



## Why Choose Conrad?

### **41, Penyardarren Drive Whitchurch, Cardiff, Glamorgan, CF14 2TT**

I achieved £48,000 over the asking price for this property. Overall had 52 Viewing Requests and booked 30 qualified buyers on a Saturday. Everyone showed up, and over that weekend, I achieved eight offers and two major bidders going at it to secure the property.

We started at the asking price of £220,000 and finished at £268,000, a fantastic result for the seller and the buyer securing a dream location!

### **14, Parc Castell-Y-Mynach Creigiau, Cardiff, Glamorgan, CF15 9NU**

I achieved £35,000 over the asking price for this property. This home hasn't been on the market for 44 years. With the expanded reach of my global database and proactive approach, I achieved 11 viewings, an Asking price of £600,000 and got £635,000.

Also found them an off-market property with my letter strategy and found them a forever home that wasn't even on the open market.

### **314, Barry Road Barry, Glamorgan, CF62 8HF**

57 Viewing Requests before placing it on Rightmove & Zoopla.

Posting this listing as a coming soon with a few images and a basic description to our database and social media to test the waters.

It was on for £230,000. We had 30 viewings booked and 11 offers in total and achieved £250,000 before it made it onto the property portal sites.

The power of a broader database and a tactical sales strategy is better than a reactive agent waiting for the phone to ring.

The difference in picking me could cost you thousands of pounds.

I have several years of experience in the industry and a passion for succeeding.

If a self-employed estate agency was easy, why aren't more agents doing it and giving the service a seller deserves?

The following stories can be proven by checking the land registry or Rightmove sold.