caught up with Show Manager Rose Gore-Browne, who gave us the top ten jobs you should be doing this month:

01

Keep weeds under control – Really, this is an all year round job as you should deal with weeds as soon as they become troublesome, but it is more important during the spring and summer months.

02

Protect fruit blossom from late frosts – Most top fruit and soft fruit are resilient but once they start to grow in spring, flowers and buds are especially vulnerable to frost and may need protection to crop well.

03

Tie in climbing and rambling roses – Rose pruning ensures that plants grow vigorously and flower well each year. If left, climbing roses can become a tangled mess of branches with very few flowers.

04

Sow hardy annuals, herbs and wild flower seed outdoors – Many vegetables, annuals, biennials and herbaceous plants can be grown from seed sown outdoors. The secret to success is to prepare a good seedbed, free of weeds and with a crumble-like soil-surface texture.

05

Start to feed citrus plants – Oranges, lemons and limes are great container specimens, making it easy to enjoy the flavour and sweet scent of citrus in any garden. Overwintering them successfully is easy in a frost-free place, such as a greenhouse or conservatory.

06

Increase the water given to houseplants – During the winter it's best to reduce watering your indoor plants until the compost is almost dry between watering. Now spring is here, you can increase the waterings.

07

Feed hungry shrubs and roses – You'll need to start feeding your shrubs again, from now until late summer.

08

Sow new lawns or repair bare patches – Patches in lawns can appear for a number of reasons, and when they do, it is always advisable to repair them. Re-seeding, or turfing bare patches will prevent weeds germinating in the patches, and of course, it looks much better.

09

Prune fig trees – Remove any branches that spoil the shape, or which are crossing or damaged, along with any suckers appearing from the ground. If needed cut back one or two branches that have become too long and bare to a 5cm (2in) stub to stimulate new growth from the base of the branch.

10

Divide bamboos and waterlilies – Mid-spring is the ideal time for this job; split clumps apart with a mattock or axe, or lift smaller clumps and cut them in half with a saw.

For more information or to buy advance tickets for the RHS Flower Show Cardiff visit www.rhs.org.uk/cardiff.





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Property.

CARDIFF BAY

Hot Property

£499,950



Adventures Quay, Cardiff Bay

An outstanding fifth floor, three bedroom and spacious apartment with stunning panoramic waterfront views.

The property is in the sought after Adventurers Quay development and the accommodation comprises: entrance hall, good size living/dining room with views, kitchen, three bedrooms, en suite and bathroom.

The property benefits from 2 balconies and under croft parking.

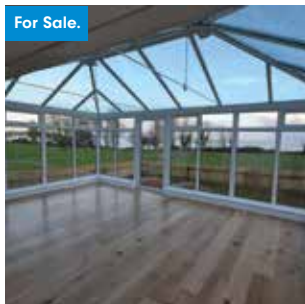
EPC Rating - B

Branch Manager

Sarah Jones
12 Sneyd Street, Pontcanna,
Cardiff, CF11 9DL

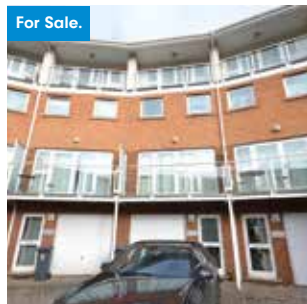
02920 344 434
cardiffbay@moginiejames.co.uk





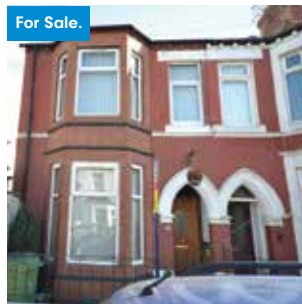
**The Old Sails Lodge,
Sully. £375,000**

Good size 3 bed bungalow
Un-interrupted coastal views
Refurbished
EPC Rating - TBC



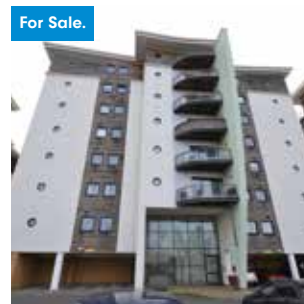
**Taliesin Court, Cardiff Bay.
£265,000**

Three bedroom town house
Two Balconies
Integral Garage
EPC Rating - C



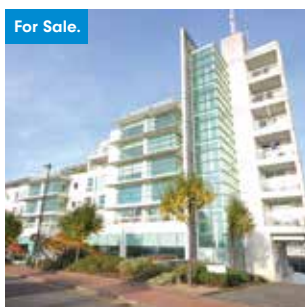
**Hunter Street, Cardiff Bay.
£215,000**

lovely 3 bed end of terrace
Immaculate order
Great location
EPC Rating - D



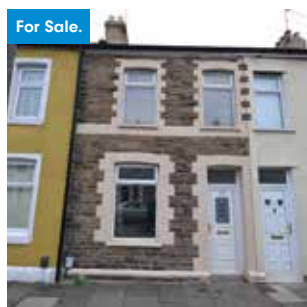
**Catrine, Victoria Wharf, Cardiff
Bay. £170,000**

