



Fleming Walk, Church Village Pontypridd CF38 1GF



welcome to

Fleming Walk, Church Village Pontypridd

With Exceptional Parkland Views, 999 Year Lease, En-Suite And Garage, This Spacious Ground Floor Apartment Is Sure To Impress! We're delighted to offer for sale with no onward sale a tastefully presented modern flat, with easy access to local amenities and transport links.



With Exceptional Parkland Views, 999 Year Lease, En-Suite And Garage, This Spacious Ground Floor Apartment Is Sure To Impress! We're delighted to offer for sale with no onward sale a tastefully presented modern flat, with easy access to local amenities and transport links. An excellent choice for any professional first time buyer or perhaps an older purchaser looking to downsize however retain a fantastic amount of storage.

The property comprises; Entrance hall with useful built in cupboards, light and airy reception room with impressive views, open into a kitchen area with some fitted appliances. There are two double bedrooms, alongside en-suite shower room and stylish bathroom. Externally the property benefits from a garage of approx 17" and off street parking space. Additional features include no onward chain, electric heating and double glazing.

Properties of this nature are rare to the market, we recommend calling early to secure your viewing and avoid missing out!

Entrance Hall

Reception Room

15' 1" widest x 17' 1" widest (4.60m widest x 5.21m widest)

Kitchen

Bedroom One

10' 1" widest x 10' 1" widest (3.07m widest x 3.07m widest)

En-Suite

Bedroom Two

9' 1" widest x 9' widest (2.77m widest x 2.74m widest)

Bathroom

Garage

17' x 8' (5.18m x 2.44m)

Off Street Parking



view this property online allenandharris.co.uk/Property/TBG110036



welcome to

Fleming Walk, Church Village Pontypridd

- Well-Presented Ground Floor Flat In A Sought After Location
- Fantastic Parkland Views To Rear
- Garage And Off Street Parking
- Spacious Reception Room
- Modern Kitchen Area With Some Fitted Appliances

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/TBG110036



Property Ref:
TBG110036 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk