



2866

Town house in Rafelcofer

99,900€

Air conditioning

Closest Airports Alicante & Valencia

Community/Municipal Pool

Mains Drainage

Mains Electricity

Mains Water

Nr Schools

Town Location

Walking Distance to Shops etc

Walking Routes

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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.

Modern 3 bedroom town house near Gandia. Situated in the friendly and traditional town of Rafelcofer within walking distance to several shops, bars, restaurants and services. The property has 3 double bedrooms, 2 bathrooms, guest cloakroom, light lounge and separate dining room, large fitted kitchen and courtyard. Master bedroom with en suite bathroom and private terrace. Modern and light accommodation ideal for permanent living but also very easy to lock up and leave. 10 minutes away from wonderful sandy beaches. The property was completely rebuilt in 2005. Security glass windows and air conditioning units.

The approach to the property via double opening wooden doors leading in to the light lounge. The lounge is ample and it has a window to the front elevation and sliding doors to the dining room.

Dining room with ceiling lights and access to the lounge and also to the hallway. This room could potentially become another bedroom if needed.

Cloakroom with w.c and wash basin.

Kitchen/Diner Large kitchen fitted with electric hob, extractor, fitted oven, sink, extensive range of base and wall units, dining area with ceiling light, window and patio doors leading to the private courtyard.

Utility room with space and plumbing for a washing machine, sink and extra useful space.

The courtyard has enough space for table and chairs, this private outdoor space is ideal for al fresco dining and entertaining.

From the hallway there is a staircase rising to the 1st floor. Light landing with storage cupboards and wall lights.

The master bedroom has built in wardrobes, hot and cold air conditioning unit. This room has its own terrace with space for seating outside En suite bathroom with wash basin, w.c, bidet, bath with shower over and window.

Bedroom 2 is a spacious double with a window to the rear, skylight, free standing wardrobe and a hot and cold air conditioning unit.

Bedroom 3 is double currently with twin beds and a free standing wardrobe. This room has hot and cold air conditioning unit and a skylight.

The family bathroom has w.c, his and her wash basin, bidet, bath with shower over and window.

Overview The property has been rebuilt in 2005, it has plenty of living accommodation. It offers comfort for living all year around and it's ideal for a family. The ground floor has ducted air conditioning and the bedroom on the 1st floor have separate air conditioning units. No work required, ready to move in to. Shops, bars and restaurants are only a short walk away. Magnificent beaches and the popular city of Gandia is 10 minutes away by car. There is also a bus service to the surrounding towns and beaches. Municipal swimming pool and sports centre in walking distance.