

**TheCrescent**

St.Winefride's



Computer generated image is indicative only

### **Welcome to The Crescent ...**

A selection of Cardiff's finest eco-luxury new homes, set in the exclusive enclave of Pontcanna.

The Crescent is part of St Winefride's, the most desirable residential development in Wales. A gated community situated in one of the city's most sought after post codes.

Offering a complete lifestyle solution, The Crescent combines cutting edge architecture with remarkable design and specification.

Sleek, elegant and refined, The Crescent will set a new standard in urban living.



## Pontcanna

Location is everything. That's why we chose Pontcanna as the setting for The Crescent.

As Cardiff's most sought after neighbourhood, this flourishing and leafy suburb is home to some of the city's best restaurants, not to mention boutiques, bars and galleries.

A byword for urban chic, over the years Pontcanna has garnered something of a stellar reputation; the area's immediate proximity to the city centre, abundance of park land and café culture ambience all contributing to its status as one of the most refined and desirable addresses in Wales.





Typical Loosemore interiors

**Loosemore ...**

Loosemore is a niche property company that combines bespoke design led homes, stunning architectural spaces and exquisite interiors.

Continuing to set new standards in the design and build world, Loosemore has been responsible for some of South Wales' most accomplished and well executed developments. From Pontcanna's unique Severn Square, which was created from the conversion of a Victorian cheese factory, to the boutique hotel-inspired Magnolia villa apartments on Cathedral Road, the Loosemore name is swiftly becoming synonymous with quality and inspiration.

What these and other developments share is a commitment to excellence and a desire to set industry standards.





Interior photos of The Terrace showhouse



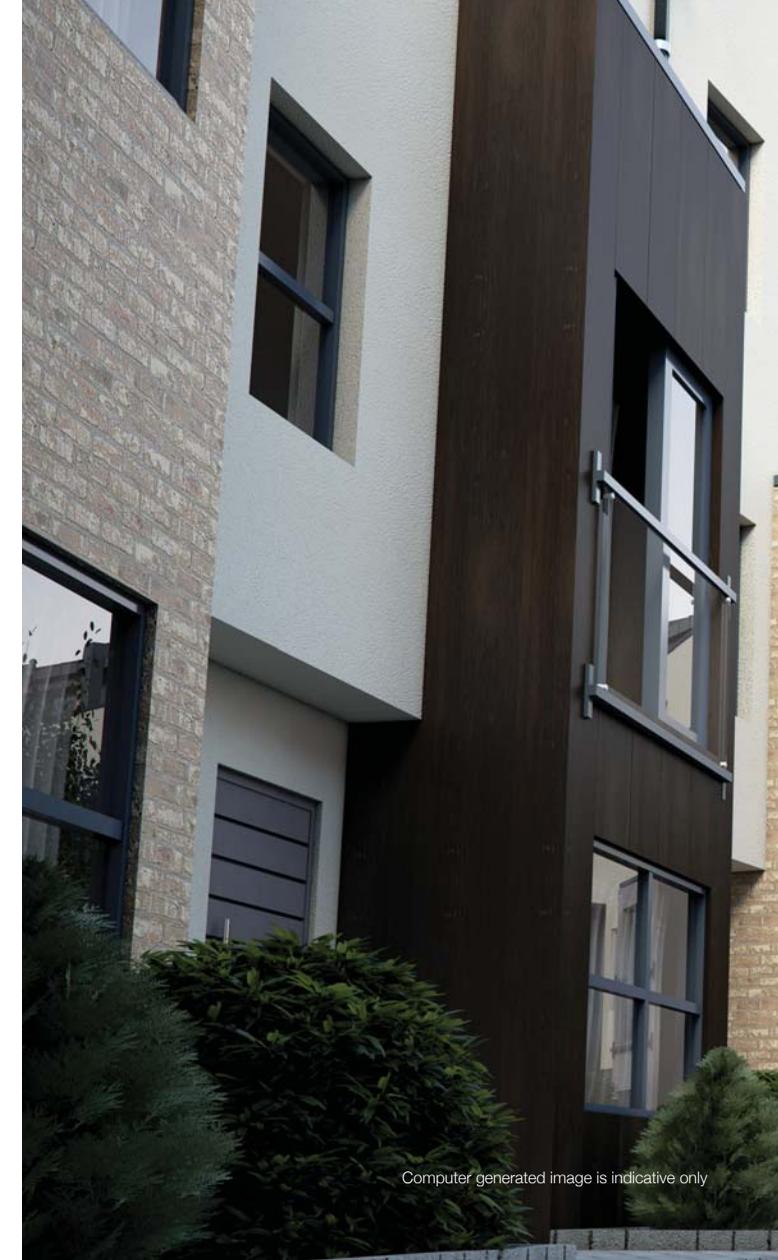
Following on from the sell-out success of its sister development The Terrace, The Crescent is the latest phase in the remarkable St. Winefride's project.

