

Homelife.

PROPERTY & LIFESTYLE MAGAZINE

SUMMER 2017 FREE

MOGINIE
JAMES

In this edition.

JOHN LEWIS

It's more than just a department store.

COMPETITION

Win a masterclass with Charlotte Tilbury.

CIDER + SUN

The best beer gardens that Cardiff has to offer.

WHAT'S ON

Highlight events in and around Cardiff.

PROPERTY

A selection of the best buys in town.

PLUS MUCH MORE...

n° 06

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.

By Moginie James

RESIDENTIAL SALES

LETTINGS

MANAGEMENT

MORTGAGES

RELOCATION

AUCTIONS

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CYNCOED

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ROATH

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INSIDE

Welcome to the sixth edition of
Homelife by Moginie James.

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

Moginie James
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Cardiff CF23 8RP

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homelife@moginiejames.co.uk



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A WARM WELCOME

Welcome to yet another summer edition of Homelife. We can't believe how quickly the year is passing, but what a year it has been.

We've made a name for ourselves in the Land and New Homes market as well as branching out into the auction industry. Most importantly to us, we've sold hundreds of our clients' houses and found others their perfect home.

In this edition we focus on summer and explore the best beer gardens in Cardiff where you can enjoy a pint or Pinot Grigio, and we get personal with Cardiff's coolest ice-cream makers, Cadwaladers. We find out what some of our amazing Pontcanna

neighbours have been up to, which intriguingly involves a Hollywood star made out of coffee and lots of bread baking...lots!

We also delve into the jewel of Cardiff's bustling retail sector, the iconic John Lewis, and find out why it's so much more than a department store.

Our resident pup, Ted, explores what your home needs if you have your heart set on a hound, and we showcase our latest hot properties to have hit the market. Summer is always a popular time to buy and sell as the weather lends itself to the process and can accentuate the features of a property. If you are considering selling up, moving to pastures new or are in search for the perfect place to call home, get in touch.

So, for now, enjoy the summer, and all it has to offer.



Neuhammer

NEWS ROUND

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

02

02

iNVNCBL FOR TY HAFAN

Sarah Bunting, Moginie James Branch Support Manager, recently raised over £300 for our charity of the year, Ty Hafan. Sarah, and daughter Poppy, took part in the extreme obstacle course, iNVNCBL - well done both!



03



01

VIDEOGRAPHY

We are now offering videography services* for all properties sold through Moginie James. Visit Vimeo.com/moginiejames to see all our videos.

*Charges Apply.

01



03

I'M A SURVIVOR

Liz Allen, Moginie James' Sales Negotiator in our Pontcanna branch, raised over £640 for the MS Trust when she challenged her inner Bear Grylls and completed a survival weekend. Liz had to forage for food, learn how to purify water, start a fire and make her own shelter. Liz said: "It was one of the best experiences of my life, going back to basics. It makes you appreciate what you have and realise what's important in life. My brother and father have Multiple Sclerosis so I'm passionate about supporting the MS Trust who help family members".

04

MORE ONLINE

Exciting news alert! We will soon become the only high street agent in Cardiff where people can book viewings and valuations straight into our diary via our website! There will be more to come on this soon, so stayed tuned.

04





Name: **Alyson Squire**
 Age: **45**
 Title: **Sales Negotiator**
 Branch: **Roath**

LETTING YOU IN

Favourite room in your house and why: My bedroom. It's a large, very relaxing attic bedroom with lovely views over parkland, and there is also a freestanding bath!

Favourite object in your house: My picture shelves. They were only cheap shelves from Ikea, but we have loads of them and they look great on a feature wall. They're the perfect way to display photos, art and children's drawings.

Do you have a home improvement project on your to do list: Yes we do. We are looking to extend our kitchen / diner space and add lots of glass so we can make the most of the view over the park and woodland.

Have you got a summer holiday planned: Sadly, no, as we moved house recently and enjoyed an

expensive holiday to Florida last year. We are hoping to go on a four or five day break in Devon or Cornwall during the school holidays though, but we will book it last minute.

You are one of Moginie James' longest serving employees having worked for them for 15 years. What is the most exciting change to the industry you have seen during that time: Definitely the internet and the property portals like Rightmove. They make property searching much easier all round, plus they are a great platform to use to advertise properties.

What has been your most memorable moment during your time at Moginie James: When I first started here and was still quite new to the industry, I was asked to look after a chain. There were about 10 properties in the chain and many of which were houses we had sold via

our agency. There were quite a few problems throughout the chain and I literally dealt with it all day every day for a number of weeks. However, we did it and the chain completed! I was ecstatic and many of those people or houses have since sold or bought at least once over since!

If you weren't working for Moginie James what would your dream job be: A nurse or paramedic - I am fascinated by the medical industry and helping people. I watch every medical TV show, fact or fiction.

Interesting fact about you: I am a reluctant but keen cyclist. Having completed several charity rides in recent years, as well as the Velothon, after a short break I am now back out on my bike and loving every second - except the up hills!

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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.

John Lewis

MORE THAN JUST A DEPARTMENT STORE

It has been eight years since John Lewis opened its first store in Wales on 24 September 2009. The city centre flagship store of St David's 2 brought with it the latest in modern retailing, including a next generation fashion floor and the first Benugo coffee shop in the country.

Over the years it has added new brand names to its departments including Charlotte Tilbury, LK Bennett and Ralph Lauren and has built a reputation that attracts visitors from across Wales and the South West.

Shoppers know John Lewis is more than your average shop and that when you enter the uniquely designed glass building in

The Hayes you are in for a treat. And here's why we think it's so special:

Home Design Service

If your home needs updating or you just fancy freshening up the front room, John Lewis can help you achieve the look you want. Choose either the complimentary 90 minute style advice where an expert will help you find a look to suit your style and budget, or a full design consultation at your home. John Lewis' designers will guide you through your ideas and create a design scheme complete with personalised digital moodboards and a shopping list. And what's more, the £250 fee is redeemable when you spend £1,500 through the Home Design Service.

Your very own FREE personal styling service

Have you got that all important interview or your best friend's wedding and not sure what to wear? Or fancy updating your entire wardrobe? John Lewis has the answer. Book your very own personal stylist who will work with you for an hour or two to find your perfect outfit or achieve a whole new look. And best of all, it's completely free!

Elemis Spa Pod treatment room

Relax in the world's first Intelligent Massage Chair and indulge in an Elemis facial to brighten your skin and your day.

John Lewis Opticians

Book an eye test and pick out your perfect frames - well, you need to be able to see all your lovely purchases clearly!

Lingerie Advice Service

Never have an ill-fitting bra again with John Lewis' bra fitting service. The female body changes at different stages of life, but many women are guilty of not changing their bras. The discreet experts at John Lewis will find the correct size and style for you; they're even trained in advising for maternity, nursing and post-surgery.

Kuoni Travel

At John Lewis, you can not only buy a pair of shoes, a state-of-the-art TV and your favourite lipstick, you can also book a holiday! Based on the first floor, the Kuoni Travel Experts are waiting to help you plan your next family adventure or mini getaway and make it unforgettable.

Gift wrapping

Why stress over finding the end of the sticky tape or snagging scissors when John Lewis can gift wrap for you? Perfectly presented presents every time!

John Lewis

To find out more about John Lewis Cardiff, visit www.johnlewis.com/our-shops/cardiff or call 02920 536 000.



John Lewis

COMPETITION TIME...

Unless you've been living under a rock, you would have heard of **Charlotte Tilbury** – award winning A-list celebrity make-up artist, best friends with Kate Moss and now, founder of Charlotte Tilbury Beauty Ltd, a luxury make-up and skin care range launched in 2013.

John Lewis Cardiff boasts the only Charlotte Tilbury counter in the whole of Wales showcasing the first-class beauty essentials for both men and women.

We've teamed up with **John Lewis Cardiff** to offer a full transformation make up masterclass for up to ten people. One lucky winner and nine of their friends will win the exclusive session which includes a goodie bag and glass of Cava each!

To be in with a chance of winning the exclusive prize, simply answer the following question:

**IN WHICH SHOPPING CENTRE IS
JOHN LEWIS CARDIFF BASED?**

- a) St David's 2
- b) Queen's Arcade
- c) Capitol Shopping Centre

Send your answer, with **JOHN LEWIS CARDIFF** as the email title, along with your name, email address and daytime telephone number to:
homelife@moginiejames.co.uk

The deadline for entries is 31 August. The prize must be booked and used by 30 Sept. If you're not lucky enough to win, visit **johnlewis.com/brand/charlotte-tilbury** or **charlottetilbury.com** to see the full Charlotte Tilbury Beauty Ltd range.

John Lewis



THE STARS GET WYBURNED

IN PONTCANNA

Pontcanna's artisan café bar, **KIN+ILK**, recently played host to a star-studded charity extravaganza which saw distinctive food artist and Britain's Got Talent runner up, **Nathan Wyburn**, immortalise celebs in... coffee!

Nathan, from Ebbw Vale, is renowned for his unique portraits of well-known people using food and household objects. Celebrities to get the 'Wyburn treatment' include the late George Michael in Wham bars, Ant and Dec in takeaways and the stars of Star Wars have even been recreated in food and drink from the Red Dragon Centre in Cardiff Bay!

Nathan first rose to fame in 2011 when he reached the semi-finals of Britain's Got Talent after recreating music mogul Simon Cowell in Marmite. Nathan said: "That Simon Cowell Marmite on toast will always be my favourite piece of work - it kick-started a whole career for me and I have so much to thank it for. A few other favourites include Mr Bean with baked beans because it's hilarious, and my Rupert Murdoch image which I created using thousands of images of victims of his News of the World phone hack scandal - it took up the full front page of The Guardian which was such an honour."

From Marmite to motor oil, Nathan never shies away from the extraordinary. He said: "At the moment I'm really loving glitter. When the light hits it, the picture just shines so beautifully. I've done several

glamorous pop stars such as Britney Spears and Katherine Jenkins who absolutely loved hers when I presented her with it. Recently, I made a George Michael with WHAM candy bars as a tribute after his passing which had a great response. I've also made Einstein with thousands of Smarties which was pretty cool. And of course, I love painting with coffee. I remember a few years ago now, I was wondering what I could paint Lorraine Kelly with and it just clicked! Breakfast presenter...coffee in the morning whilst waking up with her show on TV. It just seemed fitting. It's a really beautiful material because of its sepia tones and you get to keep the original, which is novel after having worked with so many perishable food stuffs over the past few years."

The latest outlandish venture by Nathan, which raised money for leading Welsh mental health charity, Gofal, saw him create four masterpieces a day for a whole week using only speciality coffee served in Cathedral Road's KIN+ILK. Stars to feature in the Cardiff fundraiser include Matt Johnson, Derek Brockway, Prince Harry and Hollywood star Michael Sheen who even signed his portrait to be auctioned.

KIN+ILK has been supporting **Gofal** since opening its Capital Quarter Café Bar in January 2016. Gofal is a leading Welsh mental health and wellbeing charity which provides a wide range of services to people with mental health problems, supporting their independence, recover, health and wellbeing. Their





mission is to have a positive and lasting impact in all that they do and each year they work with over 2,000 people supporting each of them to effectively manage their mental health and make long lasting changes in their lives.

Nathan too spends a great deal of time supporting numerous charities, including BulliesOut for which he is an ambassador. Speaking about linking up with Gofal, he said: "I think it's important to support and talk about all mental health issues. I think creative people, like myself, can often feel tortured in our own heads and become our own worst enemies - whether that's professionally or personally. Raising awareness and getting rid of that stigma behind the words 'mental health' is a must."

Both Nathan and KIN+ILK have a unique and creative offering. Nathan continued: "I think KIN+ILK and I are a great partnership because they have a very modern, forward thinking approach to the

business. I love creativity, obviously, and anything outside of the box - these guys have that, and this was great fun!"

Alex Jenkins, director of KIN+ILK, said: "When we set out we had a strong vision for KIN+ILK in that each of our venues would serve great coffee and locally-sourced food in a distinctively designed environment allowing our customers - or our ILK - to meet, eat, drink, connect and collaborate in calm and inspiring spaces.

"We've definitely achieved this, and people often comment about the unique décor and style of our cafes. Having Nathan showcase his artworks in our Pontcanna branch and create these original pieces has been very exciting."

The event culminated with an auction of all the creations and proceeds being donated to Gofal.

To find out more about KIN+ILK visit kinandilk.com, or to see more of Nathan's work visit nathanwyburn.co.uk





USE YOUR LØAF



In the heart of Pontcanna, there's a traditional bakehouse serving a vast variety of Danish bread. You may have heard of Brød, the Danish Bakery, as it has won numerous awards and gained a cult-like following since opening its doors in 2015. People from across Cardiff flock to the petite parlour for their daily dose of fresh dough, and we challenge anyone to walk past the morning aroma of wheat and rye and not pop in for a loaf or two.

The unique and loveable loaves use only traditional Scandinavian ingredients including the finest stone ground organic spelt flour and organic semolina sourdough and the bakers start their day at 4am. No two loaves are the same, with each taking its own perfectly imperfect shape and character, but always with the same great tasting flavour.

The Danish way of enjoying freshly baked bread is with lashings of butter on a chunky slice, but with summer in full swing and with picnics a plenty, we look at different ways to use your loaf:

Rye with sunflower seeds

This 100% organic dark rye bread has a dense middle and a crisp crust and the sunflower seeds add a bit of bite. The bakers at Brød recommend thickly slicing and lining with lettuce and sliced meats with a healthy

blob of mayonnaise. Decorate with pickled cucumber, radish and watercress on the side for a perfect picnic dish.

Spelt premium white flour

Using the finest stone ground organic spelt flour, this wholemeal loaf is the upper crust of the bread world. The first-class variety is ideal for picnics and lunchboxes as the freshness lasts until lunchtime. Smother in butter and fill with ham or cheese for a traditional sandwich with a twist.

Malted 5 seed loaf

This lovely loaf has a little of a lot! As well as malted flour, it comes with five nutritious seeds including linseed, organic pumpkin seeds, sesame seeds, sunflower seeds and poppy seeds. For an easy alfresco lunch, slice as you go and top with soft cheese and chutney.

For more information about the uniquely brilliant breads at Brød, visit thedanishbakery.co.uk

A SUNNY CIDER IN THE CITY

There's no denying that Cardiff is an amazing city, and when the sun shines, it becomes that bit brighter. From white water rafting, exploring St Fagans National Museum of History and parks aplenty, Cardiff isn't short of things to do outdoors in the nice weather. There's one particular pastime however that we all seem to love – enjoying good company (and a pint!) in a beer garden – and there's lots of hidden gems right on our doorstep. Here are our top tips for enjoying a tippie al fresco.

Despite its city centre location on a residential street, traditional pub, **PEN & WIG**, boasts an extensive courtyard garden. Based on Park Grove, the student friendly venue serves an ever changing selection of real ale – the majority of which are sourced from local breweries.

In an idyllic location on the outer skirts of the beautiful Bute Park, **Y MOCHYN DU** offers its own comparable gardens. Close to the SSE Swalec Stadium, Sport Wales National Centre and the Principality Stadium, the charming pub's outside area provides a calm haven in the centre of a thriving sporting community.

You'll struggle to find a beer garden that offers more picturesque scenery than **TY MAWR**. From the Lisvane-based country pub,

you'll be able to enjoy some of the best views of Cardiff there is. There's even an allotment in the garden growing fresh ingredients for the first class food they serve.

TY NANT is a firm family favourite on the edge of the Taff Trail. Complete with a play area for the children, you can unwind in the beer garden while the kids keep themselves entertained. Throughout August you can make the most of the venue's summer drinks menu which includes Pimms, cocktails and mocktails.

Cardiff Marriott Hotel's **BREW BAR LOUNGE** takes centre stage in the heart of Cardiff just opposite John Lewis. While it's not exactly a beer garden, the vibrant sports bar offers a welcoming outdoor terrace to enjoy a drink and watch the world go by.

Situated on the popular Wellfield Road in Roath, you might be surprised to hear that the ultra-modern **JUNO LOUNGE** boasts a fab 50-seater roof terrace on the first floor. Take time out to chill in the recently refurbished relaxing sun trap with a tippie or tapas.

THE WATERGUARD is a hidden treasure set away from the hustle and bustle of Cardiff Bay allowing you to enjoy some peace and quiet. With its subtle front exterior you would be forgiven for overlooking it, but pop around the back and you'll notice the large garden and seating area to have a pint and take in the beautiful views of the barrage.

~~FINANCIAL~~ LIFE PLANNING

Many use the term Financial Planning, however a comprehensive, deeply meaningful Plan is more than that, it is a Life Plan. It is not simply a financial plan but also one that helps us plan for our life and relationship experiences. It is the latter that will provide our greatest source of happiness.

Most of us need at least some money to have a chance of achieving happiness - but money cannot tell us in what form that happiness might take. It is therefore up to us to decide what will make us happy and to then make sound financial decisions to support those goals. Financial decisions are almost always life decisions. Before you decide on your financial goals, you must first choose your life goals.

