



H2S3883

Town house in Denia

240,000€

2 DOUBLE BEDROOMS WITH FITTED WARDROBES

CEILING FANS AND AIR CONDITIONING IN BEDROOMS

WOOD BURNING STOVE IN SITTING ROOM

BARRELLED CEILINGS AND EXPOSED TIMBER BEAMS

COMMUNAL SWIMMING POOL AND GARDENS

PRIVATE TERRACE FRONT AND REAR

BUILD 90M<sup>2</sup> IBI 338€, BASURA 140€ PER YEAR

COMMUNAL FEES 93€ PER MONTH. YEAR 1987

This 2-bedroom townhouse has been owned since 2004 by the current owner. With two double bedrooms, two bathrooms, open plan lounge kitchen diner, communal swimming pool, private terrace, walking distance to the beach and bars and restaurants and supermarkets.

The approach to the property is via a gated community and a pathway leading to the front door. Patio and canopy area to the front commands a sun position and views over the communal gardens. Main door leading into the open plan lounge kitchen diner.

Lounge Area with barrel ceilings and exposed timber beams, ceiling light and fan, sliding patio doors leading to a private terrace, stairs leading to the first floor. Chimney with inset wood burner and mantle over.

Kitchen with single sink and drainer mixer tap over, fitted oven, hob, extractor, freestanding fridge, window to the front of the property, work surface and base units.

Cloakroom with WC, vanity unit, plumbing for washing machine, free standing freezer, wall mounted mirror and window.

First floor.

Bedroom 1 is a generous size double bedroom with built-in double wardrobe and cupboards over. Hot and cold air-conditioning unit. Sliding patio doors to a private balcony. Balcony with space for table and two chairs. View over the gardens.

Bedroom 2 is a twin bedroom with built-in double wardrobe and cupboards over, hot and cold air-conditioning unit and window to the front.

Shower room with a walk-in shower, low level WC, Vanity unit, Wall mirror with lighting, window and wall mounted heater.

Dining Terrace to the rear of the property overlooking the communal gardens.

Communal gardens with And Ray of flowers shrubs and trees indigenous to the local area. Communal swimming pool with child's pool and adults' pool.

DENIA is a short cycle ride away and also on a bus route. The beaches are less than 10-minute walk.

The community is very desired, friendly and always a well maintained urbanisation.