Situated on Conway Road in the heart of Pontcanna, The Crescent offers a selection of twelve three, four and five bedroom townhouses.

Each townhouse is laid out over four floors, and comes with a private rear garden and secure gated off-road parking. Furthermore the top floor incorporates a private roof terrace, perfect for privacy-seeking city dwellers and reading the morning papers.

The Crescent is a blend of superior urban design, indulgent finishes and detail that sets it apart from the crowd. Environmentally sound principles and luxury living are no longer mutually exclusive.

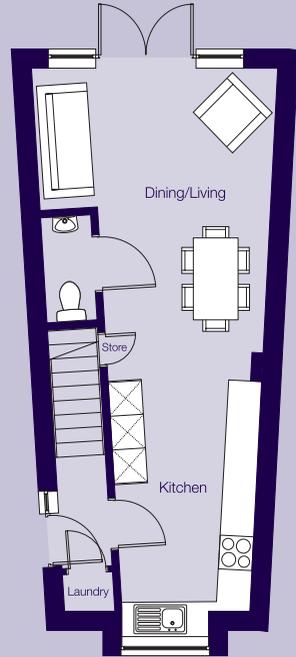
These are homes for those who truly appreciate bespoke architecture and design.



Computer generated image is indicative only

# 01 The Crescent

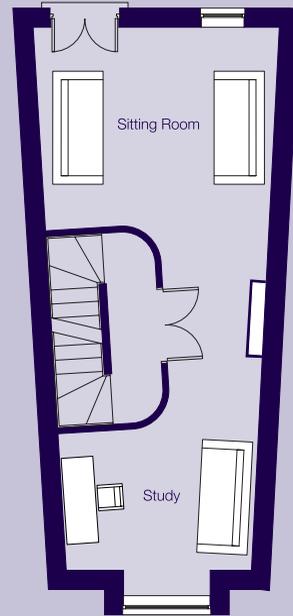
3 bedroom house with roof terrace



## GROUND FLOOR

Kitchen/Dining/Living 10.14m (max) 4.52m (max)

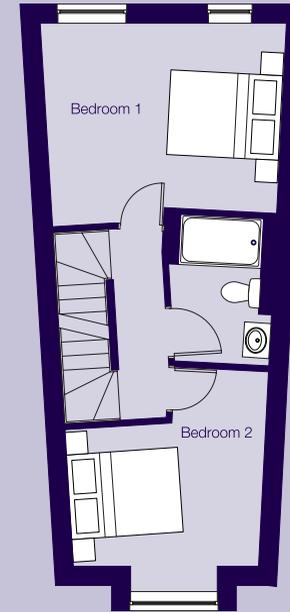
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## FIRST FLOOR

Sitting Room/Study 10.14m (max) 4.52m (max)

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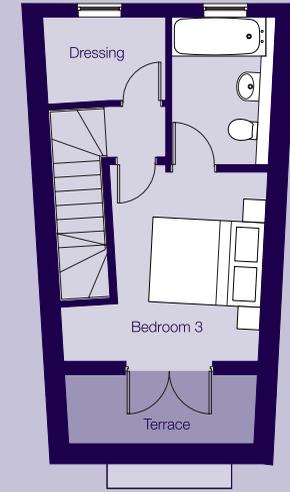


## SECOND FLOOR

Bedroom 1 3.65m (max) 4.52m (max)

Bedroom 2 3.94m (max) 3.64m (max)

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## THIRD FLOOR

Bedroom 3 3.39m (max) 3.49m (max)

Terrace 1.33m (max) 3.49m (max)

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Please note, elevation details and materials may vary from plot to plot and this information is subject to review and therefore potential change. All stated dimensions are subject to tolerances. You are advised, therefore, not to order any carpets, appliances or other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are indicative only and subject to change. Please ask Loosemore or joint agents for details and SAP ratings. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Loosemore reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

