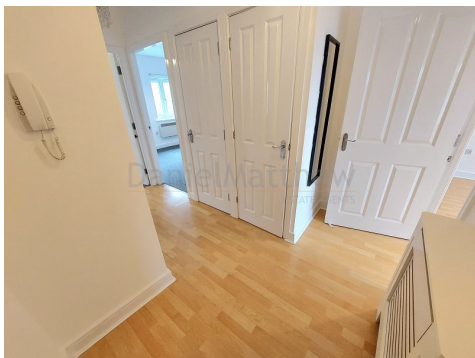




Fleming Walk, Church Village, Pontypridd, Rhondda Cynon Taff. CF38 1GF

**£850 Monthly**



**Daniel Matthew Estate Agents**  
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**DanielMatthew**  
ESTATE AGENTS



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

### £850 Monthly

\* WATER RATES INCLUDED \* Daniel Matthew Estate Agents are pleased to offer to let 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, the property is unfurnished and available 1st April 2024. Viewings are highly recommended, please call on 01446 502806 to view.



### 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.

### Services

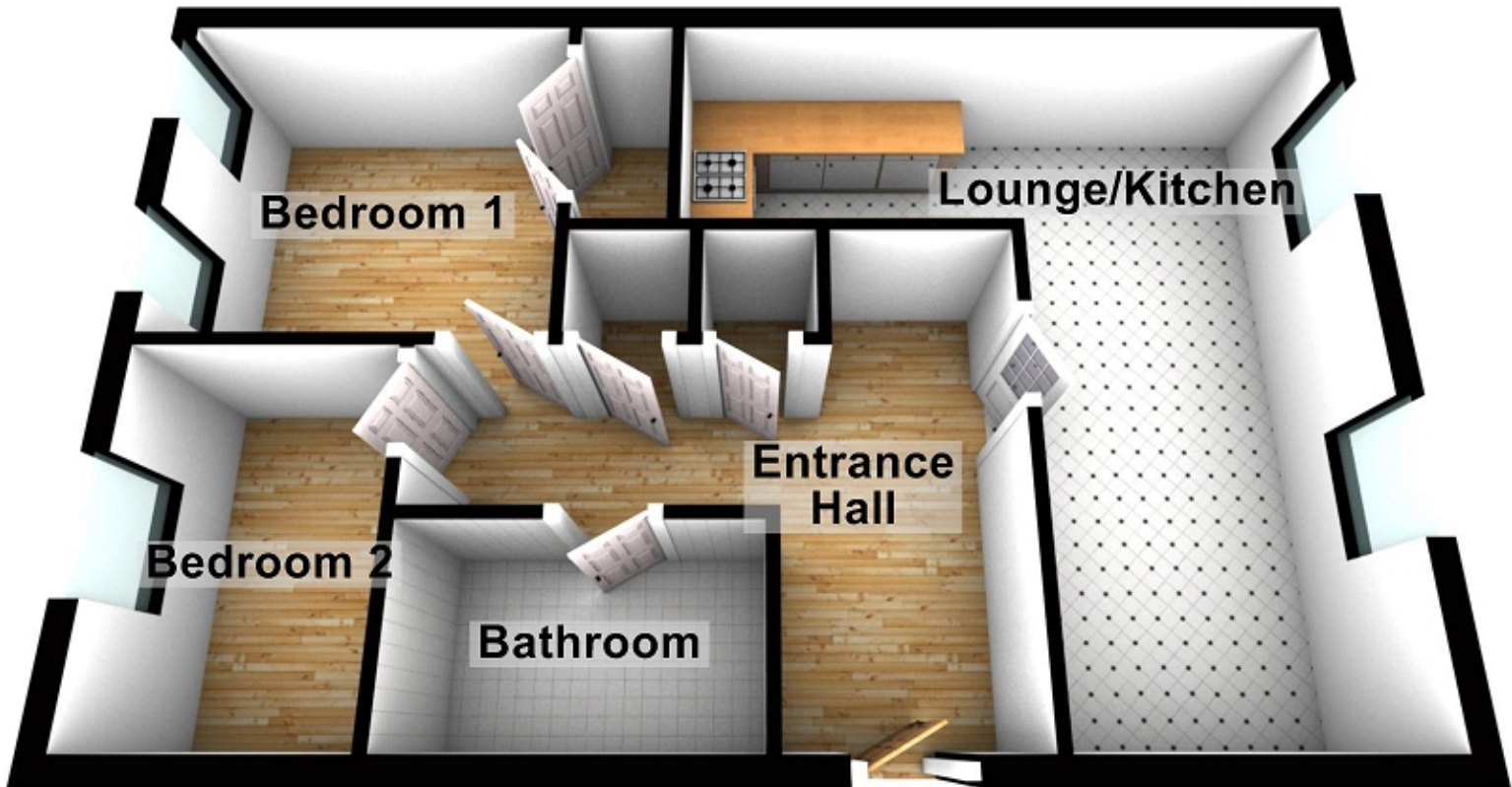
This property has the following services: Mains electricity, mains water, mains drainage






# 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+) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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