



2813

Town house in Alfauir

169,500€

3 BEDROOM 2 BATHROOM MODERN TOWN HOUSE

SPACIOUS VERSATILE ACCOMMODATION

TRANQUIL TRADITIONAL VILLAGE LOCATION

PRIVATE SWIMMING POOL

LOVELY COURTYARD GARDEN

IMMACULATE CONDITION

10 MINUTES TO GANDIA BEACHES AND CITY

IBI ANNUAL 400€

PLOT SIZE 272 M

BUIL SIZE 200 M

The Approach Situated on a wide residential street this spacious 3 bedroom, 2 bathroom terraced townhouse is presented in immaculate condition. Entry to the property leads to a spacious hallway with tiled floor, ceiling light, under stairs storage, doorway to garage and stairs to the main living areas.

Living/Dining room A doorway at the top of the stairs leads through to the generous open plan living/dining area. The good sized dining area has a tiled floor, feature brick work fireplace and storage, a wood burning stove, air conditioning, ceiling lights and a Juliette balcony overlooking the front of the property.

The dining alcove has a tiled floor and ceiling lights.

Kitchen The good size kitchen has an assortment of fitted base and wall units, and integrated electric oven, hob and extractor fan, tiled walls and floor and space for a tall fridge freezer.

Utility room A separate utility room has tiled walls and ceiling and houses the electric boiler and gives sufficient space and plumbing for washing machine and tumble dryer.

Cloack room with tiled floor and walls, ceiling light, low level W.C and pedestal hand basin completes the accommodation on the first floor.

Master bedroom has a tiled floor, air conditioning, wall and ceiling lights and a wall fan.

Bedroom 2 is a large double room with tiled floor, fitted wardrobes, wall fan, ceiling light and a window overlooking the garden.

Bedroom 3 is also a great size with tiled floor, fitted wardrobes, wall fan, ceiling light and window overlooking the garden.

Family Bathroom has tiled walls and floor, track spot lighting, fitted shelving, low level W.C, vanity hand basin with storage and mirror and a bath with shower over and glass shower screen.

Garage On the ground floor and up and over door leads to the garage which can easily accommodate two cars. The far end of the garage has been converted to provide an open plan living room and kitchen, and a shower room.

The kitchen area has fitted base and wall units, free standing gas cooker with extractor fan and space for washing machine and dishwasher.

The shower room has tiled floor and walls, a low level W.C, pedestal hand basin and a corner shower.

Courtyard Garden Patio doors lead from the living area to the enclosed low maintenance courtyard garden which is paved with lighting, electric canopy and a large above ground swimming pool.

There is sufficient space to comfortably seat 10 people dining and an outside cooking area. The versatile ground floor area is perfect for entertaining. The room is used for summer living by the current owners.