Instead of spending time searching for the next big investment, spend time thinking about what is really Important to you.

Consider these three questions:

1. First Imagine you are financially secure.

How would you live your life?

What would you change?

2. Next, imagine a doctor telling you that you have only five to ten years to live, but you will not feel sick.

What will you do in the time remaining?

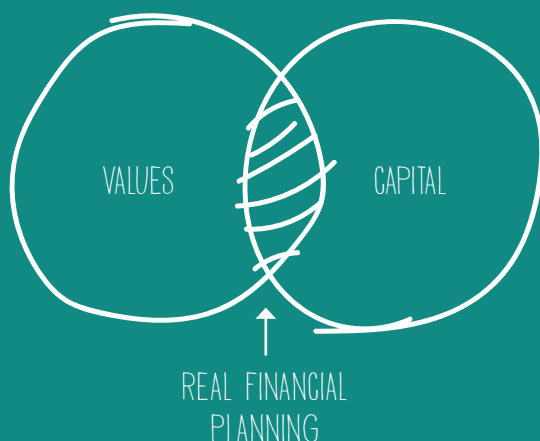
3. Finally, this time the doctor tells you that you have just twenty-four hours.

What feelings arise?

What did you miss?

As you work through the answers you may learn something about what really matters to you. Whatever the answers you discover, keep them in the forefront of your mind as you make financial decisions. The chances are that you will make choices that better reflect your values. Self-exploration can be a painful process. However, keep reminding yourself that it is not about the money.

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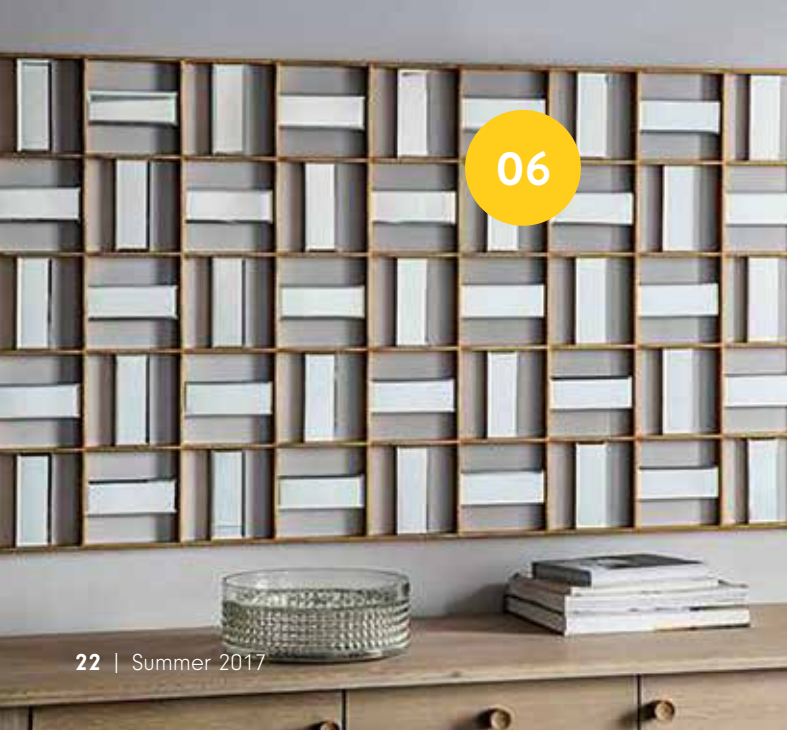
A bright house gives the feeling of space, and mirrors are a great way to reflect the light from the outside and bring it in, especially during the summer months. Choose the right mirror and they can make a room and steal the show.



02



03



06



07

LET IT SHINE

01

Willis & Gambier Kerala Leaning Mirror, £375

johnlewis.com or John Lewis, The Hayes.

Made from solid rubberwood and rubberwood veneers, this authentic mirror comes in a rich cherry colour and has exquisite detailing. Ideal for those who need extra storage.

02

Butterfly Home by Matthew Williamson, £50

debenhams.co.uk, or Debenhams, St David's

A unique, colourful dressing table mirror with a tropical border will brighten your boudoir even on the dullest day.

05



03

Modena Mirror Range, £250-£295

johnlewis.com or John Lewis, The Hayes.

These sleek, modern mirrors feature a pane of high-quality glass surrounded by a double bevelled silver MDF frame. Their grandeur demands attention.

04

Curtis Leaner Mirror, £180.00

dunelm.com web exclusive

The full length creation is the ultimate mirror to bring the outside in and will immerse the room in light.

05

Loft Oval Wall Mirror, £69

marksandspencer.com or Marks and Spencer, Queen Street

This stylish oval mirror has clear, copper, blue and smoke grey glass panels, adding a splash of style and colour to any living space.

06

Empire Gold Wall Mirror, £304

dunelm.com web exclusive

If you want to make a statement, this bold geometric mirror with individual mirror pieces and open metalwork will not disappoint.

07

Umbra Prisma Wall Mirror, £75

johnlewis.com or John Lewis, The Hayes.

This eye-catching, quirky metal wall mirror will add another dimension to your room.

04



WHAT'S ON...

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



Poppies: Weeping Window

The National Assembly of Wales will host 'Poppies: Weeping Window' which will see a cascade of thousands of handmade ceramic poppies decorate the building.

Date

Saturday 5 August – Sunday 24 September

Price

Free

For further info

www.cardiff-events.com



Pride Cymru Big Weekend

This year Pride Cymru's entertainment, including Judge Jules, Charlotte Church and Zervas and Pepper, will take place on Cardiff City Hall Lawns over the August bank holiday weekend.

Date

Friday 25 – Sunday 27 August

Price

From £2.00

For further info

www.pridecymru.co.uk



The Gruffalo Live

Join Mouse on a daring adventure through the deep, dark wood in Tall Stories' magical, musical adaptation of the classic picture book by Julia Donaldson and Axel Scheffler.

Get set for songs, laughs and scary fun for children aged 3 and up and their grown-ups at the New Theatre.

Date

Thursday 31 August – Sunday 3 September

Price

From £9.50

For further info

gruffalolive.com



Crazy for You

High energy, high kicking and gloriously glamorous, the Watermill Theatre production of Crazy for You is the ultimate feel-good musical. Tom Chambers, Caroline Flack and Charlotte Wakefield will star in the show at Wales Millennium Centre.

Date

Tuesday 5 – Saturday 9 September

Price

£17.50 - £49.50

For further info

www.wmc.org.uk



The Overtones

Five-piece vocal harmony group, The Overtones, will perform some of their biggest and catchiest hits at St David's Hall this September.

Date

Friday 22 September

Price

From £21.00

For further info

www.stdavidshallcardiff.co.uk



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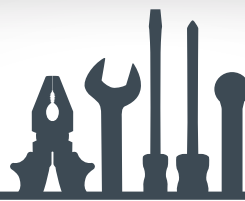
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Restaurant on The
Esplanade in Penarth.

With stunning views out to the Severn Estuary and dining experiences including the 14 course Chef's table menu, there are a lot to love about the first class eatery. For those travelling from afar to taste the Michelin-starred chef's dishes, there's beautifully designed rooms to make your meal into a break away. Overnight guests can make the most of the panoramic sea views with floor to ceiling windows while relaxing in the Queen sized beds and comfy surroundings.

Here, James gives us his perfect recipe for a sizzling summer evening.

SEA BASS BY JAMES SOMMERIN

Ingredients serves 4

4 100g sea bass fillets (skinned)
1/2 head broccoli separate florets
4 globe artichokes peeled, cooked and cut in 1/2
150g samphire (remove the ends)
1 butternut squash peeled and diced
8 langoustine
100g fresh ginger (sliced)
20g chopped tarragon
400g fish stock
200g unsalted butter

METHOD

1. Peel the langoustines, separating the shells from the meat. Place the shells into a pan
2. Add the ginger and tarragon, 100g butter and cook for 3-4 minutes or until shells turn pink
3. Deglaze with fish stock and bring to the boil
4. Simmer for 20 minute and remove from heat and pass through a fine sieve and set to one side
5. Sweat all the vegetables together with 20g butter for 4-5 minutes until vegetables become soft. Set to one side
6. Place the 4 pieces of sea bass into the langoustine broth and place into a medium heat and poach for approx. 4 minutes
7. Pan fry the langoustine tails for 1 minute each side
8. Remove each sea bass fillet from the pan and place into a bowl arranging the vegetables alongside. Place the langoustine on top and pour over the broth



Visit jamessommerinrestaurant.co.uk for more information.



sinclairgroup.co.uk





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EMBRACE SUMMER.

