



Fleming Walk, Church Village, Pontypridd, Rhondda
1GF

DanielMatthews
ESTATE AGENTS

Fleming Walk, Church Village, Pontypridd, Rhondda Cynon Taff. CF38 1GF

£130,000

** SITTING TENANT IN SITU **

Daniel Matthew Estate Agents are pleased to offer for sale this two bedroom top floor apartment set in the highly sought after St. David's Manor estate of Church Village. This estate is within walking distance of the centre of Church Village where you can find local amenities and great school catchment. The apartment comprises hallway, open plan lounge/kitchen, bathroom and two bedrooms. Further benefits are allocated parking space and single garage, the property will be sold with a sitting tenant in situ, viewings are highly recommended, please contact a member of our team on 01446 502806.

Hallway

Enter via composite door, plain ceiling, plain walls, laminate flooring, loft access, two storage cupboards, doors leading to;



Lounge/Kitchen

(16' 03" x 15' 09" Max) or (4.95m x 4.80m Max)

X2 UPVC double glazed windows to front aspect, plain ceiling, plain walls, laminate flooring, two wall mounted electric heaters, A range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven and four ring electric hob, extractor fan, space for fridge/freezer and plumbing for washing machine.

Bathroom

(6' 03" x 5' 06") or (1.91m x 1.68m)

Plain ceiling, plain walls, tiled splashback, laminate flooring, three piece white suite comprises low level WC, pedestal wash hand basin, panelled bath with over head shower and mixer tap.

Bedroom One

(11' 06" x 10' 04") or (3.51m x 3.15m)

Two UPVC double glazed window to rear aspect, plain ceiling, plain walls, laminate flooring, wall mounted electric heater, built in wardrobes.

Bedroom Two

(10' 02" x 10' 0") or (3.10m x 3.05m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, laminate flooring, electric heater.

Outside

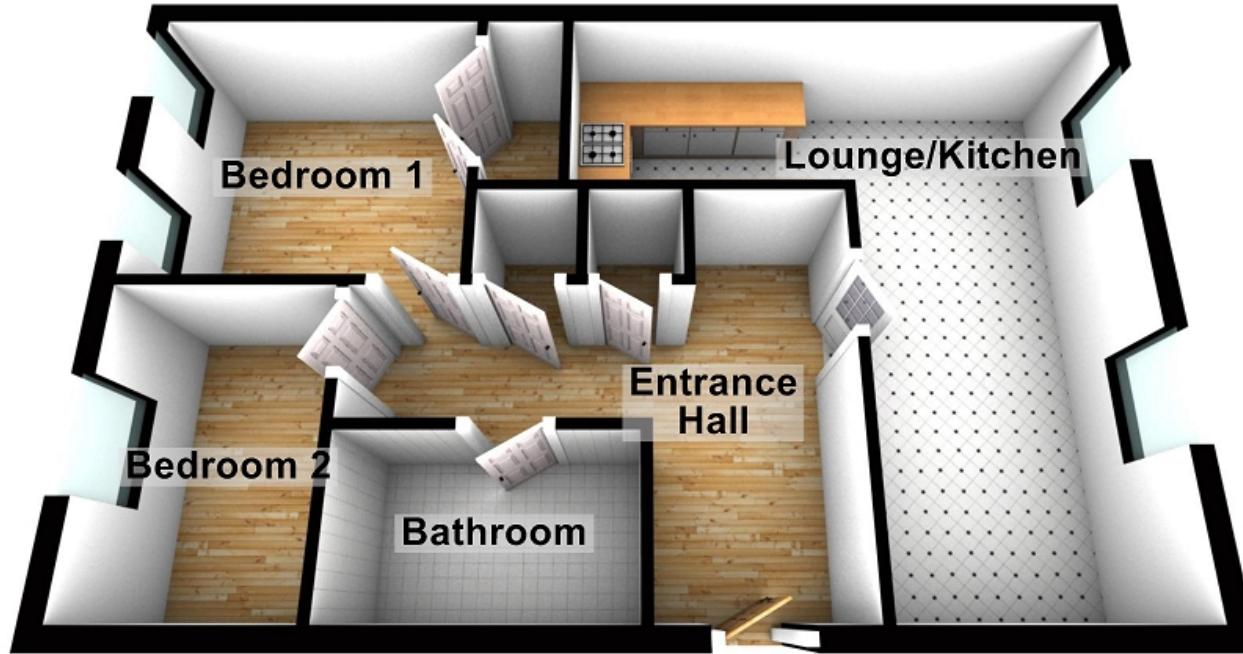
Enter via a communal door, staircase leading to first floor and second floor,

Outside, to the rear of the property, one allocated parking space and garage.



Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 48.2 sq. metres (519.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.