SELL RIGHT
RESIDENTIAL ESTATE AGENTS

Fleming Walk
Church Village Pontypridd, CF38 1GF

£130,000

- **NO ONWARD CHAIN**
- **TWO BEDROOMS**
- **FIRST FLOOR FLAT**
- **OFF ROAD PARKING SPACE**
- **GARAGE**
- **SPACIOUS LOUNGE/DINER**

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** FIRST FLOOR APARTMENT * TWO BEDROOMS * OFF ROAD PARKING SPACE * GARAGE **

Sell Right Estate Agents are proud to present to the market this well presented two bedroom, first floor apartment set in the highly sought after St. David's Manor estate of Church Village. The estate is also located within a stones throw of the centre of Church Village where you can find an array of cafes, shops and amenities as well being within walking distance to Garth Olwg Welsh speaking primary and secondary schools. The first floor accommodation features an entrance hallway, downstairs W.C and bedroom two. The second floor benefits from a landing area, shower room, bedroom one and a spacious lounge/diner which opens up into the kitchen. Externally the property boasts an off road parking space and a garage. Please contact Sell Right Estate Agents to book your viewing on this spacious apartment.

Tenure: Leasehold
Lease term remining: 977 years
Ground rent: £174 per year
Service charges: £3540.12 per year
Council Tax Band: C
Annual Gross Council Tax Charge: £1964.76
Parking: Designated parking space
Water - Mains feed
Electricity - Mains feed
Sewerage - Connected to public sewer
Heating - Electric heaters
Broadband Availability Checker - https://checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile Phone Coverage Checker - https://checker.ofcom.org.uk/en-gb/mobile-coverage

Entrance Hallway
Door to communal hallway, plastered walls and ceiling, carpet flooring, doors to downstairs W.C and bedroom two, stairs to upper floor.

Downstairs W.C
UPVC double glazed window, plastered walls and ceiling, carpet flooring, W.C, wash hand basin.

Bedroom Two 10' 2" x 6' 4" (3.10m x 1.92m)
UPVC double glazed window, plastered walls and ceiling, carpet flooring.

Upper Floor Hallway
Plastered walls and ceiling, carpet flooring, doors to bedroom one, lounge/diner and shower room.

Bedroom One 8' 9" x 13' 10" (2.66m x 4.22m)
UPVC double glazed window, plastered walls and ceiling, carpet flooring, doors to built in wardrobes.

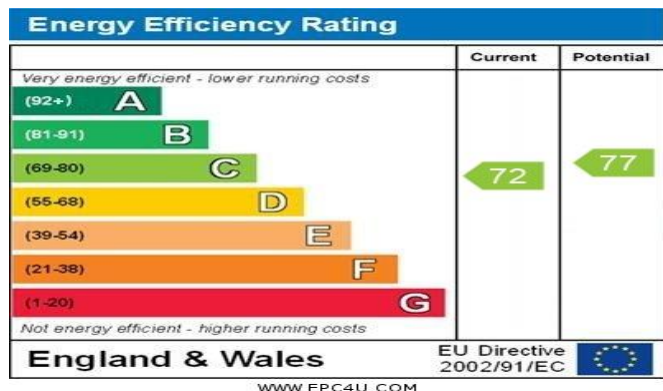### Lounge/Diner 21' 10" x 10' 5" (6.66m x 3.18m)
UPVC double glazed windows, plastered walls and ceiling, carpet flooring, opening to kitchen.

Kitchen 10' 4" x 6' 9" (3.15m x 2.06m)
Plastered walls and ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, space for washing machine and fridge/freezer.

Shower Room 5' 6" x 6' 9" (1.68m x 2.06m)
UPVC double glazed window, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C, wash hand basin, walk in shower cubicle.