









H2S3129

Town house in Rafelcofer

95,000€

LOVELY TOWN HOUSE VERY WELL PRESENTED

3 BEDROOMS. 2 BATHROOMS

SEA VIEWS FROM ROOF TERRACE. PRIVATE ROOF TERRACES

OVERLOOKING THE LOCAL PARK

PLENTY OF SPACE FOR A FAMILY

NO WORK REQUIRED. JUST MOVE IN

OWNED BY THE CURRENT OWNER FOR MANY YEARS

WALKING DISTANCE TO LOCAL AMENITIES

VERY PRETTY SMALL TOWN WITH BUS ROUTE TO MAJOR CITY

ANNUAL IBI 260€. BASURA 84€

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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.



Beautiful 3 bedrooms town house situated in Rafelcofer, a traditional Spanish town only 10 minutes away from Gandia and magnificent beaches. 3 double bedrooms, 2 bathrooms, master with en suite, 2 lounges, modern kitchen, separate utility area and sunny terraces. In walking distance to bars, shops and more amenities in town. Bus service to Gandia and surrounding towns. Quiet and tranquil location.

The approach to the property is via a tranquil street in the town of Rafelcofer. The main door opens in to a reception hall with space for seating and access to bedroom 2. Doors leading to the lounge.

The lounge has half tiles walls giving a warm feeling, coving, spotlights and double opening door to the inner patio area which has skylight and seating area. This part of the house is fantastic due to the natural light going to every room.

Fitted kitchen with a range of base and wall units, gas hob, extractor, oven, sink and mixer tap over, space for a fried freezer and breakfast bar.

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

Utility area with sink and scrub board, space and plumbing for a washing machine and extra space for storage.

From the lounge there is a door to Bedroom 3.

Bedroom 3 is a good size double currently used as a dining room. This room has built in wardrobes, window and ceiling light.

Bedroom 2 is also on the ground floor. It's double and it has built in wardrobe, coving, ceiling light and window to the front elevation.

1st floor.

Very spacious landing used as a second lounge. It's light and airy, it has laminated floor, wood burner, built in wardrobes with useful space, two windows to the front elevation, door to the main bedroom and terraces.

Master bedroom with en suite. The bedroom has two windows to the side elevation, spotlights and coving.

En suite shower room with w.c, wash basin and window.

Outside

Covered terrace with space for seating ideal for hot summer days.

Upper terrace with plenty of space for sunbathing and seating. Not overlooked.