01

Butterfly Home by Matthew Williamson, from £10

[debenhams.co.uk](https://www.debenhams.co.uk), or [Debenhams](https://www.debenhams.co.uk), [St David's](https://www.stdaids.co.uk)

Overhaul your kitchen into an exotic paradise with Matthew Williamson's tropical collection which includes a pineapple cookie jar, cockatoo coffee jar and bird print tins.

02

Shyama Ruffell - Tropics, £45-£250

[johnlewis.com](https://www.johnlewis.com) or [John Lewis](https://www.johnlewis.com), [The Hayes](https://www.thehayes.co.uk).

This stunning work of art by Shyama Ruffell will act as your portal to the tropics on a wet August evening.

03

John Lewis Brass Porthole Clock, £65

[johnlewis.com](https://www.johnlewis.com) or [John Lewis](https://www.johnlewis.com), [The Hayes](https://www.thehayes.co.uk).

John Lewis doesn't disappoint with this elegant porthole clock. You'd be forgiven for thinking you were aboard a boat with this beautiful brass creation.

03



01



02



04

RJR. John Rocha Beige striped bottle vase, £12

[debenhams.co.uk](https://www.debenhams.co.uk), or [Debenhams](https://www.debenhams.co.uk), [St David's](https://www.stdaids.co.uk)

An elegant vase which looks great with or without flowers. The striped, bronze effect could be mistaken for a coconut on a dessert island.



04

05



05

Ikea Rocking Chair, £245

[ikea.com](https://www.ikea.com), or [Ikea](https://www.ikea.com), [Ferry Road](https://www.ferryroad.co.uk), [Cardiff Bay](https://www.cardiffbay.co.uk)

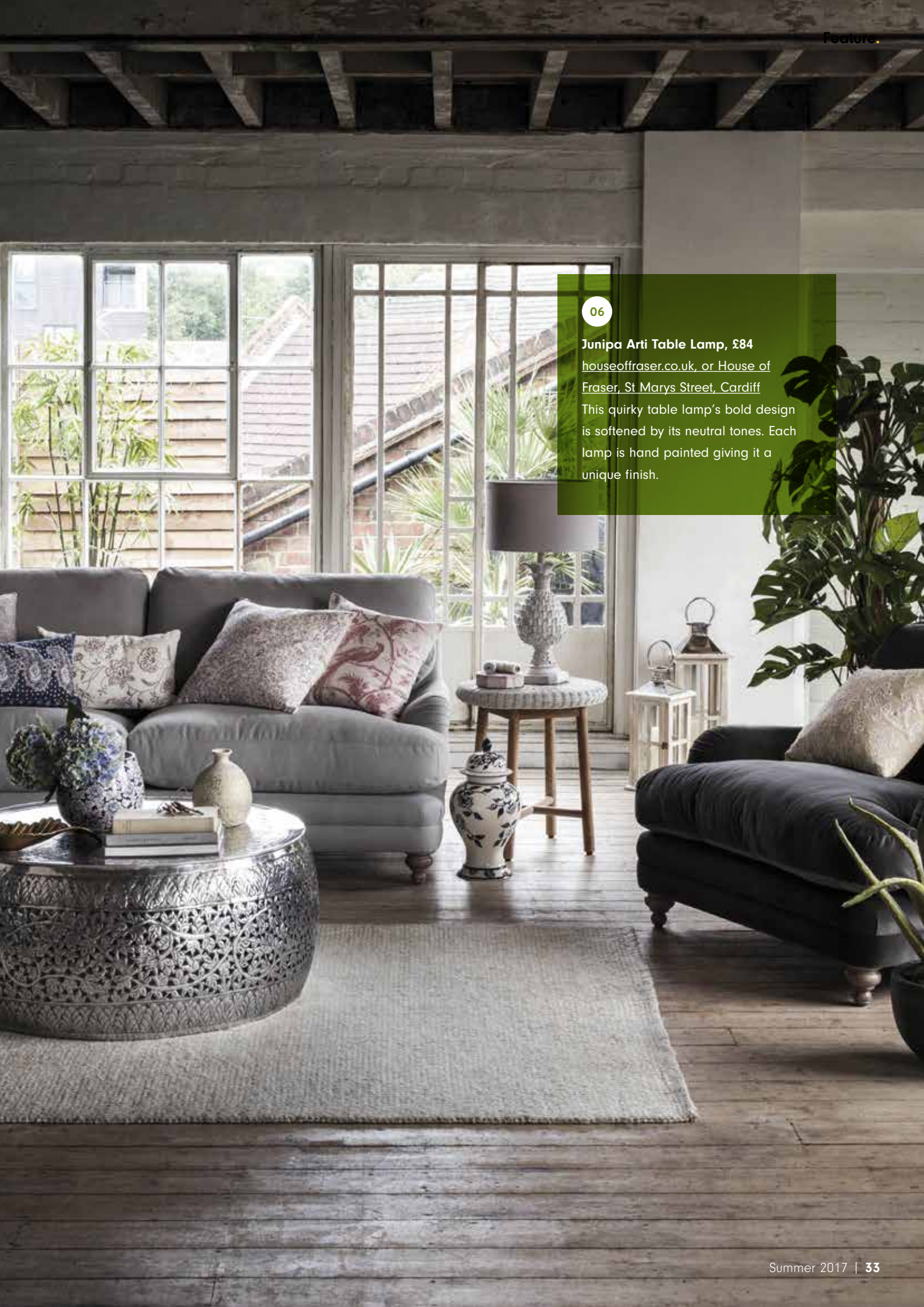
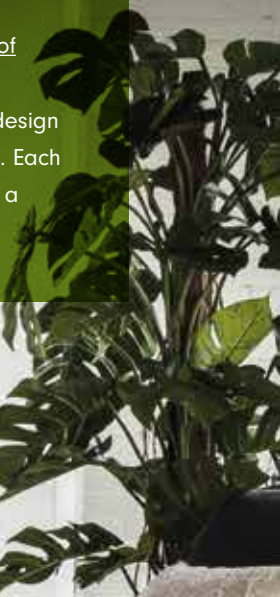
Sit back, close your eyes and dream of faraway places in this chilled out rocking chair.

06

Junipa Arti Table Lamp, £84

houseoffraser.co.uk, or House of Fraser, St Marys Street, Cardiff

This quirky table lamp's bold design is softened by its neutral tones. Each lamp is hand painted giving it a unique finish.





07

Mini Moderns Whitby Wallpaper, £45

johnlewis.com or John Lewis, The Hayes.

The Hayes.

A nautical wallpaper for the ultimate feature wall. Sit back, relax and you'll practically hear the seagulls.



09



08

Padstow Blue Lined Pencil Pleat Curtains, £20-£60

dunelm.com, or Dunelm, Newport Road, Cardiff

Newport Road, Cardiff

Named after a quaint Cornish fishing village, these Padstow curtains certainly live up to their name and exude feelings of being beside the seaside.

09

Junipa Lanterns, £56-£72

houseoffraser.co.uk, or House of Fraser, St Marys Street, Cardiff

These natural effect lanterns would brighten up a balmy evening and come in a range of sizes to suit.

10

Söderhamn Corner Sofa, £1,025

ikea.com, or Ikea, Ferry Road, Cardiff Bay

The deep turquoise in this corner sofa emulates a cloudless summer sky or a clear blue sea.



10



11

11

Falmouth Green and Terracotta Square Cushion, £11

dunelm.com web exclusive

With this polyester square cushion's beach hut design and cool palette you can almost feel the sea breeze.



IS YOUR HOUSE PREPARED FOR A PUP?

by Ted

So, the kids have started pestering you for a dog. All their friends have one and they promise they'll take it for walks every day. You may have come round to the idea, but is your house ready for a new addition?

First of all, outside space is a must - but we already covered that in an earlier Homelife, so let's focus on what's needed inside.

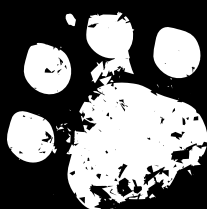
Space for a dog bed - a utility room or the corner of the kitchen is ideal - let them make it their own.

Doggyproof - much like welcoming a baby into your home, you should do a sweep of your house to check there's nothing that can hurt us. Keep sharp objects out of our reach and don't put slug pellets or the like in the garden!

Good neighbours - if you have to leave Fido at home for more than four hours, is there a neighbour, friend or family member who can pop over and take your pooch for a walk?

