



## Fleming Walk

Church Village Pontypridd, CF38 1GF

**£125,000**

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

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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 remaining: 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>

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### 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)

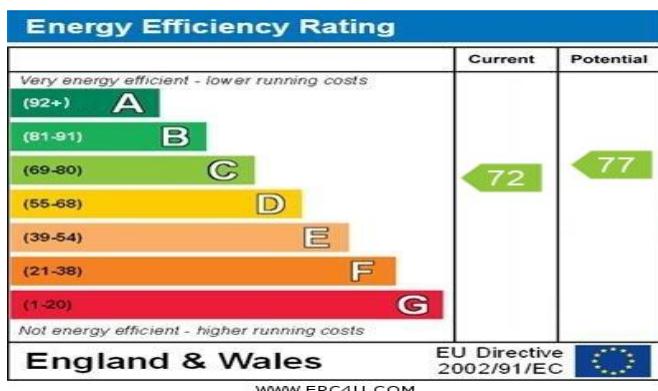
Plastered walls and ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, space for washing machine and fridge/freezer.

### 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.

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



### DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

**Measurements:** Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

**Services:** Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

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