



2864

Town house in Rafelcofer

90,000€

Community/Municipal Pool

Cycle Route

Internet Available

Mains Drainage

Mains Electricity

Mains Water

Nr Medical Centre

Nr Schools

On Bus Route

Part-Furnished

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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.

This family home is comfortable to live in permanently, light and spacious accommodation and also plenty of outdoor space. The town has shops, school, sports centre, municipal pool, medical centre, etc. There is a choice of several sandy beaches to go to only a short drive away. There is a bus service from the town to Gandia and surrounding towns and beaches. The property is ready to move in to. Viewings are highly recommended.

The approach to the property is via double opening Valencian doors leading to the open plan lounge dining room.

Lounge dining room This room has a lot of light with windows to the front and side elevations and beautiful barrelled ceiling.

Extensive kitchen with a large range of base and wall units, plenty of work surface, double sink, electric hob, oven and ceiling lights. There is plenty of space for a table and chairs. From the kitchen there is double opening doors to the courtyard and door to the separate utility room.

Lovely courtyard with bbq and space for seating outside. Perfect for having breakfast or summer dining.

Utility room with space and plumbing for a washing machine and tumble dryer, this room has a lot of useful space and a window to the courtyard.

Cloakroom with w.c and wash basin.

Staircase to the 1st floor. This staircase has been designed to have enough space for a stair lift if needed.

1st floor. Very light landing with doors to the bedrooms and staircase to the terrace.

Master bedroom is a large room with double opening doors to a balcony with space for seating. Three set of double wardrobes with cupboards over and en suite shower room.

The en suite shower room has wash basin, bidet, w.c, walk in shower and window.

Bedroom 2 is double with window to the side elevation, few standing wardrobes with cupboards over and skylight.

Bedroom 3 is a single bedroom currently used as an office. This room has a window to the front elevation and also a skylight.

Family shower room with wash basin, w.c, bidet, walk in shower and window.

At the top floor there is a landing with window to the front and door to the terrace.

This terrace is wonderful! Space for sunbathing, entertaining, outdoor shower for the hot summer days and it's private. A perfect spot to catch the winter sun.