







H2S3752

Town house in Ador

170,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS

BUILT IN 1887. BUILD 211M². IBI 380€. BASURA 75€

2 TERRACES, FRONT A BACK OF HOUSE

LOVELY SPACIOUS HOUSE BUT NOT TOO BIG.

SEMI DETACHED WITH CHARACTER

GOOD TOWN LOCATION, LOCAL WALKING ROUTES

VERY LITTLE WORK REQUIRED

TOWN HAS ALL YEAR USABLE SWIMMING POOL

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MONEY LAUNDERING REGULATIONS 2003

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.



Character semi detached town house the pretty town of Ador, with a mini supermarket, bars, restaurants, bakers, butchers, municipal swimming pool and a bus route to Gandia and Villalonga. 3 double bedrooms, 2 bathrooms and 2 terraces.

The approach to the house has a gated entrance leading into the front terrace which has space for seating and entertaining, outside light and water tap. The main doors are double opening and have glazed windows for light which can be opened in the summer to let air in or closed completely for privacy.

Lounge dining room with beautiful barrelled ceilings an exposed timber beams, the height of the ceilings are very impressive, dining area to the front with a double glazed window and ceiling light. Sitting are with beams and barrelled ceilings, lighting. Open fireplace and a serving hatch to the kitchen.

Rear hall with door to guest cloakroom.

Cloakroom with a W.C, vanity unit, window and lighting.

Kitchen with a range of base units, fitted oven, hob and extractor over, double sink with window overlooking the rear courtyard, walk in pantry with fridge freezer and storage.

Rear courtyard with a brick built BBQ house, space for dining and entertaining and a very useful store room.

Staircase leading to the first floor is really beautiful with Valencian tiles, window with coloured glass and a wrought iron banister.

Landing is massive, this would make a lovely library or study area. With doors off to:

Bedroom 1 with double opening patio doors leading to a small balcony, 2 sets of built in wardrobes in a dressing area and ceiling fan with lighting. Exposed timber beams to the ceiling giving plenty of character.

Bedroom 2 with double opening patio doors leading t the balcony at the front, built in double wardrobes and lighting.

Family bathroom with a full length bath, vanity unit, W.C, bidet, window and lighting.

Bedroom 3 with triple built in wardrobes, window in the bedroom area, dressing area and study area. Exposed timber beams, lighting and door leading to the utility on the patio.

Patio with a door to the street, space and plumbing for washing machine.

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