



H2S3752

Town house in Ador

170,000€

3 DOUBLE BEDROOMS. 2 BATHROOMS

SEMI DETACHED WITH CHARACTER

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

GOOD TOWN LOCATION, LOCAL WALKING ROUTES

2 TERRACES, FRONT A BACK OF HOUSE

VERY LITTLE WORK REQUIRED

LOVELY SPACIOUS HOUSE BUT NOT TOO BIG.

TOWN HAS ALL YEAR USABLE SWIMMING POOL

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 area 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 to 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.