Ditch the expensive furniture - as lovable as we are, we do have a tendency to chew furniture and have accidents where we shouldn't. And most of us have a lovely coat we can't help but shed everywhere! Therefore, I'd advise you put away any fancy furnishings - at least until we're toilet trained, and put a cover over anything you don't want to resemble a Yeti!

A private hideaway - fireworks, thunder or any loud noise gives us the spooks, so a little place we can go to get away from it, like an under stairs cupboard, would be nice.



CULINARY COWBRIDGE COMES OUT ON TOP

Cowbridge was recently named as the best place to live in Wales according to the Sunday Times Best Places to Live guide. The quaint Vale of Glamorgan market town, just thirteen miles away from Cardiff, was ranked number one for its independent and 'chic' shops and affluent surroundings. Despite its size, the town centre boasts 22 cafes, delis and restaurants and once a year plays host to the increasingly popular Cowbridge Food and Drink festival. The Festival began as a small, one day event in 2004 with 40 exhibitors and a few hundred visitors and has since grown to a whole weekend of festivities, this year attracting thousands of visitors over the Whitsun Bank Holiday. Showcasing some of the best food and drink from hundreds of exhibitors from across the Vale, Cardiff and beyond, the organisers ensure that small specialist companies are

represented over larger commercial and national organisations.

If you weren't lucky enough to drop in on the festival this year, here are some of our foodie favourites:

RIDICULOUSLY RICH

The Welsh winner of the BBC's The Apprentice, Alana Spencer, brought her 'Ridiculously Rich' sweet treats to the show including some chocolate brownies, peanut butter fudge cakes, crème brûlée brownies, Belgian chocolate rocky roads, salted caramel slices and sticky toffee flapjacks. Alana has been a regular exhibitor at the Cowbridge event for a number of years, previously selling her delicious cakes and chocolates as Narna's. Lord Sugar's latest business partner took part in a live demonstration on the Sunday where she recreated her

indulgent chocolate brownie 'cake pops' and divulged some trade secrets to festival goers.

THE HISTORY CHEFS

We took a taste tour back in time at an exciting demo with the History Chefs. This local chef duo are also academic specialists in Ancient History and brought their popular interactive and educational sessions to the festival. From an Ancient Roman cheesecake, to Aztec hot chocolate, a pre-historic welcome stew, and a wartime eggless sponge, the History Chef's demo and tantalizing taste sessions engaged the whole audience.

LIVE FIRE DEMOS

The Live Fire Demos made their festival debut this year and they didn't disappoint. We saw Asador 44, the new restaurant offering from



the brothers behind Bar 44, cooking delicious Spanish-inspired Chuleton steaks, charcoal-grilled fish and vegetables, while Meat and Greek served up its ever-popular grilled Greek-Cypriot street food. Hangfire Smokehouse returned to the festival with its smoking soul food classics, award winning barbecue meats and grilled goodies.

LITTLE CHEFS

Young foodies are never forgotten at Cowbridge and the weekend hosted a variety of children's activities at The Old Hall Gardens including crafts, pizza making, face-painting, live music, birds of prey, a pottery wheel as well as other food-themed fun.

COMEDY COOK

One of Wales' funniest men, Rhod Gilbert, tried out some new-found culinary skills at the Cowbridge Food and Drink Festival this year and treated visitors to some rather amusing demos. As part of Rhod's new series, the comedian worked as a street food trader at the festival where he made and sold his own curry, all the profits of which, will go to BBC Children in Need.

DRINKS

There was plenty to wash all the food down with as Tomos a Lilford, a three man-Microbrewery based in Llandow, Vale of Glamorgan were on site and talking about their full flavoured ales.

Local vineyard, Llanerch, and local craft cider producer, Nick Craddock, held tasting sessions of their delicious wines and ciders. A newly kitted out horse box transformed into a bar for outside events, Tin Can Filly, served deliciously chilled prosecco by the glass – which proved very popular!

Cowbridge
Food
& Drink
Festival
28 - 29 May 2017

For more information about the Cowbridge Food and Drink festival, visit **cowbridgefoodanddrink.org**



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Property.

CARDIFF BAY

Hot Property

£1,000,000



Plymouth Road, Penarth

A truly exceptional and impressive and imposing five bedroom Victorian house, set in the sought after tree lined road.

The property has been extensively refurbished to a high standard but sympathetically restored and boasts original features. The property is situated in the heart of Penarth and close to the Town Centre with its artisan shops, bars and restaurants. The accommodation, set of over three floors and comprises: entrance hall, living room, sitting room,

wc and kitchen/living/family/dining area with bi-fold doors to garden and courtyard on the ground floor and there are five bedrooms over two floors and four bathrooms.

The property benefits from double glazed windows, cellar with feature exposed stone wall, good sized garden and ample off road parking. Viewing is essential to appreciate this residence. Early sale with no chain.

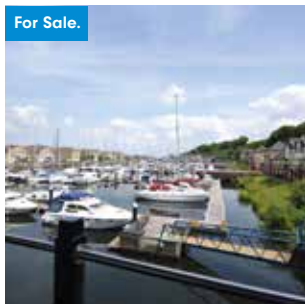
EPC Rating - C

Branch Manager

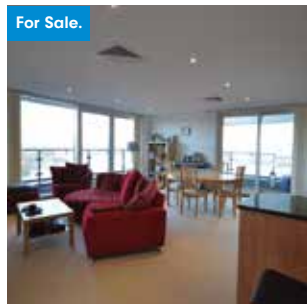
Sarah Jones
12 Sneyd Street, Pontcanna,
Cardiff, CF11 9DL

02920 344 434
cardiffbay@moginieames.co.uk

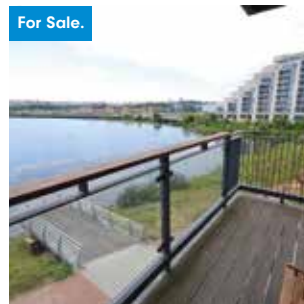




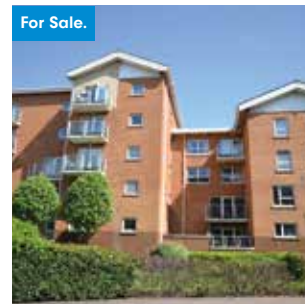
Apartment 1, The Meridian Penarth - £465,000
Spacious Two Double Bedrooms
Spectacular Views
Balcony
EPC Rating - C



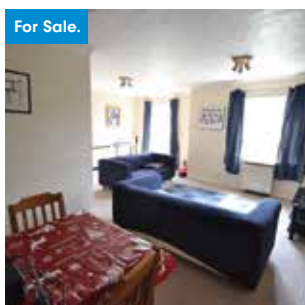
Lady Isle House, Cardiff Bay - £330,000
Large Two Bedroom Penthouse
Stunning Panoramic Views
Wrap Around Balcony
EPC Rating - D



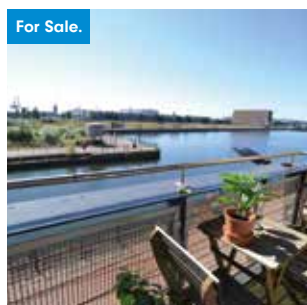
Caldey Island House, Cardiff Bay - £240,000
Waterside Views
Balcony
Allocated Parking
EPC Rating - C



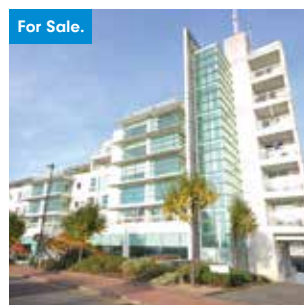
Paris House, Cardiff Bay - £218,000
Two Bedroom Apartment
Balcony
Under croft parking E
PC Rating - C



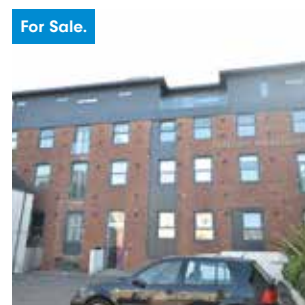
Shearman Place, Cardiff Bay - £180,000
Set Over Two Levels
Three Bedrooms
Ideal First Time Buy/Investment
EPC Rating - D



Adventures Quay, Cardiff Bay - £170,000
Spacious One Bedroom
Allocated Parking
Good Size Balcony
EPC Rating - C



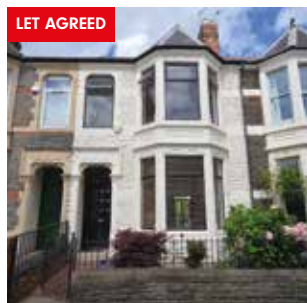
Sovereign Quay, Cardiff Bay - £165,000
Two Bedroom Apartment
Under Croft parking
Ideal First Time Buy/Investment
EPC Rating - C



