

In this edition.

Bright Lights

Get your home ready for those long dark nights.

Rubicon

Celebrating 40 years of dance in Cardiff.

Close Communities

The hot spots in Roath & Pontcanna.

Property pages

The best places to buy and let.

Competition

Win afternoon tea for 2 at the Cardiff Marriott Hotel.

PLUS MUCH MORE...

The all-new Audi Q7 The Legend continues.

Few cars have what it takes to become a legend. But the all-new Audi Q7 is one of them. It's lighter, more agile and more advanced – with seven seats, a luxurious interior and quattro® all-wheel-drive designed to take on the most challenging conditions.

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Official fuel consumption figures for the Q7 range in mpg (l/100km) from: Urban 42.2 (6.7) – 44.8 (6.3), Extra Urban 47.1 (6.0) – 53.3 (5.3), Combined 45.6 (6.2) – 49.6 (5.7). CO2 emissions: 163 – 148g/km. Standard EU Test figures for comparative purposes and may not reflect real driving results. Range of figures stated reflect optional downgrade from the standard 19" alloy wheel to 18" wheel. Other optional wheels may also affect emissions and fuel consumption figures.

Homelife.

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INSIDE

Welcome to the 3rd edition of Homelife by Moginie James.

This month our magazine is jam-packed with features, news and guides to get you going for the autumn, along with a showcase of some of the finest property on the market.

We hope you enjoy the read and feedback is always gratefully received.

If you have an event or news you want to share with Cardiff or if you would like to advertise in future editions, please contact us using the following details:

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Cardiff CF23 8RP.

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homelife@moginiejames.co.uk



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Neu Janner

*“And so we bid a fond
farewell to summer for
another year”.*

A WARM WELCOME

I must admit it's been a rather exciting few months. The recent Olympics made for captivating viewing and, who could forget, our boys in red and their fantastic performance in Euro 2016.

“There are fewer properties on the market so you can make yours really stand out”

Autumn is always very busy at Moginie James, with buyers and sellers looking to move before the Festive Season begins. If you are selling, you can make your property really stand out with just a few simple tricks. Don't neglect your garden in the colder months; just because you won't be sat in it as much as the summer, you still need to look at it, and a pruned, well maintained garden will make all the difference to potential buyers. Light becomes even more important when selling in the darker months – and in this edition we show you some of the best lights out there. We also look at home offices and all the essentials you need if you're one of the 60,000 people in Wales who works from home. With the help of Glamorgan Cricket, we bring you a top autumnal recipe and tell you all you need to know about what's going on in Cardiff over the next couple of months.

NEWS ROUND

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

02



02

Congratulations to Graham Hawkins, our fantastic valuer who has been promoted to Roath Branch Manager! Graham has been with us for over nine years and, with a wealth of sales and lettings experience, he is looking forward to continuing to drive the success of the Roath branch.

04



05

We've been busily creating a brand new animated company video which we're excited to be able to share with you very soon. Keep an eye out on our website and social media channels.

01

Congratulations to Sarah Jones who has recently been promoted to Branch Manager in Pontcanna. Sarah has been with our Pontcanna office from the day the branch opened in September 2014.

01



03

We're delighted to announce that Moginie James has been appointed as the sole-representatives of the Land and New Homes Network in Cardiff!

04

We recently presented local netball club, MJ Movers, with a brand new team kit. If you haven't caught the senior netball club in action yet, they have 35 members playing in divisions 2, 3 and 5 in the Cardiff and District League.

03



LAND & NEW HOMES
NETWORK



06

We have recently reached 2,000 followers on Twitter and the number continues to grow every day. Thank you to everyone who has supported us. You can follow us at @MoginiejamesUK and help us reach 3,000 followers by Christmas!



Name: Becky Jones
Age: 29
Title: Lettings Valuer
Branch: Pontcanna

LETTING YOU IN

Favourite room in your house:

Lounge/Kitchen.

It's a bright room with plenty of space making it a lovely social area for when guests come over.

What's your home style?

Modern with a farmhouse twist.

Why do you like that style?

I'm a country girl at heart but love mixing the vintage styles with the modern to create a unique look.

Favourite object in your house:

My concrete style pendant lights which I bought from BHS in Cardiff Bay Retail Park.

Interesting fact about you:

I won a national award for 'Bar person of the year' in 2011 which was presented to me by the comedian Dara O'Briain at the Grosvenor Hotel in London.

Favourite bit about your job:

Being able to meet and interact with so many people. I also love getting to see various properties in Cardiff and working with a very dedicated and knowledgeable team.

As a child, what did you want to be when you were older?

I wanted to be an interior designer. My father is a chartered surveyor

who is also a keen property developer so I have been brought up around the property industry. I have always been creative from a young age and growing up, the idea of combining both property and design was something that I was greatly interested in.

Favourite thing to do in Cardiff:

To go shopping in the city centre. I love St David's Shopping Centre, particularly John Lewis.

FRANCIS & BUCK

Solicitors Cyfreithwyr
Specialists in Residential Conveyancing

SALES - PURCHASES - REMORTGAGES - TRANSFERS OF EQUITY - AUCTION PACKS



Catrin Jenkins is the managing partner of Francis & Buck one of South Wales' leading conveyancing practices. Catrin acts exclusively in residential conveyancing and has over 25 years experience in the business. She takes pride in being professional, approachable and most importantly proactive.



Modern technology allows Francis & Buck to be responsive and to adapt to our clients' individual needs.

We can keep you informed of progress whilst you are on the go, or even out of the country, with regular updates via text message or e-mail.



Mae Francis & Buck yn falch i gynnig gwasanaeth dwyieithog. Mae ein lleoliad ar Heol y Gadeirlan yn gyfleus i'r gymuned Gymraeg leol, yn ogystal â gweini cleientiaid yng Ngogledd a Gorllewin Cymru.

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.



Buying a leasehold flat, new build, repossession, auction property or plot of land? Come and discuss any concerns with us. We offer a free advice appointment and we have an excellent relationship with local estate agents and developers alike as well as a reputation for the speed and accuracy necessary to meet deadlines.

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ON SITE CLIENT CAR PARKING AVAILABLE

Features.

BRIGHT LIGHTS

The clocks going back on 30th October signals the start of the long, dark nights, but it doesn't need to be that way inside. Here's some bright ideas to lighten up your home.

01



01

Ply Pendant Light Shade £90.00

*www.habitat.co.uk or Habitat,
Newport Road*

This super stylish lighting feature is a true statement piece. The stand-out design will certainly brighten things up.

02

Nordlux Vejers Outdoor Wall Light £45.00

*www.johnlewis.com or John Lewis,
The Hayes*

This galvanised steel outdoor wall light will ensure you're never left out in the dark.

02



03

Wicker Heart Floor Lamp £39.99

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

This natural wicker lamp features a rattan heart and will add a homely feel to any room.

03





04

04

Easy-to-fit Madison Glass Pendant Shade £45.00

www.johnlewis.com or John Lewis, The Hayes

This glass pendant shade will reflect and refract dancing patterns of light creating a captivating effect.

05

Apex Smoked Glass Table Lamp £60.00

www.habitat.co.uk or Habitat, Newport Road

Not quite your average lamp, this unusual lighting could pass for a work of art.



05

06

Mango Fandango Scented Candle £90.00

www.rossitersofbath.com or Rossiters of Bath, Royal Arcade

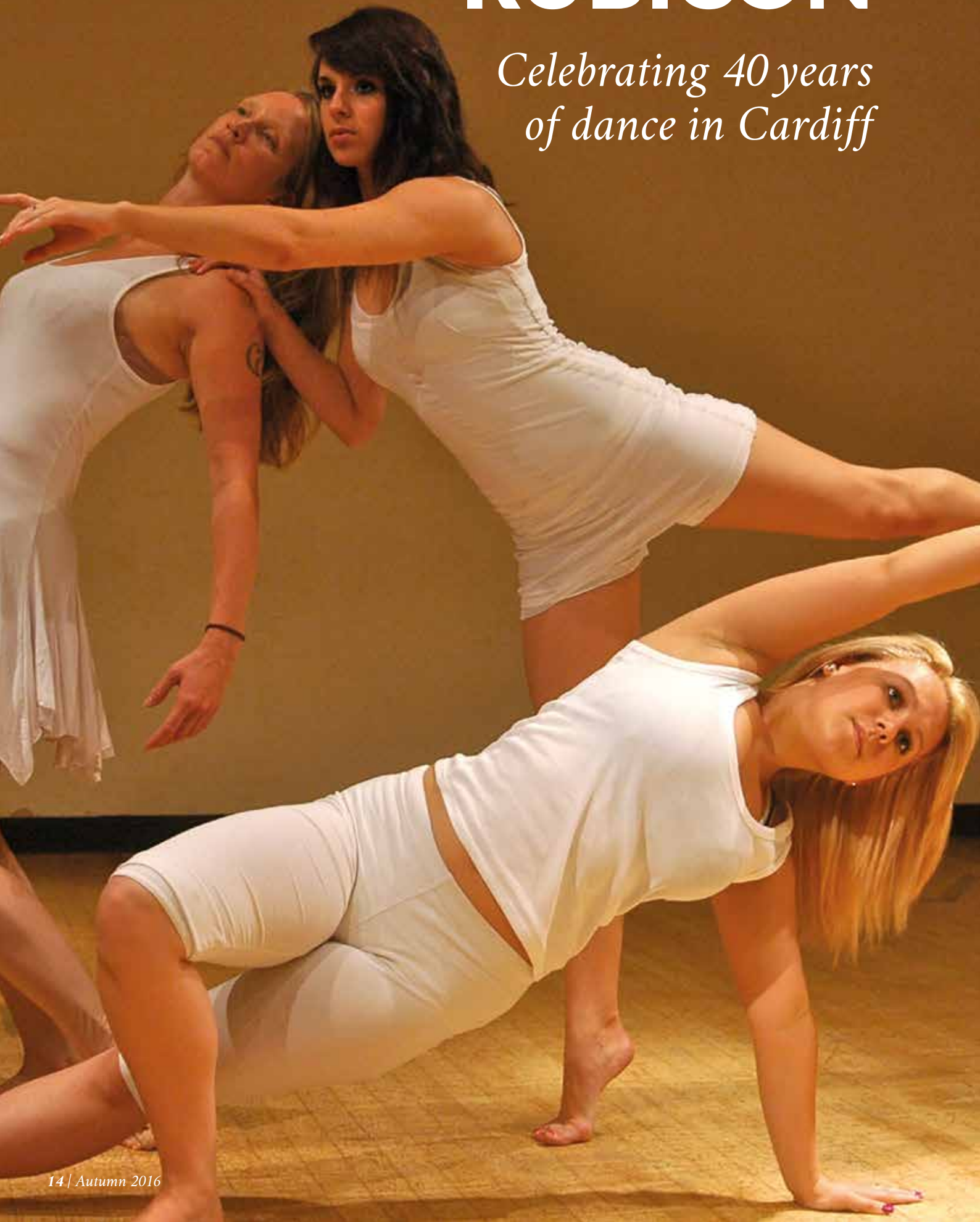
With its tangy, mango scent and bright orange tin, this quirky candle won't be missed.