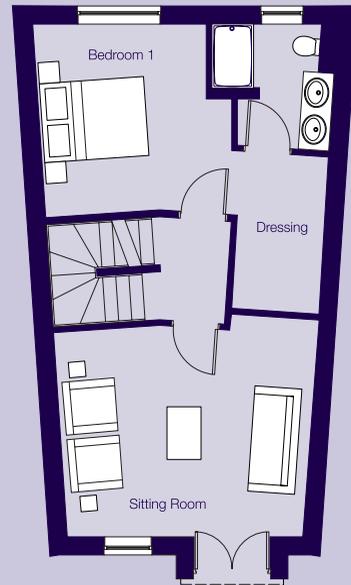
# 02, 09 The Crescent

4 bedroom house with roof terrace



## GROUND FLOOR

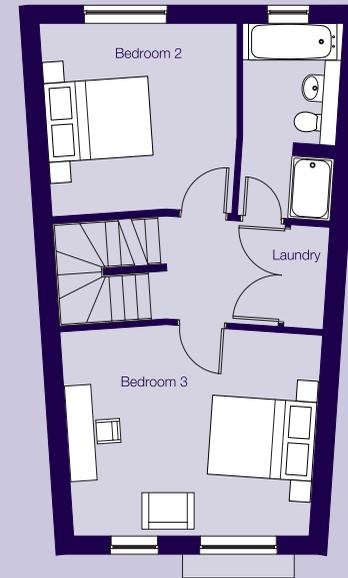
Kitchen/Dining/Living 10.14m (max) 5.82m (max)



## FIRST FLOOR

Sitting Room 4.21m (max) 5.03m (max)

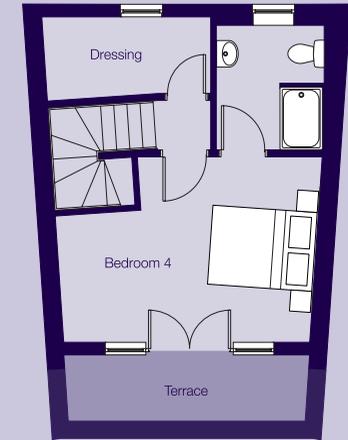
Bedroom 1 3.69m (max) 5.25m (max)



## SECOND FLOOR

Bedroom 2 3.68m (max) 3.85m (max)

Bedroom 3 3.95m (max) 5.03m (max)



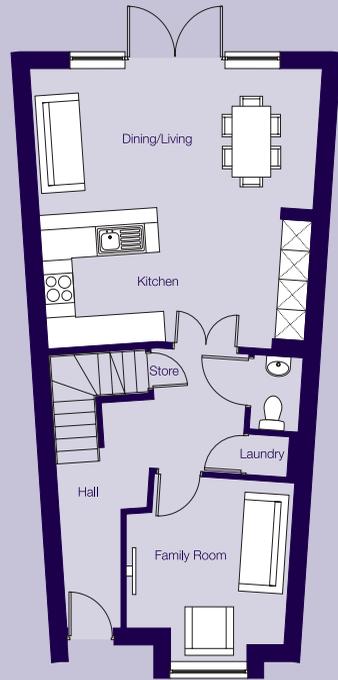
## THIRD FLOOR

Bedroom 4 3.52m (max) 5.03m (max)

Terrace 1.33m (max) 4.57m (max)

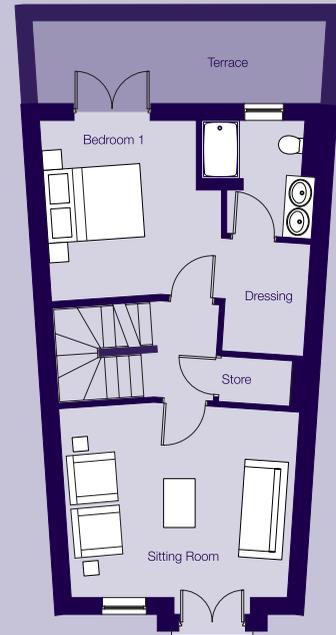
# 03-08 The Crescent

5 bedroom house with two terraces



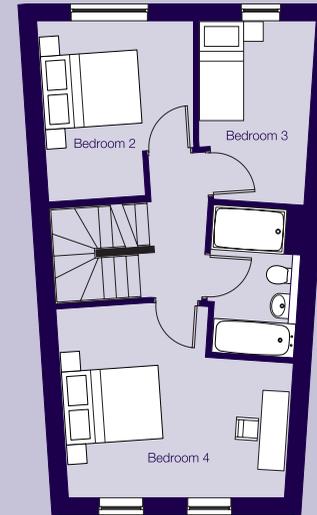
## GROUND FLOOR

Kitchen/Dining/Living	5.71m (max)	5.80m (max)
Family Room	3.64m (max)	3.39m (max)



