



H2S3097

Town house in Beniarbeig

135,500€

4 BEDROOMS. 2 BATHROOMS

EXTENSIVE GARAGE (4 CARS) COULD BE SUMMER ROOM

INTERCOM SECURITY ENTRY

QUIET VILLAGE LOCATION. NOT ISOLATED

CLOSE TO MUNICIPAL POOL

DOUBLE GLAZED / 180.5 SQ. M

EASY WALK TO VILLAGE SHOPS, BARS & CAFES

EASY ACCESS TO AP7 & N332 M/WAYS

IBI 268 EUROS / BASURA 116 EUROS ANNUALLY

CLOSE TO ONDARA MAJOR SHOPPING CENTRE

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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.

Super 4 bedroom, 2 bathroom town house, in a quiet village location with large roof terrace, extensive garage space (4 cars), easy walk to village shops, bars, cafes & municipal pool. Close to Ondara shopping centre & short drive to local beaches.

This very spacious town house is located in a quiet village street & benefits from lovely roof top and mountain views from its balconies and large roof terrace. A short walk takes you to the centre of the village where several cafes, bars and shops can be found. The municipal swimming pool is also a short walk from the property and Ondara shopping centre is just 1.5k away with local golden sandy beaches less than a 10 minute drive.

The property is both spacious & well-presented and approached from the street via either a pedestrian or sliding vehicular gate onto the tiled ground level front patio which provides space for parking. The property has its own private buzon – which is quite rare. Also at this level;

GARAGE An up and over door reveals an extensive garage for parking – up to 4 medium sized vehicles. There is a large tiled floor & a double glazed door & window to the rear providing access to a ground floor patio. Two ceiling mounted fluorescent light fixtures plus at least two electrical points and water tap.

From the front patio tiled steps lead up to the front door & front balcony that has mountain views, there is also an exterior light.

LOUNGE / DINING The main entrance door opens to a spacious lounge area with double glazed windows and glass panels to the front with shutters. The floor is tiled with a spacious marble effect staircase leading to the upper floors. Ample room for sofa, chairs & dining table. There is a ceiling fan with light plus three further ceiling mounted lighting fixtures. A corner floor mounted wood burning stove and chimney plus a wall mounted air conditioning unit and a further wall mounted lighting fixture.

INNER HALL A sliding wooden door opens to the tiled inner hall that houses a generous under stairs storage cupboard that also has a tiled floor. Also a wall mounted light fixture.

BATHROOM Almost opposite the cupboard is a bathroom which consists of shower cubicle with wall mounted shower attachment, a tiled floor and walls, white WC and in-laid hand basin with marble effect surround. There is also cupboard storage space below. Above the basin is a large wall mounted mirror with 2 light fixtures and also an above door wall mounted electrical heater.

KITCHEN A little further along the hallway is the kitchen that has a variety of both floor & wall mounted wooden stained storage cupboards with a granite effect work surface. The floor and walls are tiled. The door to the room is opaque glass panelled & various panes are decorated. Built-in electrical oven with 3 ring gas and 1 ring electrical hob above with electrical extraction over. Dual circular stainless steel sinks with mixer tap. There is also space for a tall-boy fridge freezer and cupboard space above.

UTILITY BALCONY A large double glazed door leads from the kitchen to the rear utility balcony over an inner well. Arriston water heater, Belfast sink and drainer with mixer tap and plumbing for a washing machine. The floor is tiled & there is an external overhead 'bulkhead' light.

BEDROOM 4 / OFFICE / DINING ROOM / PLAYROOM A double sized room with tiled floor and a double glazed window with shutters to the rear well. The room has a single ceiling light.

STAIRS

The spacious marble effect stairs rise from the lounge area with a mid-stair wall mounted lighting fixture leading to the generous upper landing that contains a double built-in wardrobe for storage, a tiled floor & a ceiling mounted 'chandelier' effect lighting fixture.

BEDROOM 1 A large double room with double built-in wardrobe storage, tiled floor and large double glazed sliding doors with shutters to the front balcony that is shared with bedroom 2.

There are views to gardens opposite, local roof tops & mountains to the side. Also a central ceiling mounted lighting fixture.

BEDROOM 2 A large single room or smaller double with tiled floor and double glazed sliding doors with shutters to the front balcony. The room has a ceiling mounted 3 spot light lighting effect.

BATHROOM A family bathroom with a tiled floor and walls to ceiling height. Full sized bath with wall mounted shower attachment over and mixer tap and shower curtain & rail. White WC, bidet and large sunken hand basin with mixer tap. Above a large wall mounted mirror with 3 lighting fixtures and cupboard space below. There is an opaque double glazed slant window to the rear, central ceiling light and above door wall mounted electrical heater.

BEDROOM 3 A large double room with a tiled floor, double built-in wardrobe and a double glazed door with glazed side panel with shutters to a rear small balcony area. There is an air conditioning unit and a central ceiling lighting fixture.

From the balcony a spiral staircase with iron railings leads up to

ROOF TERRACE

A large tiled private roof terrace with 180 degree views over local rooftops, adjacent villages and valleys to the mountain ranges beyond. There is also a further door to a generous under-roof storage area – ideal for any outdoor rooftop furniture or portable BBQ.

There is also an air conditioning unit & T.V. aerial.