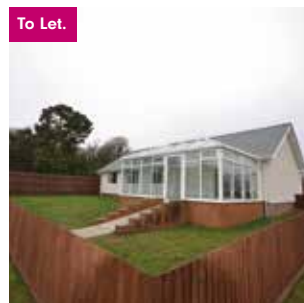
Sealock Warehouse, Cardiff Bay - £115,000
One Bedroom Split Level
Converted Warehouse
Private Terrace
EPC Rating - C



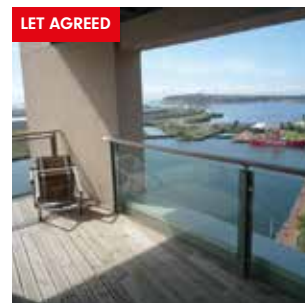
Hayes Apartments, City Centre - £1500 pcm*
8th Floor
Two Double Bedrooms
Panoramic Views
EPC Rating - C



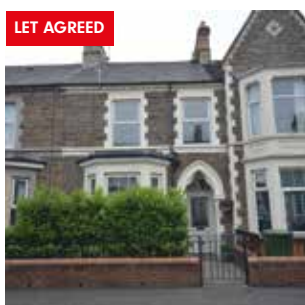
Hamilton Street, Pontcanna - £1200 pcm*
Three Bedroom House
Many Original Features
Unfurnished
EPC Rating - E



Hayes Point Road, Sully - £1200 pcm*
Detached Bungalow
Panoramic Views
Landscaped Grounds
EPC Rating - D



Vega House, Cardiff Bay - £1100 pcm*
Two Bed Apartment
Water Views
Large Balcony
EPC Rating - D



De Burgh Street, Riverside - £1000 pcm*
Beautifully Presented
Modern Ground Floor Apartment
Close to City Centre
EPC Rating - D



Meridian Plaza, City Centre - £925 pcm*
One Bedroom Apartment
Open Plan Lounge/Kitchen
Furnished
EPC Rating - C



Jones Point House, Cardiff Bay - £850 pcm*
Two double bedroom
Leisure facilities
Available 25th September
EPC Rating - E



Lloyd George Avenue, Cardiff Bay - £725 pcm*
Two double bedroom
Close to city centre
Top Floor Flat
EPC Rating - C

CYNCOED

Hot Property

£1,950,000



Coed Y Caeurau Lane, Nr Newport

Kemeys Folly is the most spectacular property, merging new with old.

The original Folly is Grade II Listed, the modern extension has under floor heating with the most contemporary of designs.

The original building was a hunting lodge, which dates back to the 1700s and was owned by the Sheriff of Monmouth.

Today the stunning home sits in 24 acres of its own land and offers exceptional entertaining spaces, as well as inviting family areas

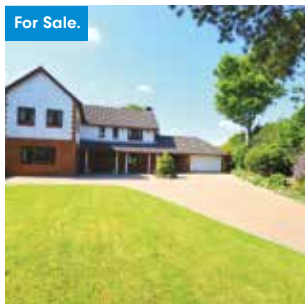
EPC Rating - E

Branch Manager

Aaron Pitman
293 Cyncoed Road, Cyncoed
Cardiff CF23 6PA

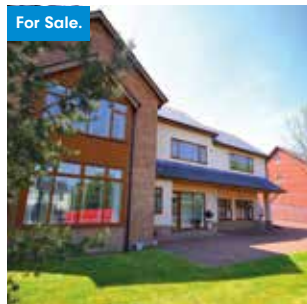
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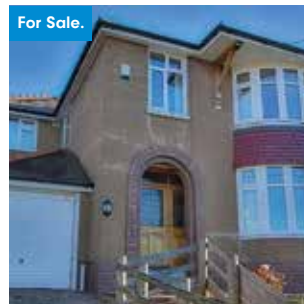
For Sale.
**Aynsley, Ty Draw Road -
£895,000**

Large detached property
3 reception rooms
Double garage
EPC Rating - D

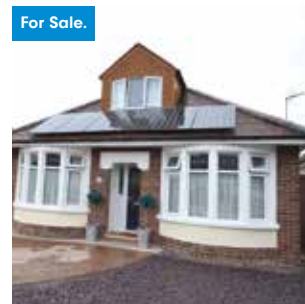


For Sale.
**Nursery Court, Llwyn Y Pia Road
- £799,950**

Exceptional modern home
35ft kitchen/dining room
Contemporary finish
EPC Rating - B



For Sale.
**Duffryn Avenue, Cyncoed -
£560,000**
Detached, character property
5 bedrooms
Garage
EPC Rating - D



For Sale.
**Heol Nest, Whitchurch -
£430,000**
Generous, detached bungalow
4 bedrooms
Rear garden & garage
EPC Rating - C



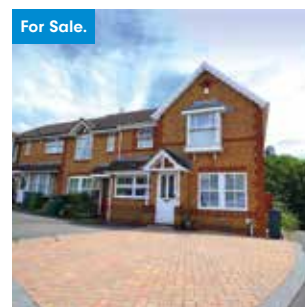
For Sale.
**Mountbatten Close, Cyncoed -
£325,000**
Extended, semi detached
Three double bedrooms
Off street parking
EPC Rating - C



For Sale.
**Blackoak Road, Cyncoed -
£300,000**
Three bedroom semi detached
Garage
South Easterly facing garden
EPC Rating - C



For Sale.
**Cottingham Drive, Pontprennau
- £249,950**
Four bedroom townhouse
kitchen/ breakfast room
Garage
EPC Rating - C



For Sale.
**Greenacre Drive, Pontprennau -
£230,000**
Three bed end of terrace
22ft lounge
Large driveway
EPC rating - C



To Let.
**Melville Avenue, Old St Mellons
- £1450pcm**
Substantial family home
Four double bedrooms
Part furnished
EPC Rating - D



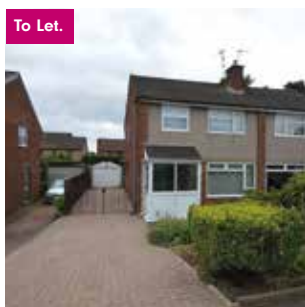
To Let.
**Thomas Court, Penylan -
£1050pcm**
Spacious top floor apartment
Three bedrooms
Furnished
EPC Rating - B



To Let.
**Robin Close, Pentwyn -
£1000pcm**
Detached house
Four bedrooms
Part furnished
EPC Rating - E



To Let.
**Cottingham Drive, Pontprennau.
- £925pcm**
Spacious Town house
Three bedrooms
Unfurnished
EPC Rating - B



To Let.
**Oakwood Avenue, Penylan -
£925pcm**
Semi-detached
Three bedrooms
Unfurnished
EPC Rating - D



To Let.
**Wyndham Terrace, Llanishen -
£925pcm**
End of terrace
Three bedrooms
Furnished
EPC Rating - E



To Let.
**Lonsdale Avenue, Penylan -
£800pcm**
Bungalow
Two double bedrooms
Part furnished
EPC Rating - D



To Let.
**Fford Ty Unnos, Heath -
£650pcm**
First Floor
Two bedrooms
Furnished
EPC Rating - C

PONTCANNA

Hot Property

£499,950



Talbot Street, Pontcanna

A five bedroom, three storey, period residence in a lovely tree lined street in Pontcanna.

The property offers spacious and well proportioned accommodation comprising: entrance hall with original tiled floor, good sized reception room and open plan kitchen/family room on the ground floor and there are three bedrooms and a lovely family bathroom on the first floor and two further bedrooms on the second floor.

The property benefits from gas central heating, original features and garden with lane access to the rear. Close to local amenities of Pontcanna with its variety of bars, restaurants and artisan shops and the Chapters Arts Centre.

EPC Rating - E

Branch Manager

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

02920 344 434

pontcanna@moginieames.co.uk



For Sale.


**Mawsons Mead, St Nicholas -
£700,000**

Four Bedroom Detached
Lovely Garden
Double Garage
EPC Rating - D

For Sale.


**Main Road, Gwaelod- Y- Garth -
£550,000**

Four Bedroom Detached Property
Stunning Views
Popular Location
EPC Rating - F

For Sale.


**Penhill Road, Pontcanna -
£385,000**

Refurbished Property
Three Bedrooms
Must Be Viewed
EPC Rating - D

For Sale.


