

# SEVERN

## How far does urban living go?

A development of five exciting two or three bed living spaces created from the conversion a Victorian cheese factory. The building has been uniquely restored by retaining many of the industrial textures and combining these with cutting-edge architectural flair!



**Style** – Organically hardened New Zealand solid wood flooring to living areas; beautiful European ceramic tiling to bath/shower rooms; 'walk-in' showers; recessed spot lighting.

**Security** – A remote gated entrance with intercom; security lighting; wiring for alarm.

**Outside Space** – With either balconies or terraces; one parking space per unit.

**Practicality** – Gas central heating; heated towel rails.

**Design** – Internal glass balconies; original brickwork; galvanised steel handrails; brushed steel ironmongery; designer kitchens by Rational; integrated appliances by SMEG; designer bathware and fittings.

**Space** – Incredible living spaces; roof lights; double bedrooms.

**Entertainment** – Sky; BT.

# S Q U A R E<sup>2</sup>

# LOOSEMORE

LOOSEMORE

LOVE LIFE LIVE

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Disclaimer- Particulars contained in this brochure are for illustration only and may therefore not represent the actual specifications at our Severn Square development. We operate a policy of continuous product development and individual features such as elevational treatments and interior fittings may vary from time to time. Consequently these particulars should be treated as a general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract, or a warranty. External treatments and landscaping are for demonstration only.

SEVERN SQUARE<sup>2</sup>

URBAN LIVING SPACES

# SEVERN

## Severn Square<sup>2</sup> is urban living.

What is urban living? Is it about sacrificing – Light and space for proximity? Style for functionality? Serenity for excitement?

No! Urban living is not about compromise. It combines incredible living spaces with stunning light, architectural features and luxurious fittings.

This is design at its finest... this is your home and your statement... Severn Square<sup>2</sup> will alter your expectations.



## Creators of urban living.

LOOSEMORE – specialists in urban living... we are committed to urban regeneration... we understand urban life... we are young, innovative and forward thinking... we are unique... and we give you more... more space, more light, more features, more equipment, more value... we are LOOSEMORE.

# S Q U A R E<sup>2</sup>

# SO WHERE IS IT?



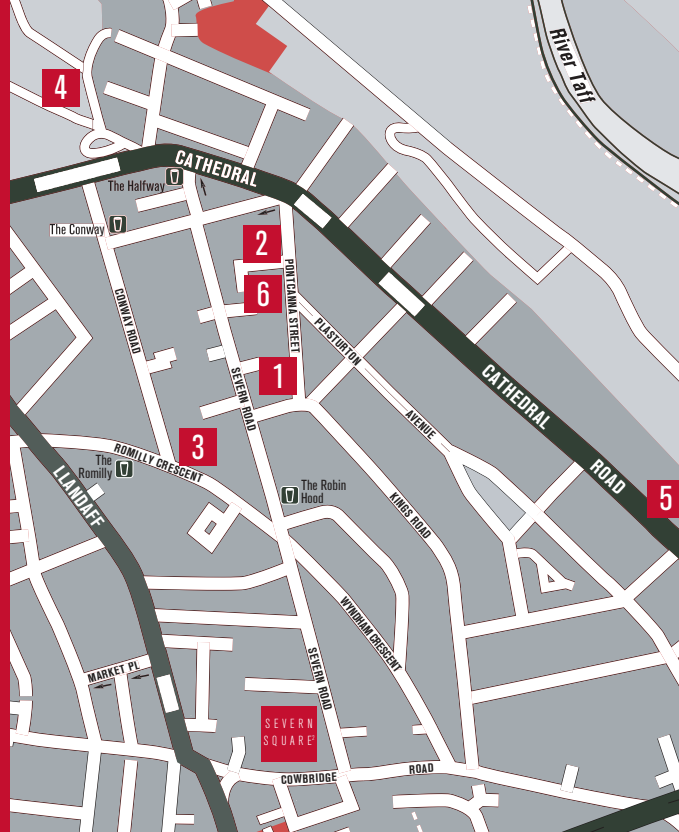
**1. Cameo Café Bar**  
Pontcanna Street



**2. Cibo Café**  
Pontcanna Street



**3. Le Gallois Restaurant**  
Romilly Crescent



**4. Pontcanna Fields & Park**  
Penhill Road



**5. Cayo Arms**  
Cathedral Road



**6. Café Brava**  
Pontcanna Street

To live in one of the most desirable areas of Europe's fastest growing capital is to experience urban life...