Two bedroom apartment
Water views
Balcony
EPC Rating - D



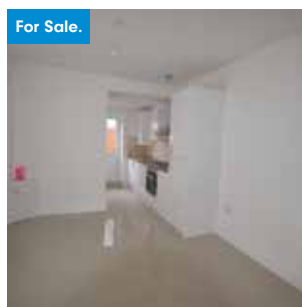
**Sovereign Quay, Cardiff Bay.
£180,000**

Sought after development
Lovely views over Cardiff Bay
Under croft parking
EPC Rating - C



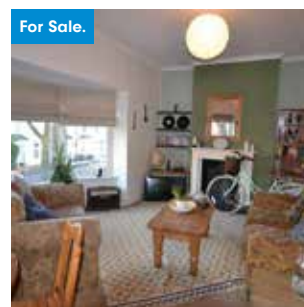
**Warwick Street, Grangetown.
£153,000**

Ideal first time buy
Terraced house
Well presented
EPC Rating - E



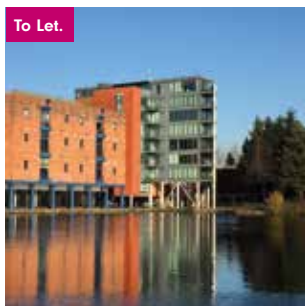
**Bradford Street, Grangetown.
£150,000**

Recently refurbished
Two bedroom maisonette
Garden
EPC Rating -TBC



**Paget Street, Grangetown.
£145,000**

Spacious apartment
Two bedrooms
Quirky layout
EPC Rating - D



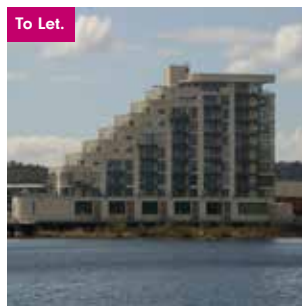
**City Wharf Atlantic Wharf
£1,600 pcm***

2 Bedroom
City Centre Location
Furnished
EPC Rating - C



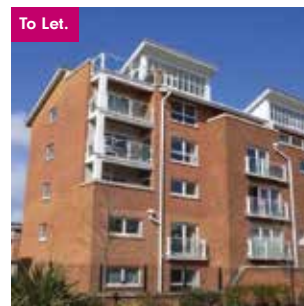
**Meridian Gate City Centre
£925 pcm***

1 Bedroom
City Centre Location
Furnished
EPC Rating - E



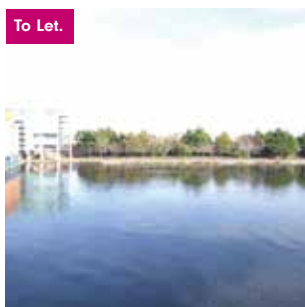
**Watermark Cardiff Bay
£995 pcm***

2 Bedroom
Allocated Parking
Part - Furnished
EPC Rating - C



**Madrid House Century Wharf
£950 pcm***

Leisure Facilities
Allocated Parking
Furnished
EPC Rating - C



**Blake Court Schooner Way
£800 pcm***

2 Bedroom
Allocated Parking
Unfurnished
EPC Rating - C



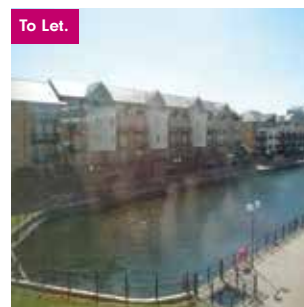
**Messina House Lloyd George
Ave £775 pcm***

2 Bedroom
Allocated Parking
Furnished
EPC Rating - C



Altair Celestia £700 pcm*

1 Bedroom
Allocated Parking
Furnished
EPC Rating - B



**Atlas House Celestia
£700 pcm***

1 Bedroom
Allocated Parking
Furnished
EPC Rating - B

CYNCOED

Hot Property

£850,000



Lake Road West, Roath Park.

An outstanding property, one of a kind, situated on one of the most sought after roads in Cardiff.

This four bedroom detached house with a twin balcony aspect over looking Roath park lake.

Architecturally desigend and imposing, there is just not aesthetics here, this property offers excellent living accomodation while boasting an array of features.

EPC Rating - D

Branch Manager

Aaron Pitman
293 Cyncoed Road, Cyncoed
Cardiff CF23 6PA

02920 761 999

cyncoed@moginiejames.co.uk





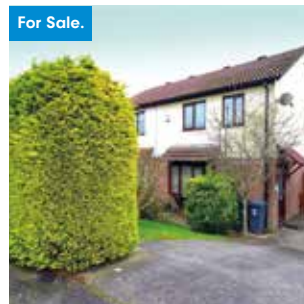
For Sale.
Cressfield Drive, Pontprennau.
£175,000

End of terrace house
Two bedrooms
Off road parking
EPC Rating - D



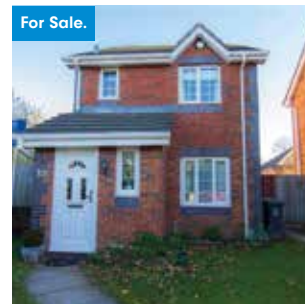
For Sale.
Marlborough Court, Langdale Close, Penylan. £199,950

Three bedroom apartment
Close to Roath park
Garage
EPC Rating - C



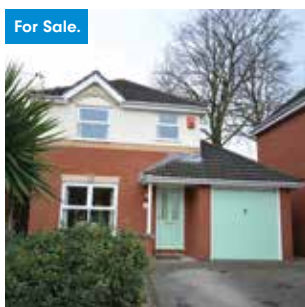
For Sale.
The Farthings, Pontprennau.
£230,000