06

RUBICON

*Celebrating 40 years
of dance in Cardiff*





A revolutionary Cardiff-based community dance group is this year marking 40 years since it began as a small project designed to open up the art of dance to everyone of all ages and abilities.

Rubicon Dance was established in 1976 as a community dance project for the Welsh capital and was one of the first of its kind in the UK. Originally called the Cardiff Community Dance Project and based at the Sherman Theatre, the aim was to offer affordable, all-inclusive dance classes for people around Cardiff who may not have access to these types of activity.

Just seven years later, in 1983, the organisation had proved so popular with local residents and grown to such an extent it relocated to its very own dance centre in Adamsdown. Four decades on from its conception, the group has expanded its classes to include preliminary dance training courses, international exchanges, the Cardiff dance development programme and the first UK community dance apprenticeship scheme.

In 2008, Rubicon Dance was also awarded the prestigious Beacon Award, by the Arts Council of Wales in recognition of their commitment and dedication to dance.

To mark the momentous milestone, Rubicon Dance hosted a spectacular celebratory show at The Gate Arts Centre on Keppoch Street in Roath this summer which included a variety of performances from youth and adult dancers showcasing different styles of dance, such as hip hop, dance and contemporary.

Adam Lloyd-Binding, centre co-ordinator for Rubicon Dance, said: *"This is a big year for us and we wanted to celebrate with everyone who has taken part at Rubicon over the years to the present day. The show was a great opportunity to celebrate everyone's achievements and also to shine a light on the work we have done within the community."*

"We are really grateful for the support we have had since we established 40 years ago. We were a small community project based within a theatre, and now have our own studios and have had the pleasure of seeing over 85,000 individuals take part in dance classes."

Adam added: *"We are extremely proud of how far we have come and hope that we can continue to develop our organisation. We would love to expand our facilities, and are campaigning for a dance conservatoire in Cardiff, much like the Royal Welsh College of Music and Drama."*

"It is important to preserve art in Wales and allow those who want to further their careers in this area to have options in Cardiff, and we hope that with our celebrations this year we can put a spotlight on the issue."

For more information about Rubicon Dance, please visit **www.rubicondance.co.uk**.

**The summer
holidays are over,
children are back to
school, and if you've
been lucky enough
to have time off, it's
back to the day job.**

For most of us that means returning to the daily commute during rush hour, small talk with our colleagues and doing the tea run, but for some, it doesn't even involve leaving the front door. We're talking about those who work from home.

With today's technology – Skype, intranets, conference calling – it's never been easier to work remotely and even more people are doing it. According to recent figures by the Office for National Statistics (ONS), 1,521,000 employees regularly work from home across the UK, 60,000 of whom live in Wales.

Whether just down the road from your colleagues, in another town or even another country, the fact you're working in the corner of the living room, in a cubby hole under the stairs or the makeshift desk in the guest bedroom doesn't really matter. Of course, if you are able to have your own dedicated home office it could improve your business performance – as well as the saleability of your home. With more people than ever working from home, having a readymade work space for buyers that need it will ensure your house stands out from the crowd and is adapted for modern life.

HOME IS WHERE THE WORK IS



HOME IS WHERE THE WORK IS

Of course, sharing your living and working environment may not always be practical – for instance, you may not feel comfortable inviting a client into your private sanctuary, but there are solutions for this.

In Cardiff, the Creative Quarter in Royal and Morgan Arcade and The Maltings in Cardiff Bay, are home to shared offices offering meeting rooms, conference facilities, social space and all that comes with day-to-day office life.

While some people may thrive on the peace and quiet working home alone brings and the chance to ‘get their heads down’ without phones ringing and background conversations, others may find the solidarity isolating. Venues like the Creative Quarter offer an in-between solution that can be hired when needed.

So what makes for the perfect, productive home office?

LAMPS

Avoid headaches and eye strain and invest in a decent desk lamp.

STORAGE

Finding space for a desk can be a struggle even in a decent sized family home, let alone all the paperwork, stationery and equipment that comes with the day job. Get creative with space and make use of every nook and cranny to store your stuff.

CHILL OUT AREA

Even if it’s just a comfy armchair in the corner, you need a ‘staff room’ too.

BRING THE OUTDOORS IN

People stuck in an office all day imagine how great it would be to work from home and have the freedom to go out when the weather’s nice, but in reality you still have to work. So when the weather is nice, make sure you can see out of the window, enjoy some natural light, and maybe bring some flowers inside. If you do have a job where you’re not tied to a PC all day, create a practical working space in the garden.

MAKESHIFT KITCHEN

During working hours (which, granted, aren’t a fixed 9am – 5pm when you work from home), it’s best to try and stay in your office so as not to get distracted – ‘look at that ironing pile’, ‘the front room could really do with a Hoover’ or ‘I need to do a food shop’. The last thing you should be doing is running downstairs to get a coffee every hour. Instead, buy a kettle or coffee machine and a mini fridge for your office.

NOTICEBOARD

You don’t have colleagues to remind you what was said during your call with Rita in accounts last Tuesday, so create a noticeboard to capture all the important bits.

PAINT THE ROOM BLUE

Ever wonder why some of the top technology companies have a blue logo (Internet Explorer, Skype, Intel, IBM, Dell, Twitter and Facebook)? Well, apparently blue is the colour of productivity. It’s also known for its calming abilities, which could be just what you need if you’re having ‘one of those days’ at work.

Whether you're freelance in finance, a self-employed secretary or a work-from-home web developer, you need the right tools and setting to get the job done.

You may be inclined to let your inner interior designer go wild, but do remember you will be spending a lot of time in your office, so make sure it's a functional space as well as aesthetic.

01

Large 4 Dial Wall Clock £125.00
www.marksandspencer.com or Marks & Spencer, St David's Shopping Centre

Whether your colleagues or clients are in Newport or New York you'll be able to keep on track with this handy clock that displays five time zones.

02

Hemnes Glass-door Cabinet £250.00
www.ikea.com or Ikea, Ferry Road

This solid wood cabinet has ample storage and with its glass panel doors and bright white finish, it won't encroach into your working quarters.

03

Klimpen Desk £190.00
www.ikea.com or Ikea, Ferry Road

This stylish yet functional office desk, with an additional add-on unit, has ample space to store all your knickknacks needed to get your work done while adding a touch of sophistication to your room.

01



HOME OFFICE ESSENTIALS

02



03





04

04

Forest Winchcombe Summer House £529.99

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

This 8ft x 6ft traditional summer house could offer the perfect office space, providing that much needed separation between work and home. With its double glazed doors and large windows, you'll have plenty of natural light to work with.

05

Tommy, Red Metal Twin Head Desk Lamp £50.00

www.habitat.co.uk or Habitat, Newport Road

A Habitat design classic, this twin head desk lamp has adjustable arms and heads to direct light where required. Perfect for multitasking.



05

06

Loft Desk £199.00

www.johnlewis.com or John Lewis, The Hayes

This solid spruce wood with an ash veneer, with an additional add-on unit, has ample space to store all the knickknacks needed to get your work done while adding a touch of sophistication to your room.



06



moginie
james

PEACE OF MIND, WHETHER BUYING OR SELLING...

At Moginie James we pride ourselves on seeing through house moves from start to completion, our dedicated in house Sales Progression team working hard for all parties to keep the chain intact. But occasionally, issues can arise and sales do sometimes fall through - which is why Moginie James is pleased to now offer Mover Membership to our vendors and buyers, a unique and valuable package developed exclusively for Mortgage Advice Bureau customers by Lifetime Legal.

- Mover Protection which could repay costs up to £720 on your sale and up to £1,850 (or £2,850 for Premium Mover Protection) on your purchase if your sale falls through. Costs covered include legal fees, estate agency marketing fee, mortgage broker fees, mortgage lender application fees, survey fees and search fees.
- Unlimited independent legal advice from our impartial solicitors
- Standard Will or Mirror Wills prepared by experts. We will speak to you, to identify what kind of will you may need and if you need more complex advice, we'll make an appointment to call you at your convenience.
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These valuable benefits can start as soon as your membership is activated and will last for 3 months. To enjoy the benefits of Mover membership, you will need to activate within 14 days after submission of your full mortgage application to Mortgage Advice Bureau. Activation only takes a few minutes and costs you just £1 as Mortgage Advice Bureau will cover the rest of the fee for Moginie James customers.



To find out more, please contact
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Cyncoed office on 02920 761 999
or email robert.iles@mab.org.uk

lifetime legal

www.lifetimelegal.co.uk/mabmover

WHAT'S ON...

*Keep up to date with
what's happening in
and around Cardiff
this autumn.*



Street Food Circus

.....

Until the end of September, Sophia Gardens will play host to the pop up street food night market where you can enjoy 'big top dining' under the stars. With artisan food from Hangfire Southern Kitchen, Purple Poppadum and Dusty Knuckle, there'll be something to tickle everyone's taste buds.

Date:

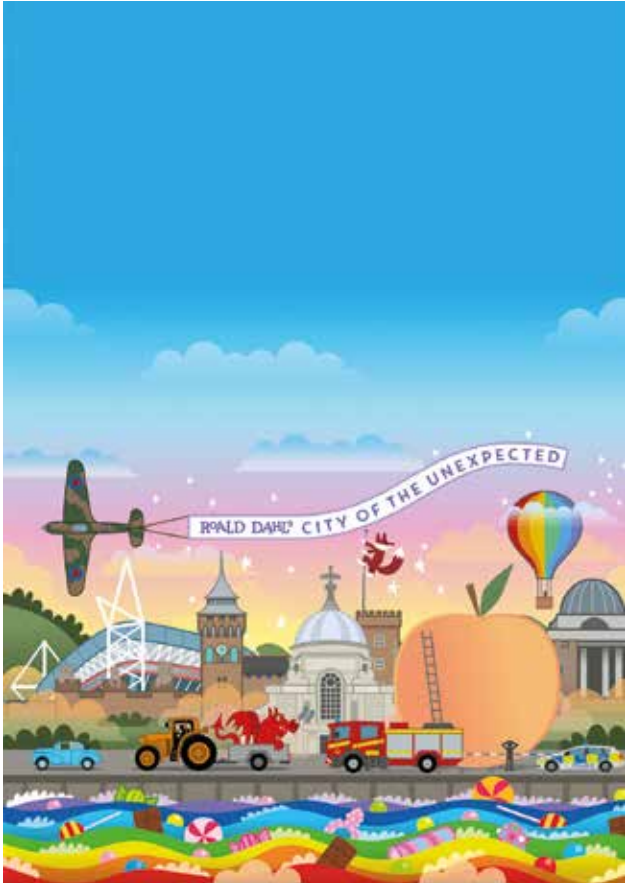
Until 30 September

Price:

Free entry

For more info:

www.streetfoodcircus.co.uk



City of the Unexpected

Cardiff's city centre will become a place where reality is turned on its head, and where the laws of physics, logic and the predictable will give way to magic and the surreal. Hosted by Wales Millennium Centre & National Theatre Wales and featuring a cast of thousands, there will be unexpected sights, performances, pop-ups and spectacles appearing on the streets and in buildings throughout the city centre.