**Severn Road, Canton -
£365,000**

Beautifully Presented
Four Bedrooms
Spacious and Well Proportioned
EPC Rating - D

For Sale.


**Bartley Wilson Way, Leckwith -
£265,000**

Stunning Modern House
Three Bedroom
Views Over Parkland
EPC Rating - B

For Sale.


**Pembroke Road, Canton -
£260,000**

Extended Two Double Bedroom
Bay Fronted Property
Immaculate
EPC Rating - D

For Sale.


**Holgate Close, Danescourt -
£197,950**

Three Bedroom
Good Size Garden
Two Parking Spaces
EPC Rating - D

For Sale.


**Baldwin Close, Danescourt -
£185,000**

Three Double Bedroom
Two Allocated Parking
Lovely Garden
EPC Rating - D

To Let.


**River View Court, Llandaff -
£1200 pcm**

4 Bedroom
Unfurnished
Allocated Parking
EPC Rating - E

To Let.


**Westmoreland Street, Canton -
£900 pcm**

3 Bedroom
Part Furnished
Garden
EPC Rating - D

To Let.


**Kings Road, Pontcanna -
£875 pcm**

2 Bedroom
Unfurnished
Garden
EPC Rating - E

To Let.


**Romilly Crescent, Canton -
£850 pcm**

2 Bedroom
Unfurnished
Garden
EPC Rating - C

To Let.


**Warwick Street, Grangetown -
£800 pcm**

2 Bedroom
Furnished Garden
EPC Rating - C

To Let.


Silverton, Llandaff - £650 pcm

2 Bedroom
Unfurnished
Allocated Parking
EPC Rating - E

To Let.


**Clare Road, Grangetown -
£600 pcm**

1 Bedroom
Furnished
First Floor Flat
EPC Rating - B

To Let.


**Station Road, Llandaff -
£525 pcm**

1 Bedroom
Furnished
Off Road Parking
EPC Rating - C

ROATH

Hot Property

£515,000



Kimberley Road, Penylan

A rare opportunity to acquire this truly impressive, distinctive family home in the heart of Penylan. Situated in close proximity to a variety of Local amenities and Roath Gardens which provide idyllic walks.

The spacious accommodation comprises: entrance hall, dining room, living room, open plan kitchen/family/breakfast room and utility/wc on the ground floor and there are four double bedrooms, shower room, bathroom and a separate wc

on the first floor. The property further benefits from an enclosed rear garden.

The property has recently been refurbished by the current owners to a very high standard and needs to be viewed to be appreciated.

EPC Rating - D

Branch Manager

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

02920 484 898

roath@moginiejames.co.uk



For Sale.



**Barons Court Road, Penylan -
£500,000**

Semi detached family home
Garage
No chain
EPC Rating - D

For Sale.



**Westville Road, Penylan -
£425,000**

Period terrace house
Four bedrooms
Park views
EPC Rating - D

For Sale.



**Waterloo Road, Penylan -
£399,950**

Period terrace house
Overlooking Roath Mill Gardens
Three double bedrooms
EPC Rating - E

For Sale.



**Princes Street, Roath -
£385,000**

End of terrace house
Four bedrooms
Garage
EPC Rating - D

For Sale.



**Melrose Avenue, Penylan -
£380,000**

Five bedrooms
Bay fronted
Double garage
EPC Rating - D

For Sale.



**Timbers Square, Roath -
£320,000**

Semi detached house
Three bedrooms
Driveway and garage
EPC Rating - D

For Sale.



**Lothian Crescent, Penylan -
£300,000**

Three bedrooms
Detached
Driveway and garage
EPC Rating - E

For Sale.



**Australia Road, Heath -
£260,000**

Period terrace house
Four bedrooms
Popular location
EPC Rating - E

For Sale.



**Harrison Drive, St. Mellons -
£255,000**

Four bedrooms
Detached
Integral garage
EPC Rating - D

For Sale.



**Pen-y-Lan Road, Penylan -
£250,000**

First floor duplex apartment
Two/three bedrooms
Close to local amenities
EPC Rating - D

For Sale.



**Gelligaer Street, Cathays -
£250,000**

5 HMO or ideal family home
Bay fronted terrace
Well presented
EPC Rating - D

For Sale.



**Moorland Road, Splott -
£200,000**

End terrace
Bay fronted
Three bedrooms
EPC Rating - E

For Sale.



**Ninian Road, Roath Park -
£175,000**

Executive luxury apartment
One double bedroom
Private rear garden
EPC Rating - C

For Sale.



**Waterloo Road, Penylan -
£165,000**

Two bedrooms
First floor apartment
Stunning views over Cardiff
EPC Rating - C

For Sale.



**Daviot Street, Roath -
£114,999**

One double bedroom
Ground floor apartment
Allocated parking

For Sale.



**Beaufort Square,
Pengam Green - £110,000**

Top floor apartment
Two bedrooms
Tenanted until May 2018 at
£675PCM EPC Rating - C

CATHAYS

Hot Property

£950pcm*



Metal Street, Splott

This 4 bedroom, unfurnished house is split over three floors.

To the ground floor there is a lounge with wood burning fire, a modern fitted kitchen with appliances including a dishwasher, a downstairs bathroom and a small easily maintained rear garden.

To the first floor there is a master bedroom to front, second double and smaller third $\frac{3}{4}$ bedroom and an attic room to the top floor.

This property is AVAILABLE IMMEDIATELY.

Bond deposit £1050 plus admin fees*. Bond payable.

EPC Rating – D.

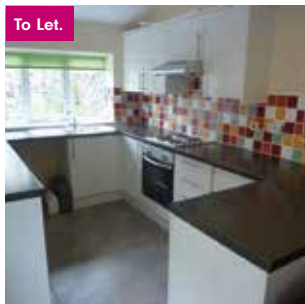
Lettings Manager

Nicola Gun MARLA
92 Albany Road, Roath,
Cardiff, CF24 3RS

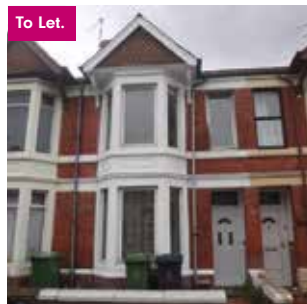
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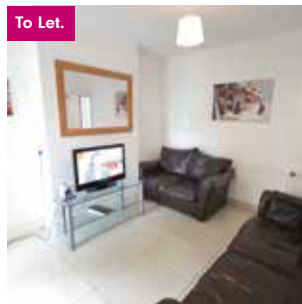




**Dogfield Street, Cathays -
£1,500pcm***
No Agency Fees
Five bedroom house
Fully furnished
EPC Rating - D



**Gelligaer Street, Cathays -
£1,450pcm***
Five double bedrooms
Popular location
Two shower rooms
EPC Rating - D



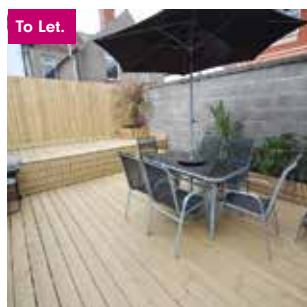
**Cottrell Road, Roath -
£1,300pcm***
Available Immediately
Well presented throughout
Four double bedrooms
EPC Rating - D



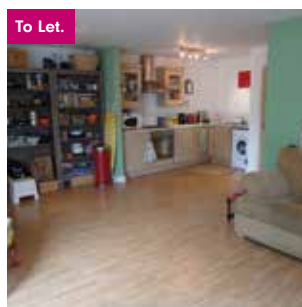
**Lisvane Street, Cathays -
£1,300pcm***
Immaculately presented
Four double bedrooms
Garden and garage
EPC Rating - D



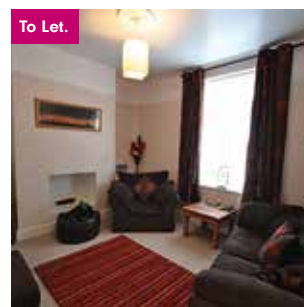
**Bedford Street, Roath -
£1,100pcm***
Four bedroom house
Close to the university
Available immediately
EPC Rating - E



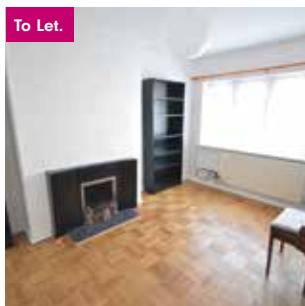
**Bangor Street, Roath -
£775pcm***
2 bed apartment
Open plan kitchen/ living
South facing garden
EPC rating - D