Semi detached house
Three bedrooms
Kitchen/breakfast room
EPC Rating - C



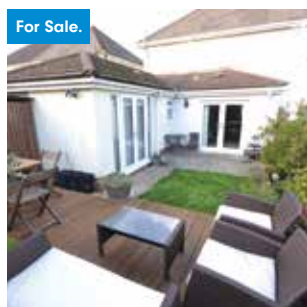
For Sale.
Lascelles Drive, Pontprennau.
£239,950

Detached house
Three bedrooms
Garage
EPC Rating - D



For Sale.
Gould Close, Old St Mellons.
£259,950

Detached house
Kitchen & utility room
En suite master bedroom
EPC Rating - C



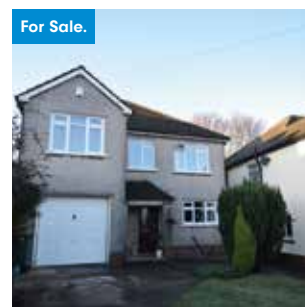
For Sale.
Heol Powis, Heath. £269,950

End of terrace house
Significantly extended
3 reception rooms
EPC Rating - E



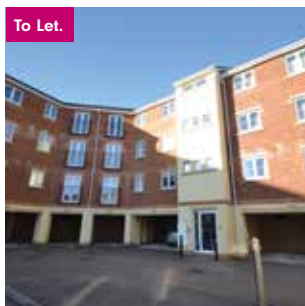
For Sale.
Brandreth House, Egremont Road, Cyncoed. £369,950

Detached three bedroom house
En suite shower room
Garage
EPC Rating - C



For Sale.
Blackoak Road, Cyncoed.
£479,950

Detached four bedroom house
Conservatory
Garage
EPC rating - D



To Let.
Rowsby Court Pontprennau
£675 pcm*

Two bedrooms
Top floor flat
Unfurnished
EPC Rating - C



To Let.
Hollington Drive Pontprennau
£695 pcm*

Two bedrooms
Semi Detached
Unfurnished
EPC Rating - C



To Let.
Kinsale Close Pontprennau
£750 pcm*

Two double bedrooms
Allocated Parking
Unfurnished
EPC Rating - D



To Let.
Cosmeston Street Cathays
£750 pcm*

Two double bedrooms
Close to City Centre
Furnished
EPC Rating - C



To Let.
Crystalwood Road Heath
£795 pcm*

One bedroom plus study
Off road parking
Flexible furnishings
EPC Rating - C



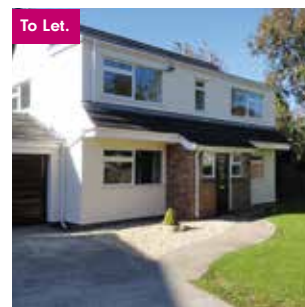
To Let.
Caerphilly Road Birchgrove
£825 pcm*

Two double bedrooms
Recently refurbished
Furnished
EPC Rating - C



To Let.
The Strafford, Bronwydd Avenue Penylan £1,200 pcm*

Luxury two bedroom
Gated entrance
Unfurnished
EPC Rating - C



To Let.
Pen Y Bryn Road Cyncoed
£1,300 pcm*

Spacious four bedroom
Detached
Unfurnished
EPC Rating - E

PONTCANNA

Hot Property

£725,000



Plasturton Gardens, Pontcanna.

Situated in this sought after location is this elegant, 4/5 bedroom three storey traditional Victorian residence. Plasturton Gardens is a highly prized location with its mix of stylish boutiques, cafes, delis, bars and restaurants. Cardiff City Centre is close by and it is possible to choose a route through the beautiful Sophia Gardens. The property has been maintained and decorated to a high standard. The accommodation comprises: inviting entrance porch with tiled floor, spacious entrance hall with original mosaic tiled floor and coved ceiling, sitting room, living room, open

plan kitchen/family room with Aga and adjacent utility room and wc on the ground floor, three double bedrooms with good size modern bathroom, and two further rooms on the second floor, one being a bedroom and the other being used as a bathroom but could be converted to a fifth bedroom. The property benefits from gas central heating and basement. There are a views of Plasturton Gardens to the front and a private enclosed, low maintenance rear garden.