Date:

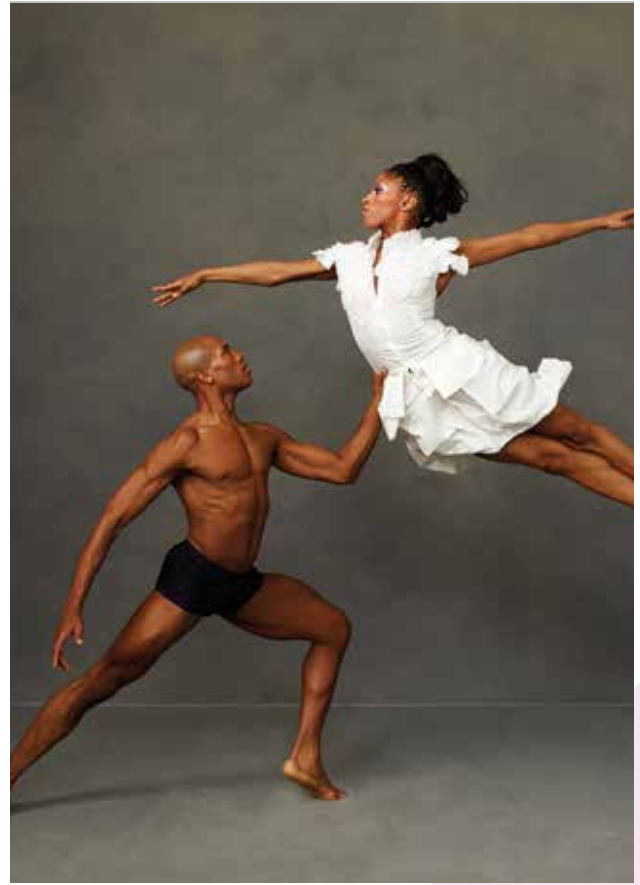
Saturday 17 – Sunday 18 September

Price:

Most activities are free

For more info:

www.cityoftheunexpected.wales



Alvin Ailey American Dance Theater

The all-star line-up to perform at Wales Millennium Centre includes works by some of today's most acclaimed choreographers, as well as Ailey classics including the beloved crowd-pleaser, *Revelations*, the most widely-seen modern dance work in the world.

Date:

Tuesday 4 – Wednesday 5 October

Price:

£12.50 - £32.50

For more info:

www.wmc.org.uk



Saturday Night Live

.....

Following a sell-out show in Swansea at the start of the year, Saturday Night Live comes to St David's Hall, bringing you some of Wales' best-loved entertainers including Only Boys Aloud and Wynne Evans for a one-off variety spectacular.

Date:

Saturday 8 October, 7.30pm

Price:

£16.00 - £24.50

For more info:

www.stdavidshallcardiff.co.uk



Ghost The Musical

.....

The timeless love story, Ghost the musical, returns to the New Theatre in a brand new production for 2016. The show once again brings all the romance and magic of the classic story to life with stunning music and illusions.

Date:

Monday 17 - Saturday 22 October

Price:

£12.00 - £42.50

For more info:

www.newtheatrecardiff.co.uk



***My name is Ted, and
I've been appointed
as Moginie James'
one and only pet
columnist.***

I'm here to help with all your property and pet-related dilemmas.

Having recently retired as a guide dog – the most rewarding job I could have the privilege to undertake – I found myself in search for pastures new; new opportunities, new challenges and new excitement.

And what better opportunity than to work with Cardiff's best estate agent and help you find the home of your dreams?

I didn't land the role easily, it's a dog-eat-dog world out there, and I had to go through a strenuous recruitment process before getting

the role of resident doggy expert. Firstly, I had to pick up the ol' dog and bone to even get an interview, before hounding my way through tons of questions on the application form. I had to wait what seemed like dog years before finally being selected as top dog.

Sometimes, people are a little clueless about all things pet related. My aim is therefore to advise the lovely pet owners of Cardiff on what to do and not to do with their furry friends, at home, and out and about.

So watch this space for advice in everything ranging from the best parks to play in, to how to make sure you're covered in terms of pet insurance.

So if you have canine-related queries that have been driving you barking mad, don't hesitate to get in touch with me and I will do my best to answer them.

ted@moginiejames.co.uk

TED



WIN

AFTERNOON TEA FOR TWO AT CARDIFF'S MARRIOTT HOTEL

Homelife has teamed up with Cardiff's four-star Marriott Hotel to offer one lucky reader and guest the chance to enjoy afternoon tea in the hotel's popular Chats Bar, enjoying a tempting selection of freshly prepared finger-cut sandwiches and an array of sweet treats.

Situated right in the heart of Cardiff, directly adjacent to the city's flagship John Lewis store and all that St David's shopping centre has to offer, our winners will be able to unwind in the hotel's comfortable surroundings before hitting the shops or taking in the trendy Mill Lane bars.

To be with a chance of winning this super prize, simply answer the following question:

Q: What is the name of the St David's flagship store which is situated directly adjacent to Cardiff's Marriott?

- A) Jim lewis
- B) Jack Lewis
- C) John Lewis

Send your answer, along with your name, address and daytime telephone number to:

homelife@moginiejames.co.uk. The deadline for entries is Friday 25 November.

If you're not lucky enough to win, reservations can be made by calling 029 2039 9944 or visit www.CardiffMarriott.co.uk for further information.



Halløj ♥ Roath!

We can't wait
to meet you!

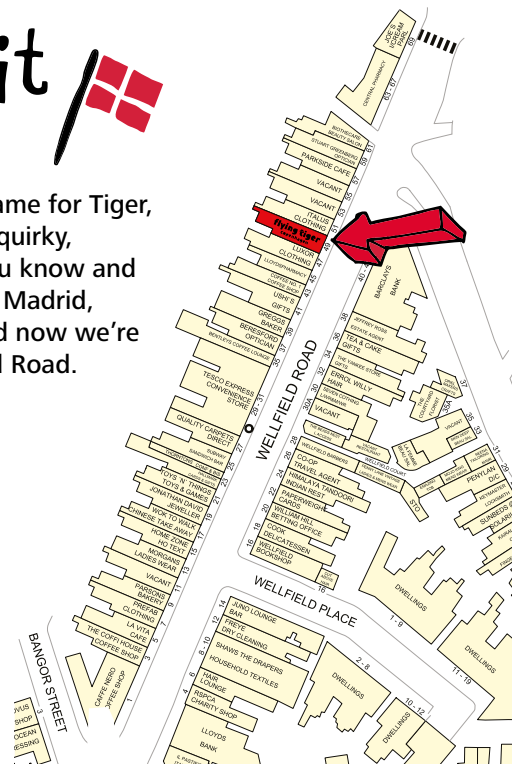
Flying Tiger Copenhagen is the new, global name for Tiger, the stylish, Danish design store with a quirky, ever-changing selection of products, that you know and love from St. David's Centre in Cardiff to Madrid, to Amsterdam to New York and beyond. And now we're in your neighbourhood too, on Wellfield Road.

welcome to
Flying Tiger Copenhagen

49 Wellfield Road, Cardiff, CF24 3PA

**flying
tiger**
copenhagen

♥ Opening
September 2016



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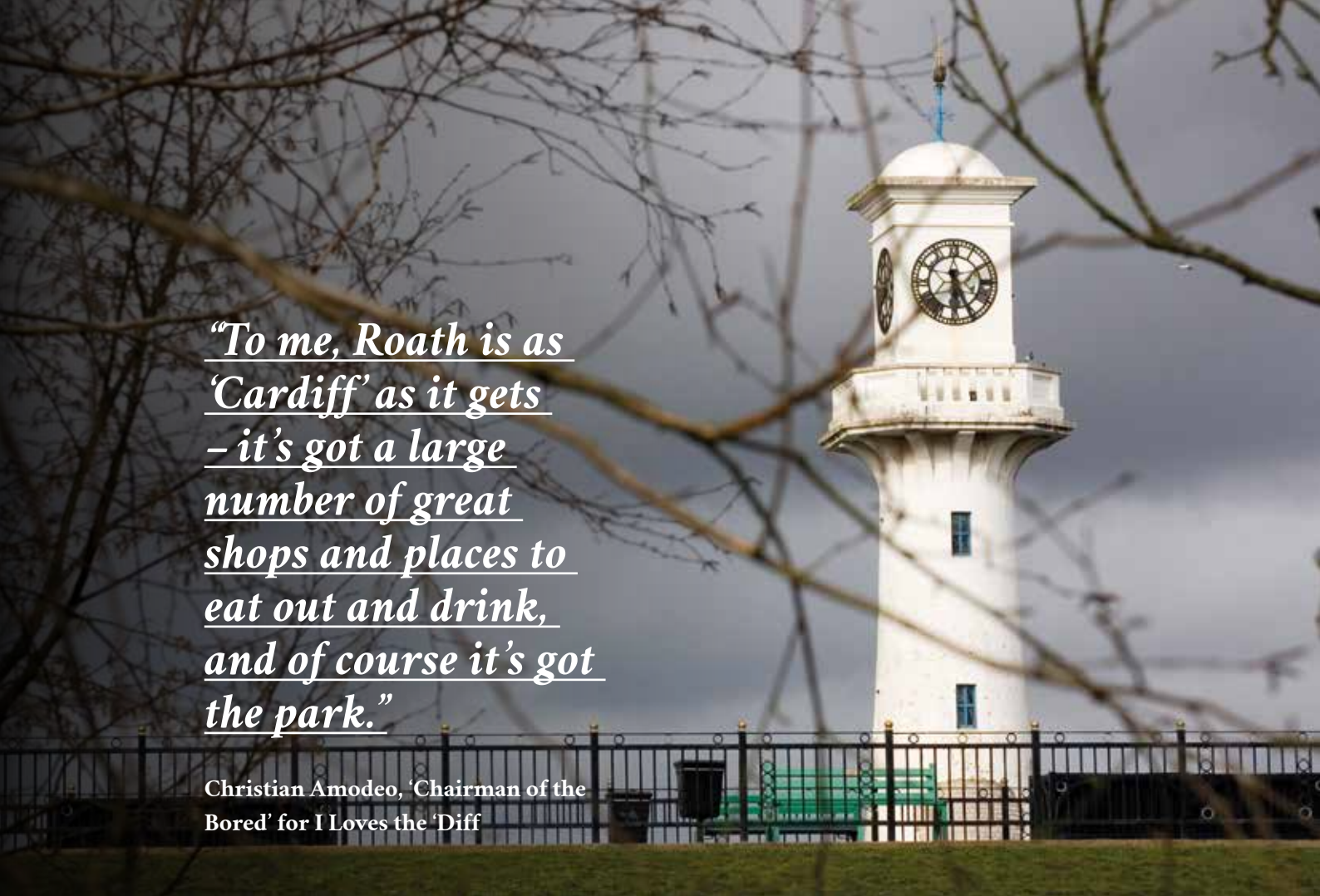
CLOSE COMMUNITIES

