

Mr E. Gibbon
Clos Y Nant
Cardiff Road
Dinas Powys
South Glamorgan
CF64 4JY

Our ref: PTH301518

01 March 2018

Dear Mr Gibbon,

Colin

RE: Oaklie House, Cardiff Road, Dinas Powys Glamorgan, Wales, CF64

Thank you for inviting us to provide a market appraisal on the above property. It was a pleasure meeting you and inspecting the property.

Whilst we discussed our services in some detail, I would like to emphasise the importance we place on providing a high level of customer service.

Our aim is to maximise your eventual sale price and achieve your specific time scale. In doing so we pride ourselves on keeping you informed every step of the way from prompt feedback on viewings to progressing your sale to a satisfactory completion.

1. OFFICE LOCATION

Peter Alan enjoy an excellent office location in PENARTH. Our prominent position combined with our proactive sales team means we are able to attract a high level of potential purchasers from this location.

2. OFFICE NETWORK

Peter Alan have been established since 1965 and currently have a network covering South Wales extending to over 29 offices. Local and national marketing of your home will maximise your chances of securing a suitable buyer at the best possible price.

3. INTERNET MARKETING

Every property that we place on the market is automatically included on our website www.peteralan.co.uk as well as other national websites including www.zoopla.co.uk and www.rightmove.co.uk thus ensuring the best possible worldwide coverage.

4. PETER ALAN MORTGAGE SERVICES

Our mortgage department will make every effort to qualify prospective purchasers who view/offer to purchase your home, thereby giving us far more control over the transaction and minimising the chances of something going wrong.

5. PETER ALAN HOME CONVEYANCING

Peter Alan have joined with selected Law firms to provide an innovative conveyancing service to their customers.

Peter Alan Home Conveyancing are open 7 days a week and their hours of opening provide a service to customers when it is convenient to them. Monday to Friday 9:00am to 7:00pm, Saturday 9:00am to 4:30pm, Sunday 10:00am to 3:30 pm.

This service is operated on a fixed price, no sale no legal fee, basis, so most of our clients, once they have made the decision to market their home, instruct Peter Alan Home Conveyancing as soon as possible. This action allows your legal representatives to start work immediately on the sale of your home preparing papers so, as soon as Peter Alan find you a buyer, the transaction can move swiftly forward.

The property is a detached new-build in exceptional order and as discussed I would place a value on the property of £185,000.

The price guide we suggested is based on the current market conditions, availability of mortgages and the current demand for this type of property in the area. We would also point out that Peter Alan have not carried out any form of Survey or Valuation on the property and the suggested marketing price is purely an estimate given current market conditions. Should market conditions change in anyway then the marketing price suggested above would need to be reviewed in light of these new circumstances.

Finally, we would like to thank you for your time and courtesy and await further instructions. If we can be of any further assistance, please do not hesitate to contact us.

Yours sincerely,



Paul Davies
Branch Valuer