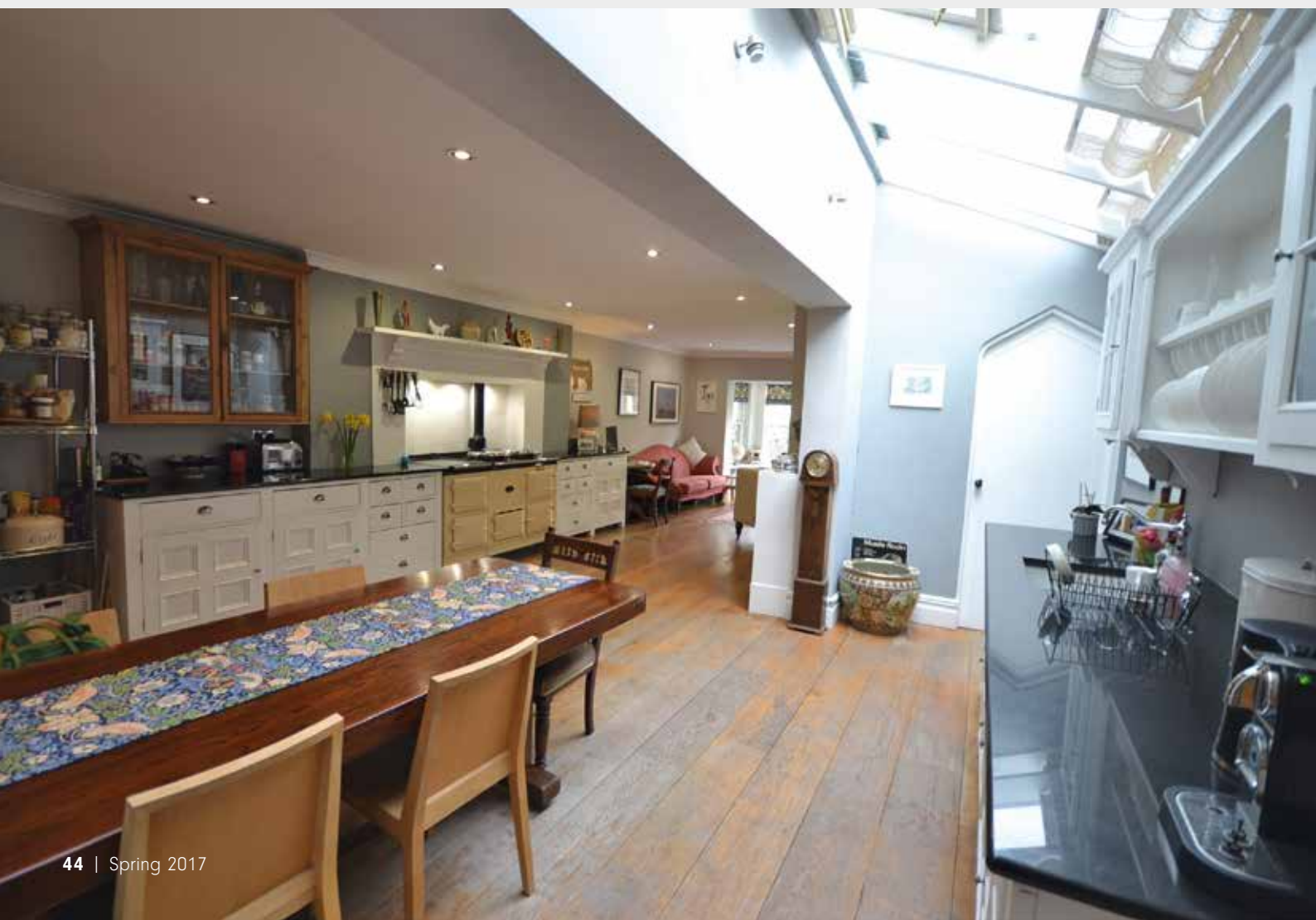
EPC Rating - D

Branch Manager

Sarah Jones
12 Sneyd Street, Pontcanna,
Cardiff, CF11 9DL

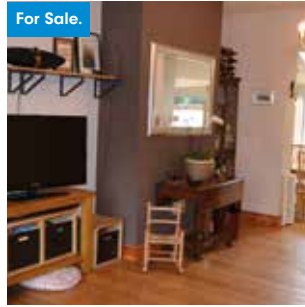
02920 344 434

pontcanna@moginiejames.co.uk





Wyndham Crescent, Canton.
£375,000
Stunning and spacious
Restored 3 double bed house
Period features
EPC Rating - E



Severn Road, Canton.
£365,000
Beautifully presented 4 bed
house
Spacious and well proportioned
EPC Rating - TBC



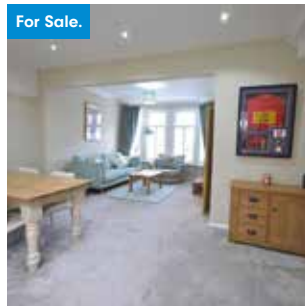
Sophia Walk, Pontcanna.
£299,950
Two bedroom
Detached dormer bungalow
Off road parking
EPC Rating - E



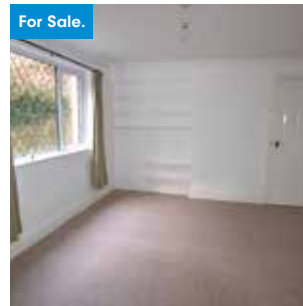
Kings Road, Pontcanna.
£295,000
Situated in this popular location
Nicely presented
Close to amenities
EPC Rating - E



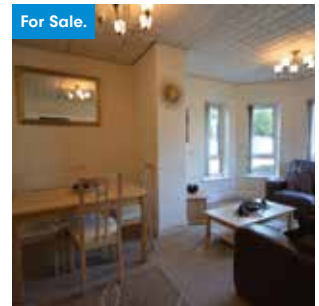
Pitman Cottage, Pontcanna.
£259,950
Two bedroom mews style house
Most sought after location
Garden
EPC Rating - E



Windway Road, Victoria Park.
£259,950
Stunning traditional property
Three bedrooms
Immaculate order
EPC Rating - E



