









## H2S3740

## Town house in Beniarjo

## 235,000€

SPACIOUS MODERN TOWN HOUSE WITH 3 DOUBLE BEDROOMS

PLUNGE POOL WITH DECKING AND SUNBATHING AROUND

TOWN LOCATION WITH A BUS ROUTE TO GANDIA

BUILT IN 2004. BUILD SIZE 273M<sup>2</sup>. PLOT 230M<sup>2</sup>

2 BATHROOMS, GARAGE, GAMES ROOM/OFFICE

CENTRAL AIR CONDITIOING HOT AND COLD

PRIVATE DINING TERRACE OFF THE SITTING ROOM

IBI 470€ BASURA 160€ AND COMMUNAL FEES 120€ Per year

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



A modern 3-bedroom, 2-bathroom townhouse situated on the corner position with plenty of natural light, plunge pool secure garage with office area/ games room or guest room. Situated in the very pretty town of Beniarjo with local supermarket, bars, restaurants, vets, doctors and a bus route to Gandia.

The approach to the house has a pedestrian gate and underground parking which is secure with the communal door and then a private electric door giving access directly into the house.

Lounge dining room with sliding patio doors leading out to a pleasant dining terrace, window to the front and a picture window overlooking the plunge pool. Ceiling lighting and fan, very nice dining area with low lighting over the table, stairs to the first floor, door to access the lower floor and doors off to:

Kitchen breakfast room is a super-size with an extensive range of base and wall units, fitted oven, microwave, dishwasher, hob with extractor over, single sink and drainer with mixer tap and window over, ceiling lighting, large fridge freezer, space for a large dining table and door to the utility room.

Utility room with washing machine, scrub sink, lighting, hot water cylinder and storage.

Downstairs shower room with a walk-in shower, vanity unit, with wall mirror over, W.C and lighting.

1st floor landing with lighting and doors off to the 3 bedrooms and family shower room.

Bedroom 1 has the corner position with sliding patio doors to a private balcony which has space for a table and two chairs. The bedroom has a walk-in wardrobe (the owner tells me this could be the ensuite, ceiling lighting and fan.

Bedroom 2 is a generous double bedroom with a window and lighting.

Bedroom 3 is another generous bedroom with two built in wardrobes, window and lighting.

Family bathroom with a full-length bath with a shower and shower screen over, double vanity unit with wall mirror and lighting over, W.C, bidet, wall heater and ceiling lighting.

Lower floor/basement/garage is a massive area, ideal for working from home/games room/gymnasium or whatever you wish to use it for. It has lighting and several windows letting in natural light, sliding doors to divide the room off from the garage.

Garage with an electric up and over door, lighting the entrance for the garage has another door with a remote access.

Store room is very big, large enough for motorbikes and additional storage.

The house has vented hot and cold air conditioning, it is a very well-maintained property that would make a lovely home.

The garden has space for sunbathing and a terrace off the sitting room for dining and entertaining. Plunge pool which is perfect for cooling down in the summer months.

The town is a self-sufficient town with supermarket, bars, restaurants, medical centre, bakery, weekly market and on a bus route to Gandia. A really nice and friendly Spanish town.