Roath & Pontcanna

With their Victorian Georgian style houses, nearby parks and tree lined streets, it's no wonder Pontcanna and Roath are two of the most rated places to live in Cardiff.

As well as looking beautiful and having kerb appeal aplenty, the many independent shops and quaint cafés in Pontcanna Street and Wellfield Road give both areas a community spirit and village-like feel – despite being in the heart of a capital city.

Complete with their own local butcher, baker and picture frame maker, it's no wonder house prices in the sought after areas are on the rise. The average price of a semi-detached property in Roath is just shy of £300,000, whilst a terraced house in Pontcanna will set you back around £323,500. Pontcanna in particular has seen a surge of interest from homebuyers after being named as one of the 30 most fashionable places to live in the UK last year by the Sunday Times newspaper.



*“To me, Roath is as
‘Cardiff’ as it gets
– it’s got a large
number of great
shops and places to
eat out and drink,
and of course it’s got
the park.”*

Christian Amodeo, ‘Chairman of the Bored’ for I Loves the ‘Diff

It’s clear the residents obviously take care of their homes, both inside and out, and you can see the local businesses working together to support each other and promote the smaller, independent companies.

It seems locals like their neighbourhoods just the way they are; close communities complete with a café culture.

We caught up with Pontcanna and Roath-based businesses to ask why they love their communities so much...

Melissa Boothman from Roath-based **Penylan Pantry**, says: *“I love how green the area is. It’s really lovely to be able to take a little stroll among trees when you live and work in the middle of a city. I love the buzz and diversity of City Road, and*

the Roath farmers market every Saturday morning is a must. My local is The Albany, which is complete with a beer garden and traditional pub values. Milgi is perfect for an evening meal, washed down with one of their amazing cocktails. Roath and Penylan has a real mix of ages and cultures, which makes it a unique area in the city to live.

“We are right in the heart of the community, and we have lots of locals who frequent the Pantry; popping in for some freshly baked breads or a coffee and cake. We also do pop up events in the evenings, about once a month. A lot of local residents will use our evening events as a local social.

“We love our customers, the Pantry would not be here without the support of the local community.”

**We love Pontcanna
because it's so
green and leafy
with a fantastic
mix of bars and
restaurants.**



Seven Clothing Director, Jaymin Patel, says: "We have been supplying the men of Cardiff with the latest designer fashion, including Barbour, Scotch and Soda, Luke 1977 and Antony Morato, from Wellfield Road for 11 years.

"We love the Roath area because of the community feel and how the local residents support local business. The variety of shops and activities are fantastic for families in the area and the night life has really improved with new bars and restaurants opening up. We love that Roath is not full of multinational brands and has more independent shops.

"We love popping into Café du Chat noir for lunch - it really is a hidden gem on Wellfield Road. I also love taking my daughter to Toys and Things as it has a special feel about it and offers customer service and advice you only get from an independent shop."

Cathedral Road's KIN+ILK Director, David Davies, says: "We love Pontcanna because it's so green and leafy with a fantastic mix of bars and restaurants. We really enjoy the fact it has a village feel being very family friendly and safe. At the same

time though it also benefits from the feeling that it's inclusive and diverse. It's a unique place where KIN+ILK feels very much at home."

Kate Methuen-Ley, Co-Director of Flying Tiger Copenhagen in Wales & Bristol says: "Wellfield Road is a special place for us, as it's where we spent our time planning our first Tiger store opening back in 2013. We always thought this vibrant and quirky street would be a perfect place to have a Flying Tiger Copenhagen shop, and have been keeping an eye out for a suitable location - now three years later we've found one! We hope that our customers will enjoy the fun shopping experience and great design on offer."

Managing director of Pontcanna-based outsourced marketing agency, Marketing Clarity, Clare Morgan, says: "I couldn't imagine living anywhere else. You have everything on your doorstep and everyone is so friendly. There's definitely a close-knit community vibe - you get to know all the staff in the cafés and shops and build a rapport - something that seems to be dying out in this country."



We're an independent Café Bar based in Pontcanna who source the best food + drink for our KINsfolk including local bread from Pettigrew Bakery + craft beer from Pipes.

We have our own direct trade coffee from El Salvador, loose leaf tea from Waterloo Tea + an extensive wine + Prosecco menu supplied by our friends at Baytree Wines. We also have free high-speed Wi-Fi + weekend newspapers. Pop in soon + try our daytime, evening + weekend menus.

KIN+ILK
PONTCANNA

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Friday to Saturday - 8am till 9pm

Sunday - 9am till 6pm

31 Cathedral Road Cardiff CF11 9HB

Tel: 029 2078 9842



KINANDILK



KINANDILK



kinandilk

Wales are now placed 11th in the FIFA world rankings.... above England!

What a summer and what an impressive performance from our Welsh Dragons in the European Championships. The first time our fine country has reached the semi-final of a major tournament – ever!

Coming a long way since Wales' first competitive football match against Scotland in 1876 (which saw the Scots win 4-0), our boys went from underdogs to top dogs and now rank 11th in the FIFA/Coca Cola World Ranking (above England!).

It was reported that following June's tournament, youth football clubs across the country were inundated with girls and boys signing up to play this season.

And with the millions of pounds earned by the Football Association of Wales (FAW) on the back of the Euros, that money would be well spent funding our future footballers;

WELL DONE WALES

Coleman's crew did the nation proud and we witnessed some amazing, historical scenes both in France and back home in the fanzones. The Welsh supporters are up there with the most patriotic in the world – you only have to step into Cardiff city centre on a rugby match day to witness this – but the Euros 2016 took it to another level.

So what is the future of football in Wales, particularly in Cardiff, and how do we build on our immense achievement and grow 'stronger together'?

To see the likes of Gareth Bale and Joe Allen – ordinary men you could have gone to school with, got chatting to at the Cameo Club or bumped into at the supermarket – return as extraordinary heroes will no doubt inspire a generation of youngsters to turn their attention to football.

Youth teams could invest in the best coaches, perfect their pitch and buy new team kit and equipment thus ensuring their players can reach their potential and that new players are continually being attracted to the game.

The chief executive of the FAW, Jonathan Ford, has guaranteed the money remaining from the Euros will be invested into the sport.

So, will it be enough to see a 'Ledley Legacy' and can the 'Tale of Bale' continue?

If you have a little one pining to get on the pitch, there are a host of Cardiff based clubs including Cardiff Bluebells girls, A.F.C. Whitchurch Youth FC, Canton Rangers and Lisvane Panthers.



*Coleman's
crew did the
nation proud
and we witnessed
some amazing,
historical scenes.*



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Property.

CARDIFF BAY

Hot Property

£299,950



Headlands, Sully

A stunning and exceptionally spacious three double bedroom ground floor apartment of interesting design with outstanding, panoramic open views across communal gardens.

Set in approx 45 acres of landscaped grounds. The quality accommodation comprises: inner hall, god size living room/dining room with open plan modern kitchen, cloakroom/wc, walk in wardrobe, three double bedrooms, en suite bathroom and a family

bathroom. The property benefits from air conditioning, large South facing balcony/terrace with unrivalled views, 2 allocated parking spaces, 24 concierge, indoor pool, gym, sauna and tennis courts.

A truly exceptional apartment and early internal inspection is essential. Situated in the Hayes Point development, easy access to Cardiff Airport and the M4 motorway is close at hand.

EPC Rating-D

Branch Manager

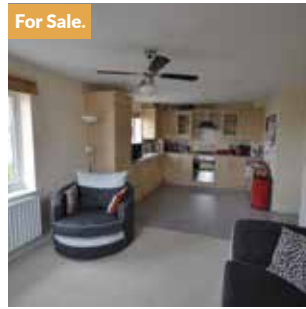
Sarah Jones
108 Bute Street, Cardiff Bay,
Cardiff CF10 5AD

02920 460 294
cardiffbay@moginiejames.co.uk

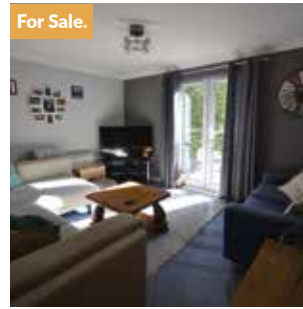




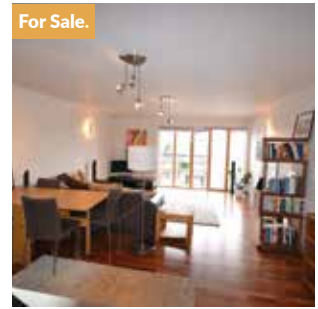
Ravenswood, Cardiff Bay
£135,000
 One bed apartment
 Balcony with river views
 Under croft parking
 EPC rating - C



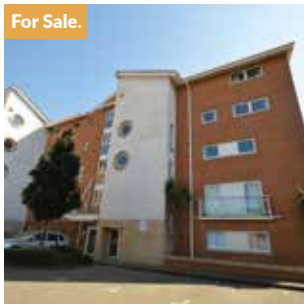
Ffordd James Mcgan, Cardiff Bay
£137,500
 Two bed apartment
 Top floor with pleasant views
 Immaculate order
 EPC rating - C



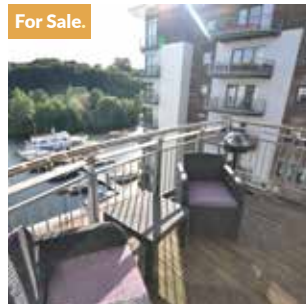
Amity Court, Cardiff Bay
£165,000
 Two double bedroom apt.
 Superb order
 Parking space
 EPC rating - D



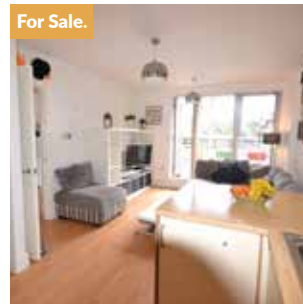
Henke Court, Cardiff Bay
£165,000
 Spacious one bed apartment
 Balcony with open water views
 Beautifully presented
 EPC rating - C



Madrid House, Cardiff Bay
£177,500
 Three bed apartment
 Good size accommodation
 Great location
 EPC rating - C



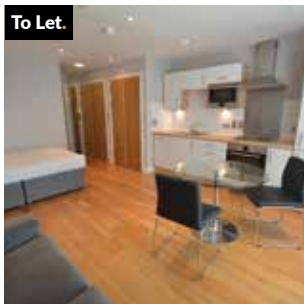
Catrine, Cardiff Bay
£180,000
 Stunning two bed apartment
 Lively balcony views
 Car parking
 EPC Rating - D



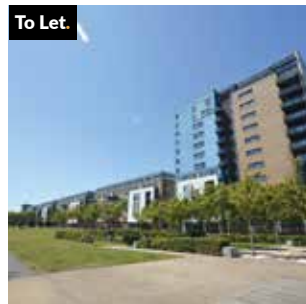
The Aspect, City Centre
£184,950
 Second Floor
 Two double bedroom
 Parking space
 EPC Rating - D



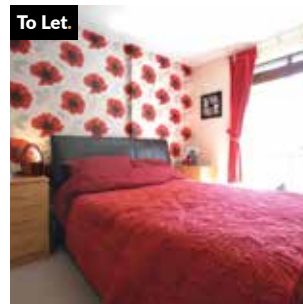
Blaise Place, Grangetown
£185,000
 Beautifully presented
 Three bedroom
 Lovely garden
 EPC rating - C



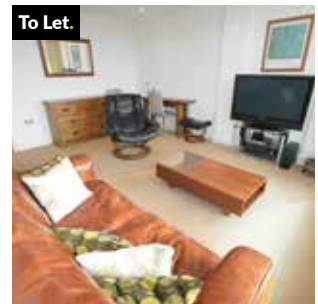
Meridian Plaza, City Centre
£695 pcm*
 Studio
 Furnished
 Concierge
 EPC rating - C



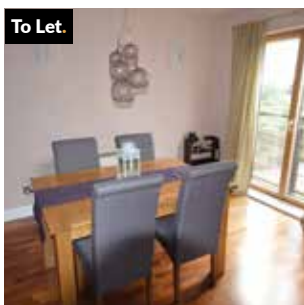
Lady Isle House, Cardiff Bay
£750 pcm*
 Bay views
 Leisure facilities
 On-site concierge
 EPC rating - C



Overstone Court, Cardiff Bay
£750 pcm*
 Allocated parking
 Two double bedrooms
 Two bathrooms
 EPC rating - B



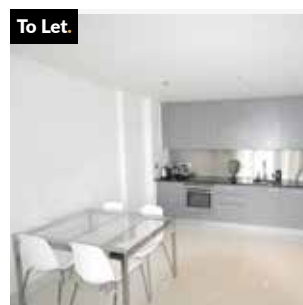
Sovereign Quay, Cardiff Bay
£875 pcm*
 Flatscreen TV
 En-Suite
 Furnished
 EPC rating - C



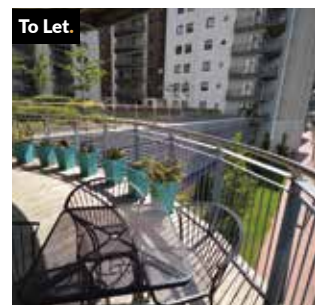
Henke Court, Cardiff Bay
£900 pcm*
 Unfurnished
 Allocated parking
 Two double bedrooms
 EPC rating - C



Hayes Apartments, City Centre
£900 pcm*
 Water rates included
 Modern throughout
 Lift access
 EPC rating - C



Admiral House, City Centre
£1,300 pcm*
 Two Bathrooms
 13th Floor
 Secure parking
 EPC rating - C



Roma, Cardiff Bay
£1,500 pcm*
 Water views
 Balcony
 Luxury apartment
 EPC rating - C

CATHAYS

Hot Property

*£850pcm**



Newport Road, Roath

This is a beautifully presented and conveniently located two double bedroom basement level flat. The flat is situated in a very well-maintained building, and offers both a private entrance direct into the flat as well as two off-road parking spaces.

The property is available to rent from the 1st of October 2016 and briefly comprises of two double bedrooms, one with en-suite, open plan kitchen and living

room with space for dining table and a further bathroom with shower over bath. The property is completely modern throughout. Call the Cathays office on 02920 345345 to arrange a viewing.

£850pcm, deposit bond payable of £950* plus admin fees.
Managed property.

EPC Rating - C

Branch Manager

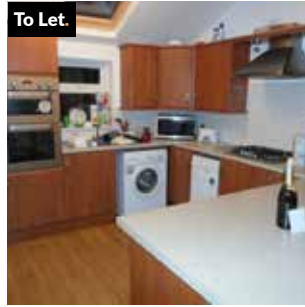
Nicola Gun MARLA
51 Cathays Terrace,
Cathays, Cardiff CF24 4HS

02920 345 345
cathays@moginieames.co.uk

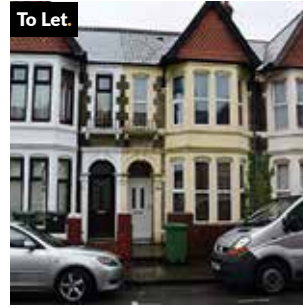




To Let.
Llanishen Street, Heath
£1,950pcm*
Six bedroom house
Newly refurbished
Available Now
EPC Rating - D



To Let.
Llanishen Street, Heath
£1,500pcm*
Six bedroom house
Close to Heath Hospital
Available Now
EPC Rating - D



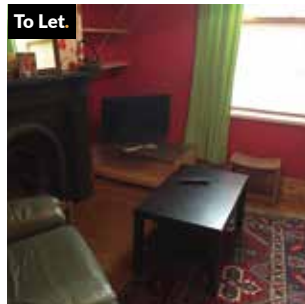
To Let.
Heathfield Road, Heath
£1,200pcm*
Beautifully presented
Four bedroom house
Original features
EPC Rating - D



To Let.
Russell Street, Roath
£1,200pcm*
Spacious four bedroom house
Modern fitted kitchen
Furnished
EPC Rating - E



To Let.
Cyfarthfa Street, Roath
£925pcm*
Nicely presented house
Walking distance to city
Decked garden to rear
EPC Rating - D



To Let.
Marion Street, Splott
£850pcm*
3 bedroom terraced house
Family bathroom & ensuite
Furnished
EPC Rating - E



To Let.
Newport Road, Roath
£800pcm*
Great location
1 double & 1 single bedroom
Available immediately
EPC Rating - C



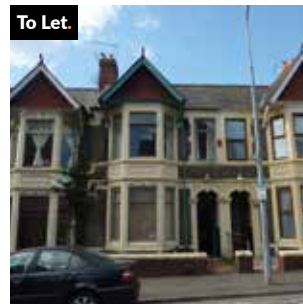
To Let.
Central Court, Roath
£800pcm*
Second floor apartment
Two bedrooms
Off-road parking
EPC Rating - D



To Let.
Cyfarthfa Street, Roath
£750pcm*
Stylish two bedroom house
Walking distance to city
Two reception rooms
EPC Rating - D



To Let.
Railway Street, Splott
£725pcm*
2 double bedroom house
Mid terrace
Unfurnished
EPC Rating - D



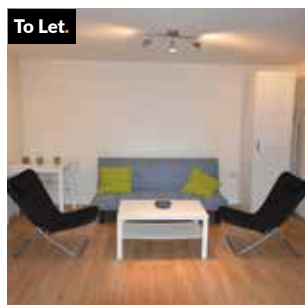
To Let.
Pen Y Wain Road, Roath
£695pcm*
First floor flat
Two double bedrooms
Close to Roath Park
EPC Rating - D



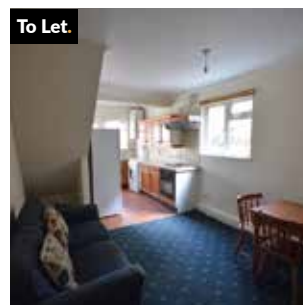
To Let.
White Acre Close, Thornhill
£695pcm*
Two bedroom house
Sought after location
Unfurnished
EPC Rating - D



To Let.
The Moorlands, Splott
£550pcm*
Striking Grade II listed
One double bedroom
Secure gated parking
EPC Rating - C



To Let.
Newport Road, Roath
£550pcm*
Modern studio apartment
Close to city centre
Furnished
EPC Rating - C



To Let.
Crwys Road, Cathays
£525pcm*
Ground floor flat
One double bedroom
Shared communal garden
EPC Rating - D



To Let.
Planet Street, Adamsdown
£525pcm*
Newly decorated
First floor flat
One double bedroom
EPC Rating - C

CYNCOED

Hot Property

£599,950



Lake Road West, Roath Park

An immaculately presented and spacious family home, with a prestigious address. This stunning four bedroom semi-detached property has been renovated to a very high standard throughout. Nothing being missed and quality at the centre of thought this impressive extended family home is sure to turn heads.

The property occupies a highly desirable position, opposite Roath Park overlooking the boathouse.

The accommodation briefly comprises of cloak room, lounge, sitting room, dining room, kitchen, family bathroom and four bedrooms. There is also a garage and workshop space to rear.

It is absolutely essential to view this property to fully appreciate.

EPC Rating - TBC

Branch Manager

Craig Baldwin
293 Cyncoed Road, Cyncoed
Cardiff CF23 6PA

02920 761 999

cyncoed@moginieames.co.uk

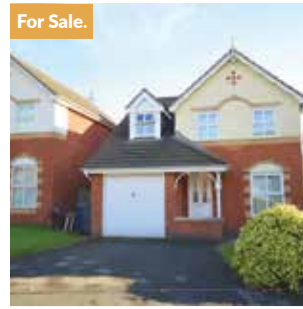




Youghal Close, Pontprennau
£228,000
 Four bedroom town house
 Kitchen & dining room
 Garage & parking
 EPC Rating - C



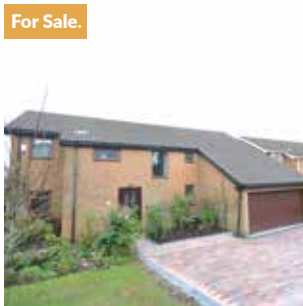
Clos Alyn, Pontprennau
£250,000
 Semi detached house
 Three bedrooms
 Driveway parking
 EPC Rating - D



Tarragon Way, Pontprennau
£264,950
 Detached house
 Three bedrooms
 Kitchen with utility room
 EPC Rating - D



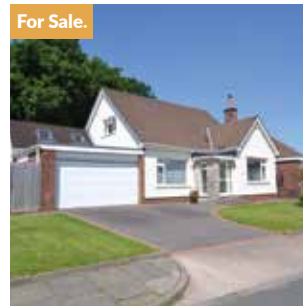
Launcelot Crescent, Thornhill
£349,950
 Extended four bedroom house
 Large kitchen & dining
 Private rear garden EPC Rating - F



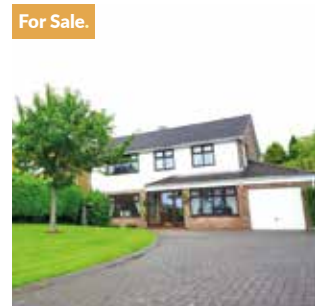
Cherry Orchard Rd., Lisvane
£360,000
 Five bedrooms
 Kitchen and dining room
 Double garage
 EPC Rating - F



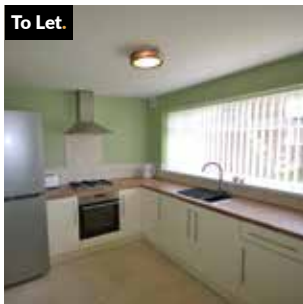
Cyncoed Road, Cyncoed
£480,000
 Traditional features Four bedrooms
 Generous loft room
 EPC Rating - F



South Rise, Llanishen
£499,950
 Detached dormer bungalow
 Beautifully presented
 Double garage
 EPC rating - D



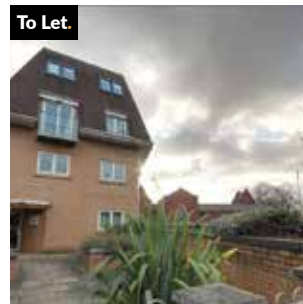
Mill Road, Lisvane
£650,000
 Impressive detached house
 Four bedrooms
 Large rear garden
 EPC rating - E



Glenwood, Llanedeyrn
£550 pcm*
 One bedroom apartment
 Spacious apartment Recently renovated
 EPC Rating - C



Wyncliffe Gardens, Pentwyn
£675 pcm*
 Two bedroom apartment
 Ensuite bathroom
 Unfurnished
 EPC Rating - C



Lakelands Court, Lakeside
£775 pcm*
 Two double bedroom flat
 Two car park spaces
 Unfurnished
 EPC Rating - C



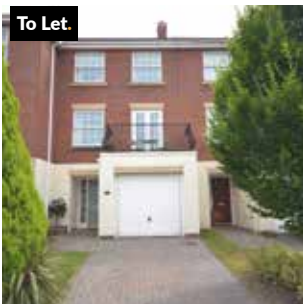
Melrose Gardens, Penylan
£850 pcm*
 Two double bedroom house
 Fully fitted kitchen Off road parking
 EPC Rating - C



Guenever Close, Thornhill
£875 pcm*
 Three bedroom house
 Large enclosed garden
 Unfurnished
 EPC Rating - D



Hillside Court, Penylan
£895 pcm*
 Three bedroom flat Separate modern kitchen Garage & off road parking EPC Rating - D



Cambrian Way, Marshfield
£995 pcm*
 Four bed townhouse
 Lounge with balcony
 Unfurnished
 EPC Rating - C



Marlborough Road, Penylan
£1,250 pcm*
 Four bedroom house
 Traditional bay fronted
 Unfurnished
 EPC Rating - E

PONTCANNA

Hot Property

£320,000



Iestyn Street, Pontcanna

Located just off Pontcanna Street in this sought after location is this stylish two bedroom, bay fronted terraced house.

Contemporary decorated and superbly presented throughout this spacious abode offers open plan living space perfect for entertaining and is within close proximity of the vibrant café shops, restaurant and bars that are on it its door step in Pontcanna. The property offers a 23ft living

room and a chic kitchen/dining area with French doors leading out onto a modern urban rear garden on the ground floor. Two bedrooms and a stylish four piece bathroom suite to the first floor. Further benefits include a boarded loft with a pull down ladder and skylight window, gas central heating and both the City Centre and Llandaff fields are also within close proximity. Offered for sale with no onward chain.

EPC Rating - TBC

Branch Manager

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

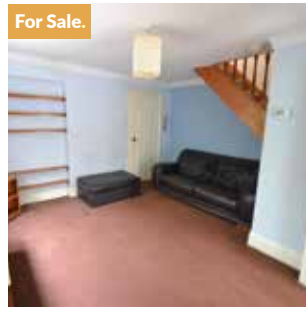
02920 344 434

pontcanna@moginieames.co.uk





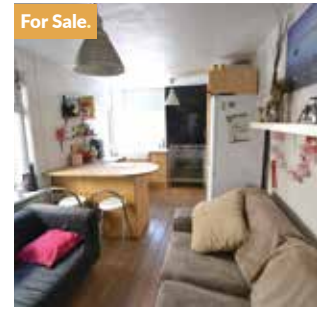
Silverton, Llandaff
£135,000
 Two bed ground floor apt.
 Good size living/dining
 Rear parking
 EPC Rating- E



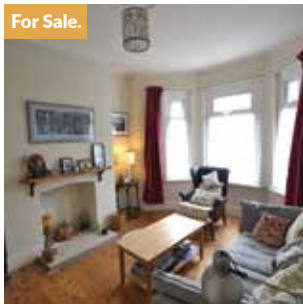
Cathedral Road, Pontcanna
£149,950
 Converted period property
 One bed split level
 Sought after location
 EPC Rating - C



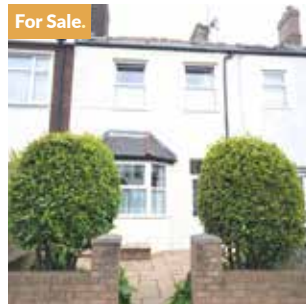
Everswell Road, Fairwater
£225,000
 Spacious 3 bed semi house
 In need of modernisation
 Good size garden
 EPC Rating - D



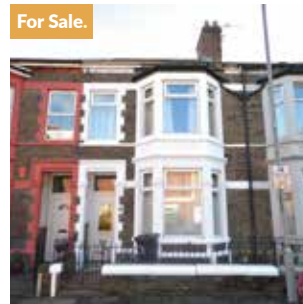
Turner Road, Victoria Park
£230,000
 Three bedroom house
 Sought after location
 Mid terrace
 EPC Rating - D



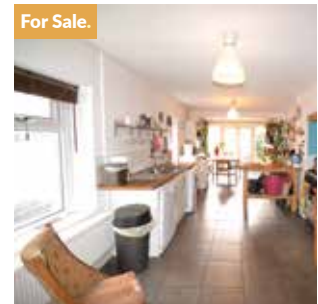
Pembroke Road, Canton
£235,000
 Two bedroom house
 Well presented
 Ideal first time buyer
 EPC Rating - E



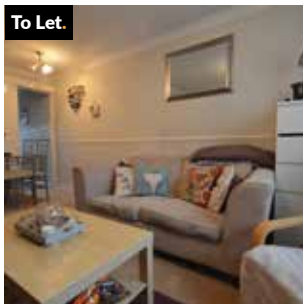
Kings Road, Pontcanna
£285,000
 Popular location
 Spacious three bedroom
 Terrace house
 EPC Rating - D



Major Road, Canton
£285,000
 Four bedroom period house
 Spacious well proportioned
 Popular location
 EPC Rating - E



Romilly Crescent, Pontcanna
£475,000
 Victorian Georgian style villa
 Many period features
 Approximately 100Ft garden
 EPC Rating - E



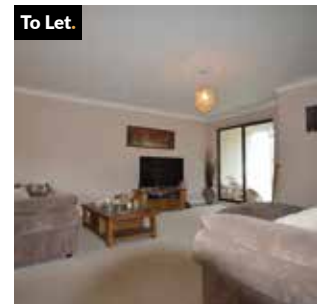
Mathew Walk, Danescourt
£550 pcm*
 Allocated parking
 Furnished
 First floor flat
 EPC Rating - C



St Fagans Road, Fairwater
£700 pcm*
 Juliette balcony
 Two bathrooms
 Unfurnished
 EPC Rating - C



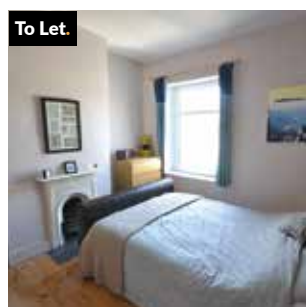
Thompson Court, Canton
£750 pcm*
 Balcony
 Allocated parking
 Two bedroom flat
 EPC Rating - C



Cheriton House, Llandaff
£775 pcm*
 4th Floor Balcony
 Allocated parking
 EPC Rating - C



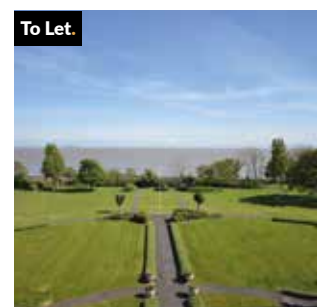
Lansdowne Road, Canton
£850 pcm*
 Dining room
 Family home
 Garden
 EPC Rating - D



Kings Road, Pontcanna
£1,000 pcm*
 Victorian terraced house
 Period features
 Three bedrooms
 EPC Rating - E



Romilly Crescent, Pontcanna
£1,200 pcm*
 Three storey townhouse
 Unfurnished
 Modern fitted kitchen
 EPC Rating - C



The Headlands, Sully
£1,800 pcm*
 Four storey penthouse
 Panoramic views
 Leisure facilities
 EPC Rating - C

ROATH

Hot Property

£595,000



Ninian Road, Roath Park

Situated in an elevated position enjoying pleasant views is this stunning five bedroom Edwardian residence. Retaining its original charm and character, this spacious family home benefits from contemporary modern upgrades including an impressive glazed extension and stylish ensuite to the master bedroom.