Cathedral Road, Pontcanna.
£149,950
Converted period house
One bed split level apartment
Sought after location
EPC Rating - C



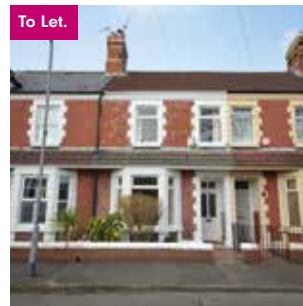
Silverton, Fairwater Road, Llandaff. **£130,000**
2 bed ground floor apartment
Good size living/dining room
Parking at the rear
EPC Rating - E



Sneyd Street Pontcanna
£1,500 pcm*
4 Bedroom
Secret Garden
Unfurnished
EPC Rating - E



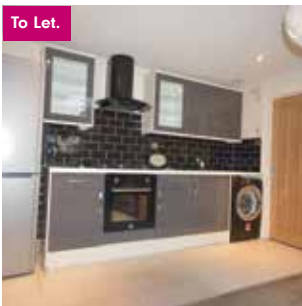
Plasturton Gardens Pontcanna
£1,200 pcm*
3 Bedroom
Garden
Unfurnished
EPC Rating - TBC



Turberville Place Canton
£1,200 pcm*
3 Bedroom
Garden
Unfurnished
EPC Rating - F



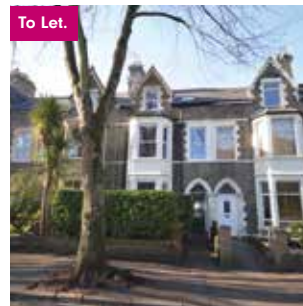
Conybeare Road Canton
£925 pcm*
2 Bedroom
Garden
Unfurnished
EPC Rating - D



Tudor Lodge Riverside
£795 pcm*
2 Bedroom
City Centre Location
Furnished
EPC Rating - C



Tudor Lodge Riverside
£795 pcm*
2 Bedroom
City Centre Location
Furnished
EPC Rating - C



Flat 2, Conway Road Pontcanna **£695 pcm***
2 Bedroom
First Floor
Furnished
EPC Rating - D



Flat 4, Kings Road Canton
£495 pcm*
1 Bedroom
Great Location
Furnished
EPC Rating - C

ROATH

Hot Property

£525,000



Ninian Road, Roath Park

An outstanding impressive six bedroom Edwardian residence overlooking Roath Park flower gardens, tastefully renovated to combine the contemporary and traditional over three floors.

The accommodation comprises: porch, entrance hall featuring original black and white mosaic tiled flooring, open plan living/dining room, 30ft stylish kitchen/ family room and bathroom featuring Jacuzzi bath on the ground floor, there are three double bedrooms, a further single bedroom, chic bathroom and en suite shower room to the master

bedroom on the first floor and a further two double bedrooms on the second floor. The property benefits from stripped and varnished floorboards, coved ceilings, picture rails, many original features, front garden and rear courtyard garden.

Ideally situated for green park side living in the heart of the City. Just a short stroll to the boutique shops and cafe culture of Wellfield Road. No Chain.

EPC Rating - E

Branch Manager

Graham Hawkins MNAEA
92 Albany Road, Roath,
Cardiff, CF24 3RS

02920 484 898

roath@moginieames.co.uk

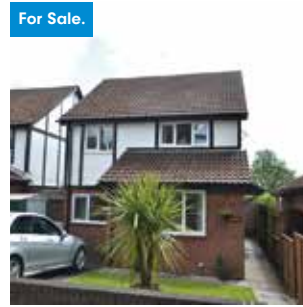




Balaclava Road, Penylan
£550,000
 Five double bedrooms
 End terrace
 Double garage
 EPC Rating - D



Ty'n Y Gollen Court St. Mellons
£439,000
 Four double bedrooms
 Detached
 Double garage
 EPC Rating - B



Melrose Avenue, Penylan
£395,000
 Stylish detached property
 Four bedrooms
 Two reception rooms
 EPC Rating - C



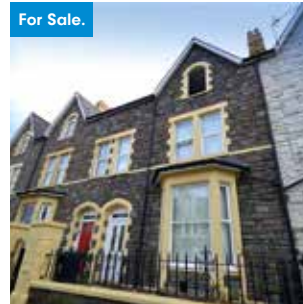
Richmond Road, Roath
£359,950
 Ideal investment
 8 bed HMO
 Close to local amenities
 EPC Rating - E



Lothian Crescent, Penylan
£344,950
 Three bedrooms
 Detached family home
 Beautifully presented throughout
 EPC Rating - D



Oakwood Avenue, Penylan
£285,000
 Detached house
 Two bedrooms
 Originally built three bedrooms
 EPC Rating - D



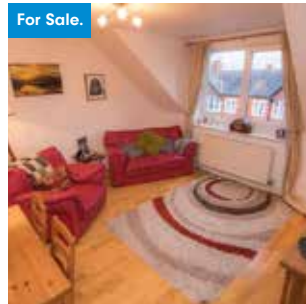
Gold Street, Adamsdown
£265,000
 Five bedroom property
 Dining room
 Living room
 EPC Rating - D



