



H2S3740

Town house in Beniarjo

235,000€

SPACIOUS MODERN TOWN HOUSE WITH 3 DOUBLE BEDROOMS

2 BATHROOMS, GARAGE, GAMES ROOM/OFFICE

PLUNGE POOL WITH DECKING AND SUNBATHING AROUND

CENTRAL AIR CONDITIOING HOT AND COLD

TOWN LOCATION WITH A BUS ROUTE TO GANDIA

PRIVATE DINING TERRACE OFF THE SITTING ROOM

BUILT IN 2004. BUILD SIZE 273M². PLOT 230M²

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

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.