









## 2489

## Town house in Beniarbeig

174,000€

MODERN AND LIGHT LIVING ACCOMMODATION

MAIN BEDROOM WITH EN SUITE

PRIVATE GARAGE

PLENTY OF OUTDOOR SPACE

COMMUNAL SWIMMING POOL

QUIET AND TRANQUIL LOCATION

IN WALKING DISTANCE TO LOCAL AMENITIES

15 MINUTES TO STUNNING BEACHES

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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.



This property is located in a calm and quiet location in a traditional and friendly town not far from STUNNING BEACHES and the town of Denia. The approach to the property is via a pedestrian gate to the front courtyard, few steps up to the main level. The main door opens into a reception hallway with staircase to the 1st floor. Door to the fitted kitchen with a range of base and wall units, electric hob and extractor, oven, sink, fridge freezer, dishwasher and windows. Cloakroom with w.c, wash basin and storage cupboard.

Open plan lounge dining room with hot and cold air conditioning unit, staircase to the garage and sliding doors to the rear terrace with a gate to the communal swimming pool.

Main bedroom with built in wardrobes, en suite bathroom and sliding doors to a Juliet balcony. The en suite has w.c, wash basin, bath with shower over and storage cupboard.

Bedroom 2 is double and has three double wardrobes and windows.

On the top floor there is the 3rd bedroom currently used as a second lounge and library. Sliding doors to two terraces one with pretty mountain views and the other one at the rear overlooking the pool side.

The garage has room for a car and plenty of space for storage, 3 double storage cupboards, utility area with sink, washing machine

and tumble dryer.

The property is situated in a quiet area in town surrounded by orange groves, park and a children playground. Perfect conditions, no

The property is situated in a quiet area in town surrounded by orange groves, park and a children playground. Perfect conditions, no work required and ready to move in to. In walking distance to local shops, restaurants, bars and more amenities in town. Ideal as a holiday and permanent home. 15 minutes to STUNNING BLUE FLAG BEACHES. 5 minutes to Portal de la Marina shopping centre.

1st floor.