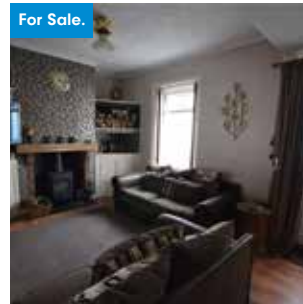
Greenway Road, Rumney
£259,500
 Four bedrooms
 Detached
 Integral garage
 EPC Rating - C



Cottrell Road, Roath **£210,000**
 Terrace house
 Three bedrooms
 Two reception rooms
 EPC Rating - D



Princes Street, Roath
£195,000
 Luxury apartment
 Two bedrooms
 Open plan
 EPC Rating - C



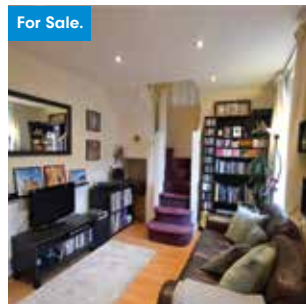
Bedford Street, Roath
£195,000
 Two bedrooms
 Mid terrace
 Very well presented
 EPC Rating - D



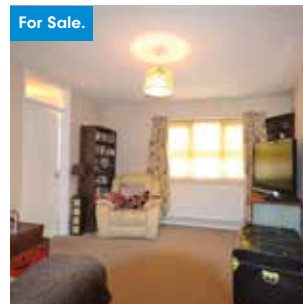
Cottrell Road, Roath **£179,950**
 Three bedrooms
 Two reception rooms
 No chain
 EPC Rating - D



Waterloo Road, Penylan
£169,950
 Two bedrooms
 First floor apartment
 Stunning views over Cardiff
 EPC Rating - C



Habershon Street, Splott
£125,000
 One double bedroom house
 Gas central heating
 Gated off road parking
 EPC Rating - D



St. Peters Street, Roath
£115,000
 One bedroom apartment
 Ground floor
 Gated development
 EPC Rating - C



Beaufort Square, Pengam Green **£104,950**
 Ground floor apartment
 Two double bedrooms
 Master en suite shower room
 EPC Rating - C

CATHAYS

Hot Property

£850 pcm*



Ninian Road, Roath

This spacious ground floor flat overlooking Roath recreational ground and close to Albany and Wellfield Road is a must see property.

Comprising of two large double bedrooms - however one could easily be used as an additional reception room if only one bedroom is required - there is a further reception room, modern fitted kitchen with appliances, newly fitted bathroom and private rear garden.

The property has been recently redecorated throughout to include new carpets and is available to rent on an unfurnished basis.

EPC Rating - E

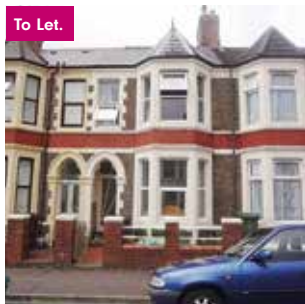
Lettings Manager

Graham Hawkins MNAEA
92 Albany Road, Roath,
Cardiff, CF24 3RS

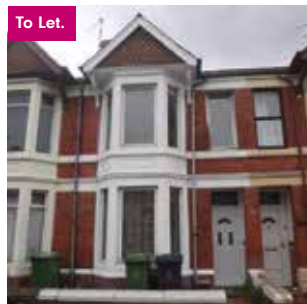
02920 484 898

cathays@moginiejames.co.uk





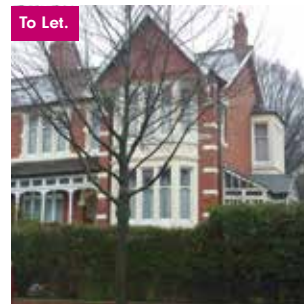
**Tewkesbury Street, Cathays
£1600pcm***
Student Property 2017/18
Five bedrooms
Small garden with decking
EPC Rating - C



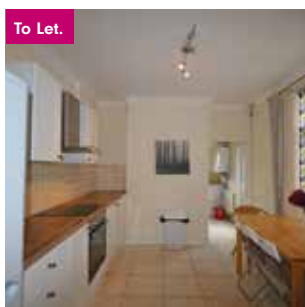
**Gelligaer Street, Cathays
£1500pcm***
Student Property 2017/18
Five bedrooms
Available 4th July 2017
EPC Rating - D



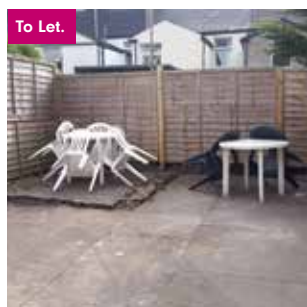
**Dogfield Street, Cathays
£1500pcm***
Student Property 2017/18
Five bedrooms
Close to the University
EPC Rating - E



Ninian Road, Roath £1400pcm*
Period property
Great location
Suitable for sharers or families
EPC Rating - E



Moy Road, Roath £1320pcm*
Student Property 2017/18
Four double bedrooms
Additional study room
EPC Rating - E



**Russell Street, Cathays
£1100pcm***
Student Property 2017/18
Four double bedrooms
Available 4th July 2017
EPC Rating - D



**Llanishen Street, Heath
£1100pcm***
Good sized four bedroom house
Close to the Hospital
Fully furnished
EPC Rating - E



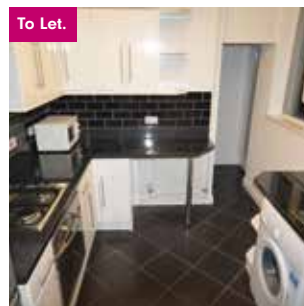
**St Brigid Road, Heath
£950pcm***
Three bedroom house
Ideal for families
Unfurnished
EPC Rating - D



