



H2S3786

Town house in Alfauir

150,000€

3 DOUBLE BEDROOMS, 2 BATHROOMS

SPACIOUS GARAGE WITH WORKSHOP

TERRACES AND GARDEN

PART CENTRAL HEATING AND DOUBLE GLAZING

VIEWS OVER THE AVOCADO GROVES AND MOUNTAINS

FRIENDLY WELCOMING TOWN

AGE 1991. BUILD 211M<sup>2</sup>. PLOT 120M<sup>2</sup>

LOCAL SWIMMING POOL, SUPERMARKET ETC

Situated in a really pretty small town just a 10 minute drive to Gandia city and train station to Valencia. This is a modern house with 3 bedrooms, 2 bathroom, courtyard, massive garage and workshop and in walking distance to the town amenities and the neighbouring town of Rotova.

The approach to the house is via a canopied porch with lighting a door to the reception hall.

Reception hall has a door leading to the garage and plenty of useful storage, radiator, lighting, stairs to the main living accommodation and natural light with windows around the front door.

Sitting room is lovedly and light with a window and sliding patio doors leading to a small balcony, lighting, wood burning stove inset into a fireplace with a feature surround, radiator and double opening doors leading to the hall.

Kitchen dining room with a range of base and wall units, fitted oven, hob and extractor over, space for fridge freezer, double sink with mixer tap, open arch to the utility room. This room was previously two rooms, it was bedroom 4 and the kitchen next door. The current owners wanted a more spacious kitchen and incorporated the bedroom to make a very spacious kitchen dining room.

Utility room with space and plumbing for washing machine, radiator, patio doors leading to the rear terrace.

Rear terrace enjoys afternoon sunshine and beautiful sunset over the mountains and countryside behind.

Family bathroom 2. With a bath, wash basin, wall mounted heated towel rail, W.C and lighting.

#### The 2nd floor

Bedroom 1 is a lovely size main bedroom with built in triple wardrobes, window to the front, lighting and patio doors leading to the breakfast balcony.

Bedroom 2 is another double bedroom with a window to the rear and amazing views over the avocado trees towards the mountains. Built in wardrobes and lighting.

Bedroom 3 is also double bedroom with a window to the rear and amazing views over the avocado trees towards the mountains. Built in wardrobes and lighting.

Garage can accommodate two vehicles easily and has a workshop and storage in the rear. Lighting and door to the boiler room.

Boiler room with the oil tank and boiler for the heating.

Rear courtyard is currently used for growing vegetables and has a beautiful lemon tree.

The town has a municipal swimming pool, several bars serving food, supermarket, doctors, chemist, auditorium, bakers and plenty of beautiful walking routes.

Rotova is the neighbouring town and this is in walking distance, which has more shops, bars, banks and other things Alfauir does not have.

Alfauir is on a bus route to Gandia and the beaches are about a 15 minute drive away. Gandia also has a train station with the service running to Valencia.