



Fleming Walk

Church Village Pontypridd, CF38 1GF

£135,000

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

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**** NO ONWARD CHAIN * TWO BEDROOMS * OFF ROAD PARKING SPACE * GARAGE * TWO DOUBLE BEDROOMS ****

Situated within the popular St. David's Manor development in Church Village, this well-proportioned two-bedroom first-floor apartment offers spacious and versatile accommodation throughout.

The property comprises a generous entrance hallway with built-in storage, a spacious open-plan living, kitchen and dining area, two well-proportioned bedrooms and a family bathroom.

Externally, the property further benefits from a garage and designated off-road parking space, whilst being conveniently located within a short distance of attractive green open spaces.

Tenure: Leasehold

Lease term remaining: 975 years remaining

Ground rent: £172 per year

Service charges: £2204 per year

Council Tax Band: C

Annual Gross Council Tax Charge: £2052.79

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

Plastered walls and ceiling, laminate flooring, doors to built in storage, bathroom, two bedrooms and open plan kitchen/lounge/dining room.

Open Plan Kitchen/Living/Dining Room 16' 0" x 16' 2" (4.88m x 4.93m)

UPVC double glazed windows to front, plastered walls and ceiling, laminate 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.

Bathroom 5' 6" x 6' 4" (1.68m x 1.92m)

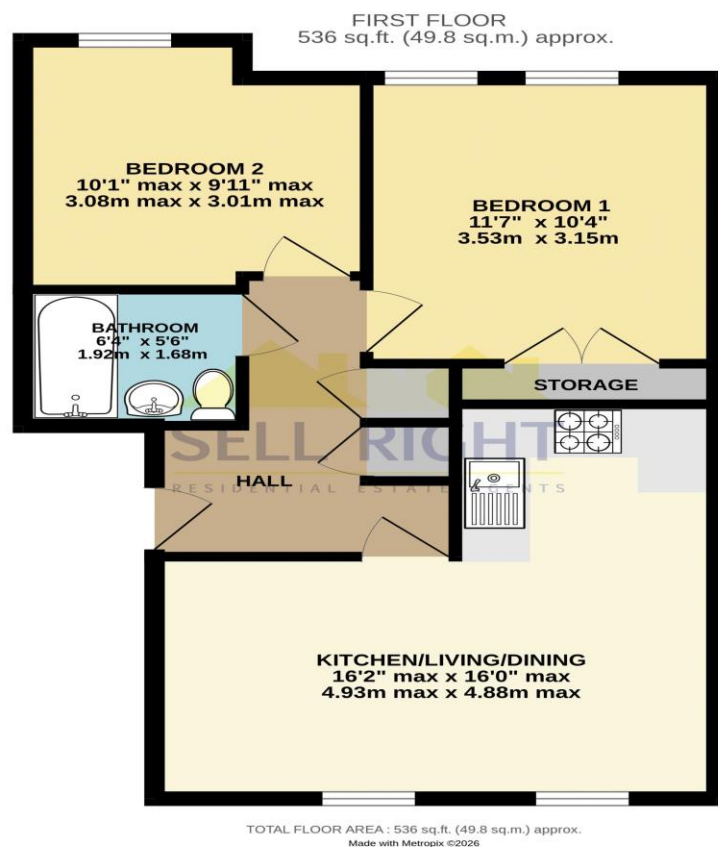
Tiled walls and flooring, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 11' 7" x 10' 4" (3.53m x 3.15m)

UPVC double glazed windows to rear, plastered walls and ceiling, laminate flooring, doors to built in wardrobes.

Bedroom Two 10' 1" x 9' 11" (3.08m x 3.01m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring.



DISCLAIMER

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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.