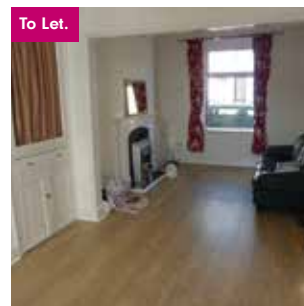
Daviot Street, Roath £895pcm*
Student Property 2017/18
Three bedroom house
Fully furnished
EPC Rating - D



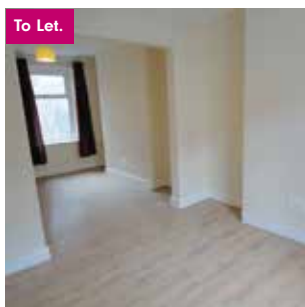
Diana Street, Roath £850pcm*
Beautifully presented throughout
Two bedroom house
Furnished
EPC Rating - E



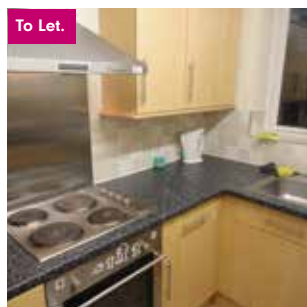
**Glenroy Street, Roath
£850pcm***
Three bedroom house
Ideal for families
Recently re-decorated
EPC Rating - D



**Hirwain Street, Cathays
£795pcm***
Two bedroom house
Garden to the rear
Furnished
EPC Rating - D



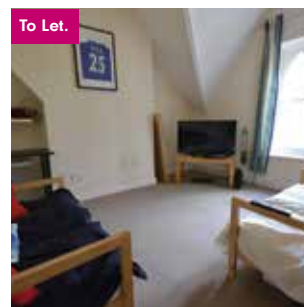
**Bedford Street, Roath
£775pcm***
Three double bedroom house
Close to the city centre
Furnished
EPC Rating - E



**Bangor Street, Roath
£775pcm***
First floor apartment
Two bedrooms
Close to local amenities
EPC Rating - C



**Princes Street, Roath
£750pcm***
Large ground floor flat
Two bedrooms
Private rear garden
EPC Rating - D



Ninian Road, Roath £750pcm*
Spacious top floor flat
Two double bedrooms
Well presented
EPC Rating - D

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Fine & Country.

Sant-y-Nyll House, St Brides Super-Ely

£2,950,000

One enters this majestic home into a large and extremely impressive reception hall, which is a wonderful introduction to the grand scale and elegance that flows throughout. Each of the rooms boasts typical Georgian features, including wonderfully high ceilings and large sash windows that serve to flood the property with natural light.

Since purchasing the house the current owner has had it beautifully renovated throughout and an interior designer was drafted in to create a sumptuous yet refined style, very much in keeping with architectural design of the house.

Within the grounds there is a feeling of being deep in the countryside, and yet in around fifteen minutes one can be in the bustling city centre of Cardiff.

EPC Rating - F





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Martine's Update

LETTINGS UPDATE

Rent Smart Wales was introduced as part of the Housing (Wales) Act 2014 and it took effect from 23rd November 2015. The 12 month grace period that all agents and landlords were given to register and apply for their licences is now up and it is therefore mandatory for all rented properties in Wales to be registered with Rent Smart Wales and for all managing agents and self-managing landlords (those who manage their own rental properties and undertake maintenance on them) to be licenced with Rent Smart Wales.

For further information about how to register properties and how to apply for a licence, including fees, visit rentsmart.gov.wales

Moginie James is very pleased to announce that we are licenced under Rent Smart Wales for letting and property management work. Our Licence number is #LR-37000-29607.

When completing your registration process, it is important for our landlords to use the correct agent reference number - #A2-000-00036 - to ensure that you connect correctly to our licence.

Please email martine@moginiejames.co.uk if you would like a free handy customer guide that provides a step by step guide to adding your agent correctly to your Landlord Registration.

TAX NEWS

Tax has been one of the major worries of landlords throughout the UK over the past year. Many changes have been brought in and we often receive calls and requests for information from our landlords.

One of THE most controversial announcements in recent times affecting landlords, are the changes to treatment of mortgage interest and finance costs.

From April 2017, a four year phase-in will commence, and mortgage interest will no longer be deductible when calculating your rental profits.

This is applicable to residential property, so won't affect furnished holiday lets or commercial lettings business. It will also not affect those with property in a limited company, but will affect LLPs and partnerships.

Therefore, we shall use a landlord named Mr Jones as an example. He has rental income of £60,000, repairs/insurance/professional fees of £15,000 and mortgage interest of £40,000.

Under the old rules his profit would be £5,000 but once the new rules are fully phased in, his profit will be £45,000.

Under the new rules, the above profit will be taxed at his income tax rates.

There is a popular misconception that this new ruling will only affect higher rate taxpayers, however, it can also affect those who were previously basic rate

taxpayers, but who are now higher rate due to the change in determining profits. Another point to bear in mind is that the changes do not just affect mortgage interest, but also finance costs. This includes costs such as mortgage arrangement fees, broker fees and similar.