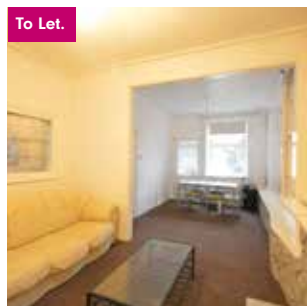
**Central Court, Roath -
£825pcm***
Modern ground floor flat
Two bedrooms
Furnished
EPC Rating - C



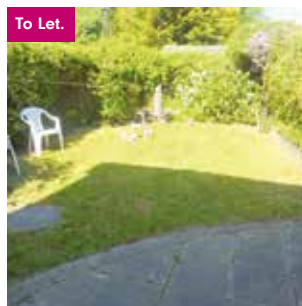
**Pearl Street, Splott -
£800pcm***
Period terraced property
Popular location
Unfurnished
EPC Rating - D



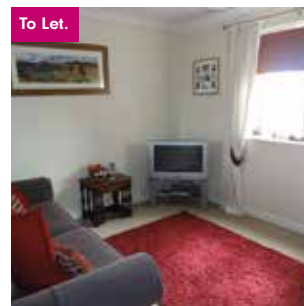
**Talworth Street, Roath -
£850pcm***
Three Bedroom Terraced House
Walking distance of City centre
Unfurnished
EPC Rating - D



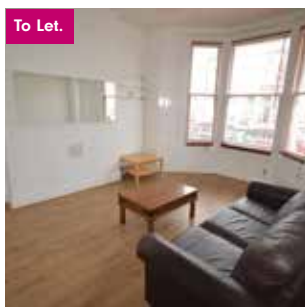
**Burnaby Street, Splott -
£750pcm***
Three bedroom mid terrace
Fully fitted kitchen
Garden with greenhouse
EPC Rating - F



**Hawker Close, Pengam Green -
£725pcm***
Ideal for small family or couple
Off road parking
Large garden
EPC Rating - C



**Beaufort Square,
Pengam Green - £650pcm***
First floor apartment
Two double bedrooms
Allocated parking
EPC Rating - B



**Claude Road, Roath -
£610pcm***
Spacious ground floor flat
Gas central heating
Rear garden
EPC Rating - D



**Central Court, Roath -
£600pcm***
Studio flat
Fully furnished
Off-road parking
EPC Rating - C



**Stacey Road, Roath -
£595pcm***
Newly converted
One bedroom apartment
Fully furnished
EPC Rating - C



**Crwys Road, Cathays -
£525pcm***
One bedroom flat
Lounge and separate kitchen
Communal patio garden
EPC Rating - C

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Fine & Country.

Willa Park Penylan.

£1,495,000

A stunning 1920 built five bedroom period detached residence, has to be one of the finest, most exceptional properties of its kind in Cardiff, with its wisteria and Virginia creeper adorned frontage overlooking Roath Park Recreational Ground.

This is indeed a rare opportunity to acquire this most outstanding family home that's been lovingly and sympathetically improved and handed down through the family over generations.

This landmark family residence truly has a very special feel of opulence and refinement so rarely available to acquire.

EPC rating - F



Lake Road West Roath Park.

£895,000

Originally built circa 1903, 'Glan-Y-Dwr' (meaning 'Waterside') is a fine example of an Edwardian five bedroom period residence and overlooks the picturesque scenery of Roath Park Lake.

Situated in one of Cardiff's most sought after locations, this ideal family home has been sympathetically upgraded and offers excellent balance of traditional style features combined with modern day living.

EPC rating - E



Doghill Barn Vale Of Glamorgan.

£695,000

Constructed in 2010 as an eco friendly barn conversion, Doghill Barn is a magnificent example of a stylish, contemporary home located in the rural surroundings of the Vale of Glamorgan.

Architecturally designed, this exceptional residence offers a superb open plan layout with bespoke design features.

Stunning views of the countryside are enjoyed through extensive floor to ceiling windows.

EPC rating - B



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Cyncoed office on 02920 761 999
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Martine's Update

Rent Smart Wales: Grace period is over, now it's time for action.

With the lettings market seemingly settled down recently after significant tax changes and the implementation of Rent Smart Wales, we're now seeing a new wave of activity following the end of the twelve month grace period. Prosecutions and enforcement action is being taken against those landlords and agents who still haven't complied with the new legislation.

One buy to let investor who ignored the Rent Smart Wales legislation now faces a bill of more than £3,500 for non-compliance. The private landlord, from Gloucestershire, has been prosecuted for breaking the law which requires all private landlords with properties in Wales to register, and all self-managing landlords and letting agents to become trained and licensed.

Rent Smart Wales is the only scheme of its kind in the UK requiring agents, amongst others, to undergo training.

Following up on a report about her failure to comply, Rent Smart Wales officers attempted to contact the landlord to advise her of her mandatory requirement to register herself and her seven Cardiff properties and, as a self-managing landlord, to complete training and become licensed.

The landlord ignored Rent Smart Wales and failed to take any steps to comply and was subsequently issued with a Fixed Penalty Notice of £150 in April. Her failure to pay led to the prosecution by Cardiff Council, who are responsible for the administration of the scheme on behalf of the Welsh Government.

She was found guilty of 21 offences in her absence at Cardiff Magistrates Court, fined £3,580 and ordered to pay £457 costs.

Landlords and agents have had a full twelve months in which to comply with this legislation

before the November 2016 deadline, when enforcement powers became active.

However, despite this, it seems that there are still some landlords out there who believe they can continue to break the law and not comply. The fact that there have been an ever increasing number of prosecutions in Wales over the past few months, signifies that this is quite clearly not the case.

Changes to EPC's....


In previous articles, we have advised landlords about the Government's proposal to introduce a minimum energy performance rating of E within the private rented sector. We can now confirm that the proposed changes will be implemented in April 2018.

These changes mean that in April 2018, private rented properties will need to have a minimum EPC rating of E or it will be illegal to rent them to tenants. In April next year this change will only apply to new tenancies and renewals but as from April 2020, the rule will be extended to incorporate all private rentals.

Therefore, properties with an EPC rating of F or G will either need to be taken off the market after this date or improvements undertaken to improve the energy efficiency and the rating. Although this date is still eight months away, as we all know only too well, time seems to fly by so April 2018 will be upon us before we know it! Our advice to landlords would be to carry out improvement works sooner rather than later in order to ensure compliance.

The Government is expected to publish specific guidance for landlords later on this year to clarify the changes. The clarification will hopefully include details on any cost capping on the improvement works landlords are expected to carry out and will also confirm that some, if not all, listed buildings are exempt from the change.

Keep an eye on our blog because as soon as the Government publishes the EPC guidance, Moginie James will update landlords.



If any landlord wants advice on how to register properties or how to apply for a licence, please visit rentsmart.gov.wales or contact any member of our lettings staff who will be able to assist.

Alternatively email me on martine@moginiejames.co.uk if you would like a free step by step customer guide to adding your letting agent correctly to your Landlord Registration.



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THE LAST WORD

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Dragon Centre, Cardiff Bay

NAME Bernadette Camilleri
JOB TITLE Manager



**TELL US A LITTLE BIT ABOUT CADWALADERS?
HOW DID IT ALL START?**

Our famous vanilla ice cream was created by Hannah Cadwalader in 1927 and was originally made in the window of our Crickieth café. Today, our ice cream is still made in Wales and the recipe is a closely guarded secret made with local ingredients.

**TELL US MORE ABOUT YOUR
DELICIOUS ICE-CREAMS...**

We have a range of delicious deluxe ice creams available in three sizes in a variety of cones, although our original vanilla ice cream still remains one of our most popular desserts.

We also have an indulgent sundae menu which includes fruity sundaes, warm sundaes and children's sundaes.

**WHAT DO YOU LOVE ABOUT BEING IN
THE RED DRAGON CENTRE?**

There is a lovely relaxed, friendly atmosphere. Customers can unwind in a comfortable location and enjoy being served by the friendliest staff.

**DO YOU HAVE ANYTHING
PLANNED FOR SUMMER?**

We've just introduced our brand new Summer Sundae Menu and will be launching two additional ice cream flavours – stay tuned!

**APART FROM ICE-CREAM, WHAT CAN
VISITORS ALSO ENJOY AT CADWALADERS?**

Drinks-wise, we serve a range of deluxe ice cream shakes, smoothies, frappes and our own coffee which is a Tanzanian/Mexican blend. We have a range of flavoured teas as well as our own house blend loose leaf tea.

On the food front, we have a range of sandwiches and paninis as well as jacket potatoes with a variety of fillings so people can enjoy their lunch or dinner as well as indulging in our famous sweet treats.



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