## FIRST FLOOR

Sitting Room	4.20m (max)	4.01m (max)
Bedroom 1	3.70m (max)	5.25m (max)



## SECOND FLOOR

Bedroom 2	3.70m (max)	3.06m (max)
Bedroom 3	3.77m (max)	2.43m (max)
Bedroom 4	3.85m (max)	4.01m (max)

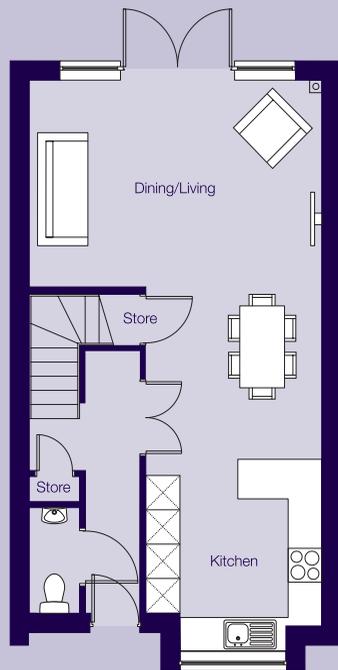


## THIRD FLOOR

Bedroom 5	3.48m (max)	5.25m (max)
Terrace	1.33m (max)	4.40m (max)

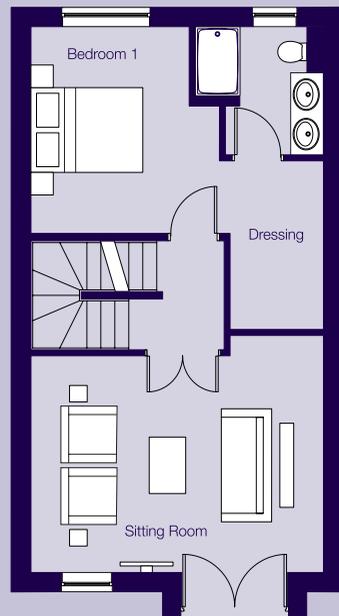
# 10-12 The Crescent

5 bedroom house with roof terrace



## GROUND FLOOR

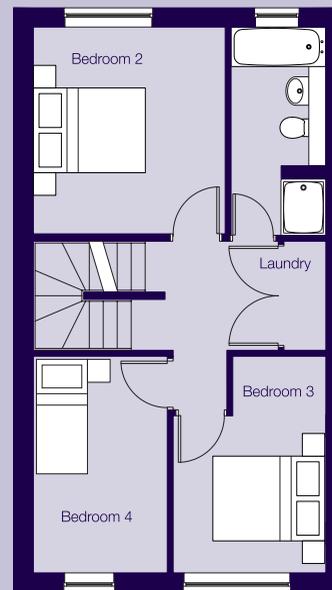
Kitchen/Dining/Living 10.14m (max) 5.24m (max)



## FIRST FLOOR

Sitting Room 4.72m (max) 5.24m (max)

Bedroom 1 3.69m (max) 5.24m (max)

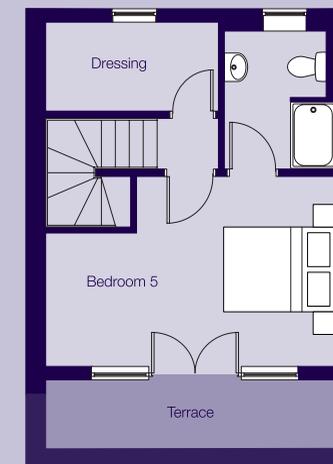


## SECOND FLOOR

Bedroom 2 3.69m 3.44m

Bedroom 3 3.87m (max) 2.83m (max)

Bedroom 4 3.87m 2.34m



## THIRD FLOOR

Bedroom 5 3.41m (max) 5.24m (max)

Terrace 1.33m (max) 5.24m (max)

Dimensions to No 12 vary.  
Contact Loosemore or joint agents for details.



### Details ...

Sometimes it's the littlest things that make a house a home, and at The Crescent it's certainly all in the details.

Many of the UK and Europe's leading specialists and manufacturers are providing the separate elements that together will create the perfect example of a modern living space.

On the outside, The Crescent incorporates rich materials such as zinc and bronze. On the inside, think integrated wine coolers, underfloor heating, oversized showers and luxe interior design touches that will inspire, stimulate and delight.

The Crescent is a cut above.

Interior photos of The Terrace showhouse



## GENERAL

Concept, interior & specification by Loosemore

Complete 10 year warranty against structural defects provided by Premier Guarantee

Code for Sustainable Homes 3+ rating - current 'Best Practice'

External finishes including render, bronze and zinc cladding.