SPRING BUDGET


The Chancellor of the Exchequer, Philip Hammond announced the Spring Budget on Wednesday 8th March.

If any landlords would like a free guide on either the tax changes, or the Budget and how it affects landlords, please email martine@moginiejames.co.uk and specify either BUDGET or TAX CHANGES or BOTH if you would like a copy of both guides.

AND FINALLY

Just as we are all getting over the Rent Smart Wales legislation, look out for the Renting Homes (Wales) Bill 2016 coming our way. The legislation aims to reform the legal basis for renting a home from a private landlord, or from a community landlord, including local authorities and social landlords. The aim is to create a single legal framework for social and private renting in Wales by introducing clarity on rights and responsibilities through two types of written contract in plain language freely available to all.

The standard contract to replace the current Assured Shorthold Tenancy that we are all familiar with and a secure contract based on Local Authority secure tenancy.



Please keep an eye on our blog
as we will be posting articles
throughout the year as and when
there are updates.

In the meantime, if you have any
queries at all in connection with
renting, selling or buying a property,
I would love to hear from you!

Having a ball!

The Tenovus Cancer Care annual ball is a staple in the calendars of many Cardiffians, and has been for decades. With a different theme every year, this year saw the charity bring the bright lights of Las Vegas to the Welsh capital.





With over 300 people in attendance at Cardiff City Hall on Friday 3rd March, the Viva Las Vegas ball went off without a hitch and raised a staggering £37,000 for the charity allowing them to continue to care for cancer patients and their loved ones, right across Wales, when they need support most.

Over the years, hosts of the ball have included Rob Brydon, Wynne Evans, Sian Lloyd and more of the famous Welsh faces we know and love.

Eleri Bateman, special events manager at Tenovus Cancer Care told us: "We can trace the ball right back to 1945! We've seen the newspaper clippings from back then which invited people

to the 'Royal Infirmary Ball, organised by Tenovus' at the City Hall, Cardiff. This is a venue that we still hold close to our hearts, with subsequent events including the Viva Las Vegas, Great Gatsby and Glitter Ball all being held at the hall."

Just as Tenovus Cancer Care was set up in 1943 by a committee of ten volunteers, that is how the ball continues to run. A group of ten individuals get together and plan each and every detail with the charity. Committee Chair, Claire Swindell, said: "Being a part of the annual ball committee is something I'm very proud of. I get to use my skills and connections to help make a real difference to people who've

been touched by cancer". Claire has been on the committee for nearly four years now and helps the charity make every year something special. Bringing fabulous surprises, delicious dinners and extraordinary entertainment to the annual event. At the latest ball, attendees in the VIP reception were even treated to a visit from HRH the Princess Royal.

With Tenovus Cancer Care celebrating their 75th anniversary in 2018 the next event is set to be bigger and better than ever. If you'd like to be involved in any way or would like to find out more about the work that the charity does, please contact Tenovus Cancer Care at corporate@tenovuscancercare.org.uk.



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The Last Word



Name Dudley Newbery & Nathaniel Martinez

Job title Co-owners, The Miskin Arms

How long have you run the The Miskin Arms for?

We bought the Miskin Arms back in October 2015.

We heard you've recently undergone a five-month refurbishment. What can people expect from the new Miskin Arms?

The refurbishment was extensive; the building was in much need of a facelift when we purchased it in October 2015. Initially, we ran the pub for six months while we were waiting for planning permission. We closed in May 2016 and reopened in October 2016, completely renovating and extending the building. We kept the original windows and frontage of the building, which is Grade II listed and still looks great, but we renewed nearly everything else in the building, completely redesigning the look and feel inside and out.

Tell us about the food and drink on offer...

We try to support small Welsh businesses as much as we can and pride ourselves on our selection of fresh produce that we select from independent suppliers. All of our fresh fish comes from Snowden's based in Cardiff and our meats are sourced from Brecon and West Wales. Our

extensive wine list includes a great selection from all over the world, and we source them less than 10 miles away from Fine Wines Direct, Penarth Road - an independent wine supplier and the only bonded warehouse in Wales.

Along with our selection of fresh meat and fish from the chilled cabinet, we also prepare a daily two course lunch menu and a daily special two course menu. Our menus change every day depending on the best ingredients we have available and are all freshly prepared in house. Our traditional Sunday lunch is very popular.

We serve food seven days a week; lunch from 12.00-14.30, dinner 18.00-21.00 Monday - Saturday and we serve Sunday lunch from 12.00-16.30 and dinner from 18.30-20.30.

If you had to choose, what's your favourite dish on the menu?

I like it all!!! But for me, it's our home made steak and mushroom pie - it's very popular. You can't beat slow cooked food like this - yes it's traditional, but lovely.

What makes The Miskin Arms so special?

We use fresh ingredients and our dishes are all cooked from scratch in house - 'simple food, cooked well'. Any good chef will tell you this is what makes good food great!

What's in the pipeline for you?

Last September I recorded the eighth series of Pryd o Ser, the popular cookery series for S4C. The show aired on TV in February and since then new customers have been coming to dine at the Miskin Arms.

We are also looking forward to our first summer season and opening our balcony for dining. It's a real sun trap, and overlooks the local farmland of the Vale - if you fancy dining al fresco, it'll be hard to find a better spot!



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