The ground floor accommodation offers a welcoming entrance hall, a spacious front lounge, dining room with doors to the Veranda, a bright and spacious family room with

bi-fold doors to garden, leading to a modern kitchen, utility room with wc and a further utility room/study. The first floor offers a master bedroom with stylish ensuite, four further bedrooms and a modern family bathroom with four piece suite.

Outside is a generous size landscaped rear garden benefiting from a large detached double garage.

EPC Rating - F

Branch Manager

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

02920 484 898

roath@moginiejames.co.uk





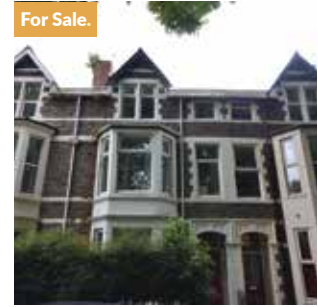
Kimberley Road, Penylan
£525,000
 Double fronted period
 Impressive family home
 Five bedrooms
 EPC Rating - E



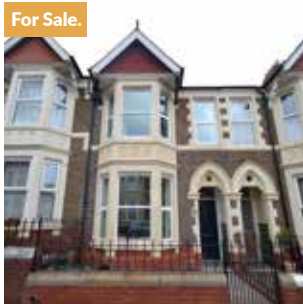
Llwyn Y Grant Road, Penylan
£499,999
 Extended detached property
 Five bedrooms
 Open plan kitchen/dining
 EPC Rating - C



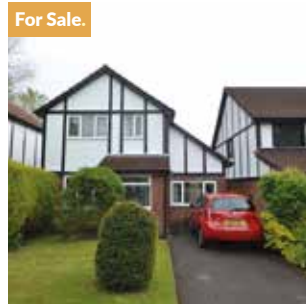
Kimberley Road, Penylan
£385,000
 Four double bedrooms
 Modern kitchen/dining room
 Cardiff high catchment
 EPC Rating - E



Llanbleddian Gardens, Cathays
£379,950
 Five bedroom let
 HMO Licensed
 Excellent condition
 EPC Rating - F



Mafeking Road, Penylan
£370,000
 Period style house
 Four bedrooms
 Original style features
 EPC Rating - E



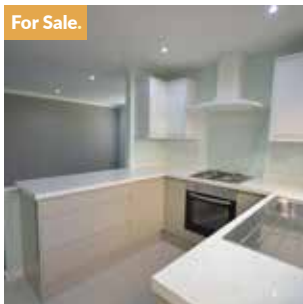
Boleyn Walk, Penylan
£359,950
 Three bedrooms
 Two reception rooms
 Large rear garden
 EPC Rating - D



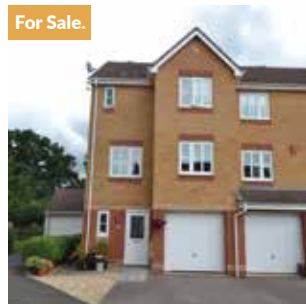
Timbers Square, Roath
£330,000
 Three bedrooms
 Open plan living space
 Modern kitchen/bathroom
 EPC Rating - D



Carisbrooke Way, Penylan
£265,000
 Semi detached house
 Three double bedrooms
 Driveway and garage
 EPC Rating - D



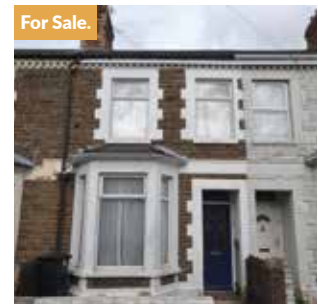
Waterloo Close, Penylan
£249,950
 Stylish bungalow
 Renovated throughout
 Two bedrooms
 EPC Rating - C



Ffordd Daniel Lewis, St. Mellons
£225,000
 Stylish end of link townhouse
 Three double bedrooms
 Open plan kitchen/dining
 EPC Rating - C



Queenwood, Penylan
£210,000
 Semi detached house
 Three bedrooms
 Open plan living/dining
 EPC Rating - E



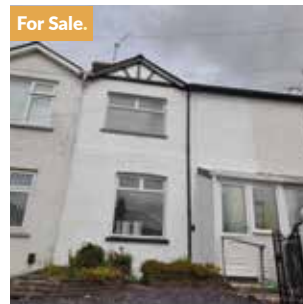
Cottrell Road, Roath
£199,950
 Perfect 1st/2nd time buy
 Three bedrooms
 First floor bathroom
 EPC Rating - D



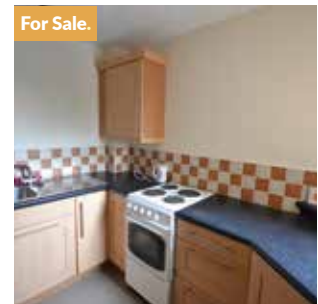
De Bawdrip Road, Pengam Green
£179,950
 No chain
 Three bedroom town house
 En suite to master bedroom
 EPC Rating - C



Ashdown Close, St. Mellons
£175,000
 Semi detached house
 Three bedrooms
 Stylish kitchen and bathroom
 EPC Rating - C



Ty Fry Road, Rumney
£174,950
 Renovated/ No chain
 Perfect first time buy
 Two double bedrooms
 EPC Rating - D



Meridian Court, North Rd.
£69,950
 No chain/ Over 60's only
 Retirement complex
 One double bedroom
 EPC Rating - C

TRICK

OR

TREAT

We all want to find the dream home, but the journey to find it might not always go to plan and may see us taking unexpected paths. Perhaps you're looking for a Victorian terraced, but see a modern detached you can picture yourself living in. Or you're adamant you'd like a garden, but then see a paved yard that takes your fancy. Maybe you've always wanted a two-up two-down, but a bungalow catches your eye.

For sellers, it's often just as daunting. How do you make potential buyers love your home just as you do? Do you keep it neutral, a blank canvas so they can put their own stamp on it, or do you show them it's lived in and loved?

We understand it's a confusing time for both parties, so here are our little tricks to make sure your home is a treat to viewers:

DECLUTTER

The number one rule in selling your home. Potential buyers don't want to see your collection of newspapers from the past decade or your spare clothes hanging on the curtain railings. If you don't need it, ditch it, put it into storage or give it to charity.

GET YOUR SCREWDRIVER OUT

That wonky chair leg, the sloping shelf or the broken bookcase won't look good to viewers – so fix it! It'll take seconds but make all the difference.

LIGHTEN UP

A brighter room looks like a bigger room. With daylight hours getting smaller, you'll need to make your own light to ensure your home shines.

TEND TO YOUR GARDEN

It may be getting colder and darker outside, but that doesn't mean you should neglect your lawn. Trim back bushes, pressure wash the patio and clean the garden furniture.

GET THE FIRE GOING

Make the viewers feel cosy when they step into your home. Ensure your radiators are working and if you have a fire, light it up.



WE BELIEVE THAT THE
CUSTOMER IS THE
MOST IMPORTANT PART
OF THE PROCESS...

*But don't just take
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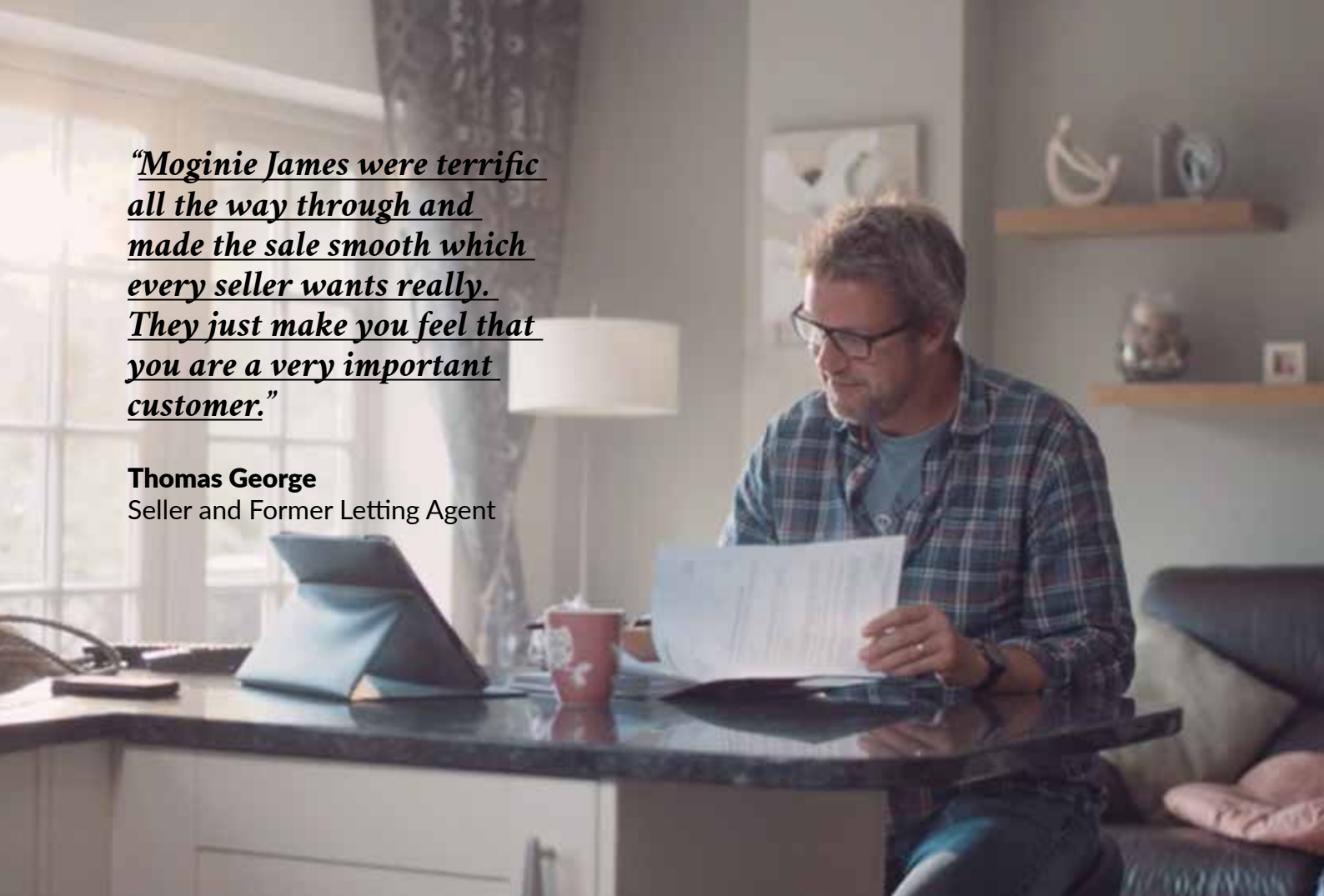
*"The service that we've had
gives us a real indication that
we're valued. You wouldn't
go back again and again and
again if there wasn't that
connection there and really
great customer service."*

Tom Lyons and Penny McCormick
Repeat Buyer and Seller



“Moginie James were terrific all the way through and made the sale smooth which every seller wants really. They just make you feel that you are a very important customer.”