Cardiff – Great shops bars and restaurants in the City centre, world-class sport in the Millennium Stadium, summer entertainment in the resurgent Bay.

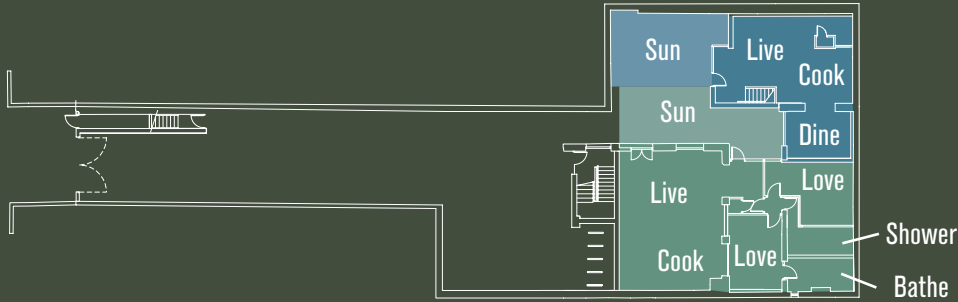
Pontcanna – Funky, young and desirable... design shops; chic cafés; fine restaurants; lively watering holes... you can walk through the vast parkland of Pontcanna fields and into the City.

Canton – The Chapter Arts Centre offers food for your soul... the high street offers convenience for your daily needs.

Severn Square – Everything at its doorstep.

# FLOOR PLANS

## Ground Floor



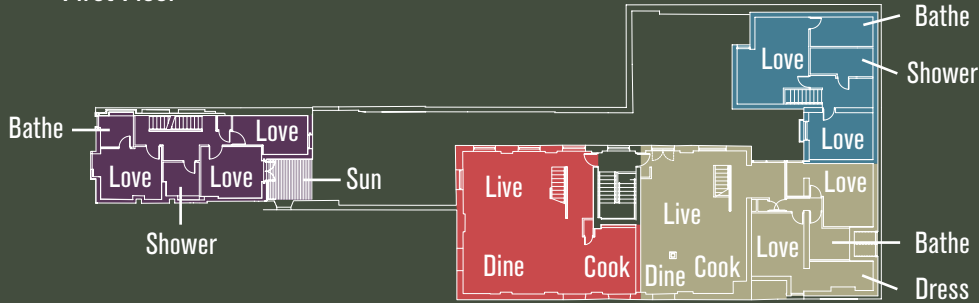
### Unit One

Ground Floor – 60.8m<sup>2</sup>  
 First Floor – 53.7m<sup>2</sup>  
 External – 35.0m<sup>2</sup>

### Unit Two

Ground Floor – 123.5m<sup>2</sup>  
 External – 32.0m<sup>2</sup>

## First Floor



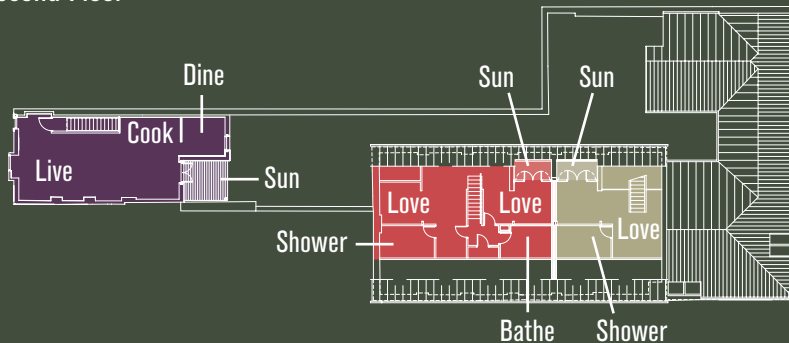
### Unit Three

First Floor – 119.6m<sup>2</sup>  
 Second Floor – 31.5m<sup>2</sup>  
 External – 3.1m<sup>2</sup>

### Unit Four

First Floor – 88.6m<sup>2</sup>  
 Second Floor – 51.5m<sup>2</sup>  
 External – 2.9m<sup>2</sup>

## Second Floor



### Unit Five

First Floor – 63.8m<sup>2</sup>  
 Second Floor – 63.8m<sup>2</sup>  
 External – 15.0m<sup>2</sup>

Disclaimer: Whilst every effort has been made to ensure that the information contained in this floor plan is correct, it is designed as a guide and Loosemore reserves the right to amend the details as necessary and without notice. This does not constitute or form any part of a contract of sale. All measurements are approximate.