



H2S3869

Town house in Beniarjo

149,000€

BUILT IN 1982. BUILD 154M². IBI 267€ PER YEAR

3 DOUBLE BEDROOMS, 2 BATHROOMS

2 RECEPTION ROOMS, ROOF TERRACE WITH UTILITY

TOWN LOCATION, QUIET STREET

NO WORK REQUIRED. MOVE IN CONDITION

NEW KITCHEN WITH AMERICAN FRIDGE FREEZER

WALKING DISTANCE TO RESTAURANTS, SUPERMARKET

LOCAL SPORTS CENTRE WITH SWIMMING POOL

BUS ROUTE TO GANDIA AND GANDIA HAS A TRAIN STATION

VIEWING RECOMMENDED

This is an excellent house and it has a quality about it not to miss. With a sunny roof terrace, 3 double bedrooms, 2 bathrooms, 2 reception rooms, modern kitchen with American fridge freezer and in walking distance to the local baker, butcher, supermarket, square with weekly market, municipal pool and sports centre. Bus route to Gandia and Villalonga.

The house has two entrances, 1 at the front and 1 to the back. The rear entrance has on street parking and the front is mainly pedestrian, although you can get a car down the road but it is not a through road. Nice and quiet.

The main door to the front of the house leads into the lounge dining room.

Lounge dining room with a window t the front of the house, high ceilings with a ceiling light point, serving hatch leading to the kitchen, hot and cold air conditioning unit and coving. Main door with window to the side and over.

Kitchen is modern with a range of base and wall units, fitted oven, hob, extractor. Dishwasher, microwave and fridge freezer included.

Reception room 2 has an open fireplace, window to the rear and lighting.

Shower room (downstairs) with a walk-in shower, W.V, wash basin, cupboard with a scrub sink and wash basin.

1st floor landing has a double cupboard which is perfect for storing towels and be linen.

Bedroom 1 is at the front of the house with double opening French doors, hot and cold air conditioning unit and a ceiling light with a fan.

Bedroom 2 is at the rear of the property with a window, a range of built in wardrobes, wall heater and ceiling light with a fan.

Bedroom 3 is a twin bedroom with a window and lighting.

Family bathroom with a full-length bath and shower over, Vanity unit with plenty of storage, W.C window, hot water cylinder and lighting.

Roof terrace is a sunny position with plenty for entertaining space and a very useful store room with the utility. On the roof of the entrance there is a solar hot water system and solar panels.

The roof terrace would benefit of some privacy and this is possible as you are allowed to put up some fencing or grow some plants with some pretty trellises.

The town has restaurants, coffee shops, bars, supermarket, municipal swimming pool, bank, sports centre, butchers, bakers, vets, medical centre, auditorium and many other things for all year living.

Beaches are around a 10-minute drive away, Gandia and the train station to Valencia is also about a 10-minute drive, lovely walking routes through the countryside. Very good for cycling and some lovely mountains around for the keen cyclists.