Traditional construction with highly insulated cavity walls

Zinc Roof

Two parking spaces per house (one for three bed house) within secure, gated and walled environment

## KITCHENS

German engineered rigid handle-less kitchens

Composite stone work surfaces with engraved drainer board and upstands

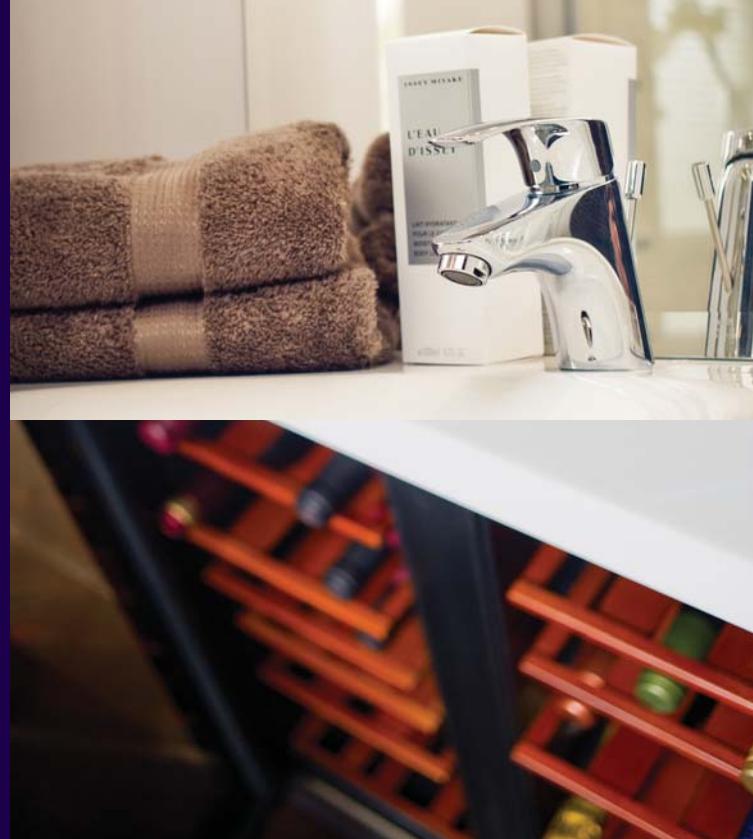
Integrated Bosch fridge freezer & dishwasher

Two Bosch single ovens (or double oven)

Bosch ceramic hob with recessed Bosch extractor

Wine cooler

Undermount stainless steel sink with chrome mixer tap



## BATHROOMS

Boutique bathrooms designed by Loosemore

Feature wall and floor tiles

Sanitaryware and brassware by Roca/Laufen group

Extra wide shower cubicles with concealed mixers

Stunning double wash hand basin with vanity unit to master en-suite

## HEATING/LAUNDRY

High efficiency air to water heat pump- the latest in eco-friendly central heating and hot water systems.

Underfloor heating throughout - thermostatically controlled in each room.

Laundry cupboard, plumbed for washing machine and space for dryer.

## WINDOWS/DOORS

Double-glazed wall/doors to rear of ground floor

Double glazed windows and external doors with low-e glass

Solid timber front door

A mixture of glazed and solid wood veneered internal doors with chrome ironmongery

## ELECTRICAL/SECURITY

Mood lighting with use of recessed downlighting (kitchen/dining/living) and 5-amp sockets (sitting room).

Intruder alarm

Full sprinkler system

Mains linked smoke detection

Chrome switches and sockets

TV points wired for Sky+ in sitting room, kitchen and master bed (Sky dish not fitted as standard)

Telephone points in sitting room, kitchen and master bed.

Low energy lighting throughout

## EXTERNAL

Landscaped rear garden including terrace, timber fencing, seeded grass and planted area

Stunning tiled roof terrace

Aluminium rainwater goods

Water butt and composter provided

Drying line

## DECORATION

Painted finishes in colours selected by Loosemore

Choice of stunning floor finishes throughout ground floor (dependant on build programme)



**The Crescent, St Winefride's**  
 Conway Road  
 Pontcanna, Cardiff CF11 9NT

Please note, the masterplan and development layout shown are digital illustrations only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Loosemore reserves the right to amend the layout and specification as necessary and without notice. Please ask Loosemore or our joint agents for further details.

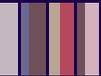




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Design & Project Management by:

L O O S E M O R E . E U

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