



2639

Town house in Alfauir

130,000€

MODERN END OF TERRACE HOUSE

LIGHT & AIRY ACCOMMODATIONS

3 BEDROOMS

1 BATHROOM

2 CLOAKROOMS

GARAGE FOR ONE CAR

COURTYARD WITH BBQ AREA

SHORT DRIVE TO GANDIA

10 MINUTES TO SUPERB BLUE FLAG BEACHES

LOVELY TRADITIONAL VILLAGE WITH MUNICIPAL POOL

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MONEY LAUNDERING REGULATIONS 2003

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.

Three storey end of terrace house in a very friendly and traditional village only 10 minutes away from Gandia city. The approach to the property is via a canopied porch with leading to the entrance hall with staircase to the 1st floor and door off to the garage.

Ground floor. Garage with space for a car and more room for storage. Under staircase cupboard with useful space. Cloakroom with w.c. and wash basin.

Summer lounge with windows and door to the courtyard. Extensive courtyard with bbq and plenty of room for entertainment, space for tables, chairs and sun loungers.

1st floor.

The main door opens into the reception hall with doors to the lounge dining room and kitchen.

The open plan lounge dining room is light and airy. It has window to the front, pretty marble fireplace, ceiling lights and wooden floor.

Ample kitchen with fitted appliances, hob, extractor, oven, double sink, fridge freezer, wall and base units, window and door to a terrace overlooking the courtyard.

Cloakroom with w.c., vanity unit with mirror over and window.

From the lounge stairs rise to the 2nd floor.

Main bedroom with a front facing window, double built in wardrobe with cupboard over and ceiling fan.

Bedroom 2 is double with double wardrobe and cupboard over, ceiling light and sliding door to a front facing balcony with pretty views of the town and the mountains in the background.

Bedroom 3 is also double with twin beds, double built in wardrobe with cupboard over, ceiling light and sliding door to the balcony shared with bedroom 2.

Family bathroom with w.c., vanity unit with mirror over, bath with shower over and window.

This property is a very well maintained family home in a very sunny position. Ideal as a holiday and permanent home in walking distance to local amenities. Short drive to the popular city of Gandia. SUPERB BLUE FLAG BEACHES are 10 minutes away. Alfauir is a lovely town surrounded by orange groves and mountains. Shops, bar, school, pharmacy, paddle courts and municipal swimming pool on your doorstep. 5 – 10 minutes' walk to the nearest town of Rotova. There is a bus service to Gandia and surrounding towns.