

French doors and floor-to-ceiling windows reveal wonderful views of the couple's garden and surrounding countryside



Thanks to the loft conversion, Pat and Ron now have a sought-after five-bed, three-bath property

# 'Converting our loft earned us £42,000'

Four years ago, Pat and Ron Hughes converted the loft of their Cardiff house, revitalising their home and making a healthy profit

After their children left home, Pat and Ron Hughes had plenty of space in their four-bed detached home. But instead of downsizing, they decided to stay put and invest in their house. 'We knew there was still room for improvement,' explains Pat. 'So we called in an estate agent and asked his opinion. He said our money

would be best spent on converting the loft into an extra bedroom and bathroom. We have a large living space, so an extra bedroom wouldn't make the house feel unbalanced and would make good use of this otherwise wasted space, as well as increase the value of our property.'

After doing their homework and discovering the conversion wouldn't need planning permission and five-bed houses were in demand in the area, the couple got quotes from a few companies and settled on Gallery Lofts, as its designs were so impressive. 'The suggestion of adding a quarter turn to the existing staircase, so it flowed up to the loft room caught our attention,' explains Pat. The plan was to create three areas – a main bedroom, a bathroom with a Japanese theme, wet-room area and hot tub, and a landing linking the two rooms.

After 11 weeks, the conversion was complete. Floor-to-ceiling windows, French windows and two roof windows make it feel light and

spacious. 'I knew it would have great views over the garden and surrounding fields and hills, but I didn't realise just how spectacular it would be,' says Pat. 'My only regret is that we didn't add a balcony. We only thought of it halfway through, which was too late!'

The conversion went down so well that the couple have made it the main bedroom and moved up there themselves. 'We love it,' says Pat. 'It's like a little retreat and I feel like the whole house has been allowed to breathe.' The project has also made financial sense. Now a five-bed, three-bath house, the value of the house has increased by a fantastic £80,000 and the couple have recouped all their costs and made £40,000 to boot.

## The costs

**PROJECT COST**.....£38,000  
**VALUE ADDED**.....up to 21%  
**PROFIT**.....£42,000

The spacious double bedroom is linked to the Japanese-style bathroom by a landing