Thomas George
Seller and Former Letting Agent



“Each transaction has been handled professionally, concisely and I’ve felt completely at ease with everything knowing that it’s all going to go well. They’re friendly and I know I can get on with them if I have concerns at any point.”

Sanjay Marwaha
Landlord and Property Investor

HELP TO BUY

not just for first-time buyers

Many of you may already be aware of the Help to Buy scheme that was introduced in 2013, but there are different versions of the scheme that are available, and they're not just for first-time buyers.

EQUITY LOANS

The Help to Buy Equity Loan is perfect for those looking to move home into a new build property that is no more than £600,000, but who are struggling to find the funds for a deposit. Perhaps your current home has not gone up in value enough to fund the deposit for your next move. Or the price jump between your current home and the new house you want to move into is too high. This is the case for many flat owners looking to buy a house. Figures released from Zoopla showed that the price difference between a flat and a house is getting bigger, with flat prices increasing by 15% and house prices up 21% over the past decade.

For the Equity Loan, you need a 5% deposit and can then borrow 20% of the purchase price, interest-free for the first five years.

After the first five years you will pay an additional fee as interest of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%. For those in the London area, you can borrow up to 40% of the purchase price.

So, if you already own a small property and are looking to move up the ladder and into a new build, the Equity Loan could give you the boost you need to help get you to where you want to be, without having to wait and build up your savings first.

Finding the deposit is still the largest challenge many buyers are faced with, and since the scheme started, almost 20% of applicants are already existing homeowners in need of that extra bit of help to move them up the housing ladder.

MORTGAGE GUARANTEES

Another option for those with a good credit score who are looking to move into either a new build or an older property, is the government-backed mortgage guarantee.

If you have a deposit of at least 5%, with the help of this guarantee, banks and building societies will be encouraged to lend you a mortgage. However, this scheme is only available until 31st December 2016.

For more information about the Help to Buy schemes, please visit www.helptobuy.gov.uk or speak with a professional mortgage broker who can talk you through all the relevant terms and conditions.

WHY SPEAK TO A MORTGAGE BROKER?

If you're saving hard to secure your deposit for either your first home or your next home, then you could be a lot closer to moving than you think. The Mortgage Advice Bureau's trusted advisers can help explain exactly how the Help to Buy scheme works and have access to over 11,000 different mortgage products from 90+ lenders, so you aren't restricted in the options that are available to you.



Get in touch today to arrange an appointment with one of our expert mortgage advisers and let us take the work off your hands. We offer appointments either face-to-face or over the phone; whatever suits you best.

Contact Lisa Fletcher at Moginie James for further information

029 20 484 898

lisa.fletcher@mab.org.uk

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed.

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Fine & Country.



***Bron Haul,
Sketty Park Road, Sketty***
.....



£1,150,000

Bron Haul is a hidden gem set on a private driveway enjoying a hidden spot just off the main road in the desirable location of Sketty.

Enjoying all the benefits of living within close proximity to the local amenities but with all the benefits of a more private setting.

The attractive house sits proudly in an elevated position and the mock Tudor facade is truly beautiful. The extensive grounds are well maintained with a triple garage and a double garage with room above.

EPC Rating - D





St Davids, Mill Road, Lisvane

.....

£1,550,000 SOLD SUBJECT TO CONTRACT

This beautiful Edwardian family home, which is enveloped by around $\frac{3}{4}$ of an acre of stunning grounds, occupies a prime location on one of Cardiff's most desirable roads.

One of Cardiff's most prestigious properties - this stunning Edwardian manor is situated in the heart of the desirable suburb of Lisvane. Sympathetically restored and modernised by the current owners, St. Davids presents the ideal blend of Edwardian character and contemporary styling.

Arguably the ultimate family home, the property offers seven large bedrooms, two of which are en suite, five reception rooms and a large open-plan kitchen/dining room. Includes the exciting proposition of a building plot with current, approved outline planning permission. The 962 sq/m plot, with planning for a detached dwelling with garage, that will enjoy a private, South-facing plot with mature trees and gardens..

EPC Rating - F





Llwynhelig, Penybanc, Llandeilo

.....

£1,750,000

Built circa 1828, Llwynhelig offers a truly unique opportunity to purchase a complete and sympathetically renovated grade II listed country home, set within twenty four acres of woodland and formal gardens.

The private and tranquil setting with its own feature walled garden, enjoys impressive and uninterrupted 360 degree countryside views and is only 1.5 miles from the renowned pretty village of Llandeilo with its varied array of shops, restaurants, school and many other amenities.

The distinctive architecturally designed barn conversions, provide the ideal option for extended family lifestyle or to create a small business with

healthy income from holiday cottage rental. Internally, the reception hall offers a warm and welcoming introduction to the home with wooden flooring and an abundance of original features painstakingly and lovingly restored, with a light and airy feel throughout.

Externally, the property is approached by a long private drive to extensive parking space and within the array of outbuildings, there are several garages, boiler rooms and storage offerings. Work has gone into restoring the walled garden and planning your marquee garden party is a must. Awards and public recognition have all been bestowed on LLwynhelig.

EPC Rating - Listed Property





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BRAISED BEEF SERVED WITH GLAZED SHALLOTS, HORSERADISH MASHED POTATO, CARAWAY SCENTED CARROTS AND WATERCRESS



Glamorgan CCC might be famous for hosting cricket's most prestigious contests such as last year's Ashes Test, but many say their true strength lies beyond the boundary. Whether it's a company conference, private function or Christmas party, a warm Welsh welcome awaits at The SSE SWALEC and you can be sure to be treated to some exceptional food on any visit, with the venue having forged an exceptional reputation for the consistent excellence of the cuisine, based on menus that make the absolute most of only the best local and seasonal produce.

Here, The SSE SWALEC's chef, Remo Miglioratti, has prepared an autumnal favourite at the home of Glamorgan CCC, braised beef served with glazed shallots, horseradish mashed potato, caraway scented carrots and watercress.

RECIPE

For the Braised Beef

4 pieces of beef, 400g
Plain flour for dusting
2 tbsp sunflower oil
3 medium onions
2 tsp caster sugar
6 garlic cloves
700ml beef stock (made with 2 cubes)
3 tbsp Worcestershire sauce
4 large flat mushrooms

Dust the beef in flour, then set aside. Heat the oil in a large pan. Add the onions and fry for 5 mins. Add the sugar and cook for 5-10 mins, stirring frequently, until the onions are caramelised. Stir in the garlic for the final few mins.





Pour in the stock and stir in the Worcestershire sauce. Add the beef and mushrooms, then season, adding plenty of black pepper. Cover and cook gently for 2 hours until the meat is tender. Can be chilled for up to three days. To freeze, cool and store in freezer bags. Thaw and reheat in a pan. Serve scattered with parsley.

For the Horseradish Mash

900g potatoes
150ml whipping or double cream
100g unsalted butter
2 tsp of fresh horseradish, creamed, or grated horseradish

Bring the potatoes to the boil in a pan of salted water and cook for 25–30 mins or until tender (alternatively, you could steam them). Drain in a colander and pass through a potato ricer, or mash thoroughly by hand, then pass through a sieve.

Heat the cream and butter until almost boiling, then gradually add the liquid to the potatoes until you have smooth purée. Stir in the horseradish, season to taste and serve with a drizzle of olive oil.

For the Caraway Carrots

1kg carrots
25g butter
1 tsp caraway seeds
Small handful chopped parsley

Peel the carrots and trim off the ends. Cut in half lengthways, then cut on the diagonal into slices about ½cm thick. Place the carrots in a steamer basket and steam for 5–7 mins until softened, or place in a heatproof bowl with a little water and microwave on High for 3–5 mins.

To finish the dish, gently heat the butter in a frying pan. Tip in the caraway seeds and cook for 30 secs until they start sizzling. Add the carrots and stir into the butter until glossy and heated through, about 3 mins. Toss through the parsley and serve.

For more information about dining at The SSE SWALEC or their upcoming Christmas parties, visit www.TheSSESWALEC.com

THE LAST WORD

You'll be spoilt for choice at the new Five Guys burger restaurant in The Red Dragon Centre.



Your name:
Marcel Khan

Job title:
Director of operations

Since its UK launch, popular US burger giant Five Guys has gained a cult-like following in the UK, with its simple approach to serving the ultimate, high quality burger, customisable to each and every order. Cementing the brand's place as the authentic American burger across the UK, and here in Wales, Five Guys has most recently opened a restaurant at Cardiff Bay's entertainment hot spot, The Red Dragon Centre.

How is Five Guys different from other burger restaurants?

Our approach is simple, we pride ourselves on offering hand crafted burgers which are grilled to order and unlike other restaurants, we don't have freezers in any of our 41 stores across the UK. From our locally sourced meat and cheese, to where our bacon and potatoes come from, the focus is always on quality. The commitment to sourcing quality ingredients and

delivering a consistent great experience is one of our key differentiators - there may be cheaper products and easier methods, but delivering the best food and customer experience is at the heart of each and every Five Guys.

We've heard there are over 250,000 possible ways to order a burger at Five Guys - what's your favourite? & what's the best selling?

Asking me that is like asking someone to choose their favourite child – you can't! What makes us unique is that every burger combination is unique to each and every customer. Our milkshake menu is also fully customisable – there are over 1,000 ways to customise your Five Guys milkshake with 12 optional mixers.

As well as the brilliantly located Red Dragon Centre, you also have a restaurant in the Brewery Quarter. The people of Cardiff must really love your prime beef burgers?

We're thrilled to have a restaurant in the Red Dragon Centre and also in the Brewery Quarter – the response has been overwhelming and we're loving the feedback from our customers and crew. The Red Dragon Centre works particularly well as a pit stop to refuel before catching a movie at the IMAX, or bowling – and the free customer parking is a bonus.

What's in store for Five Guys next? Anymore new restaurants planned for South Wales?

We are always on the lookout for new locations for Five Guys! In fact, we have some exciting new openings coming up, which is what makes us the fastest growing restaurant chain in the UK – watch this space!





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