



H2S3131

Villa in Benidoleig

315,000€

IMMACULATE VILLA WITH 3 BEDROOMS. 2 BATHROOMS

PRIVATE SWIMMING POOL AND OUTSIDE ENTERTAINING SPACE

GARAGE AND OFF ROAD PARKING

MODERN AND SPACIOUS FITTED KITCHEN

DOUBLE GLAZING. CENTRAL HEATING. AIR CONDITIONING

167m<sup>2</sup> BUILD. 1195m<sup>2</sup> PLOT

LOUNGE AND SEPARATE DINING ROOM

LOCAL TOWN 2 MINUTE DRIVE

BEACHES 15 MINUTE DRIVE

PLENTY OF CHARACTER

Hello2Spain.com

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.

Impeccable villa situated on a corner plot in a desired, tranquil, residential area. With 3 double bedrooms, 2 bathrooms, lounge, dining room, very modern kitchen breakfast room, utility room, central heating, majority double glazing, private swimming pool, plenty of outside entertaining, sunbathing space, Garage and two driveways.

The approach to the property has two driveways. Driveway 1 has double opening gates leading to the garage, car port and off-road parking. Gardens to the front have a range of established fruit and ornate trees, a range of shrubs, outside lighting and water tap. Garage with an up and over door, mezzanine with storage, light power and a window. Driveway 2 is to the side of the property with an electric opening gate and a pathway leading to the rear of the villa.

From the front of the villa.

Canopied porch with light and door leading to the reception hall.

Reception Hall with a radiator, lighting, doors off to the master bedroom, bedroom 2, family shower room and an open arch to the dining room.

Lounge with a window overlooking the front elevation and a window to the rear. Hot and cold Air conditioning unit, radiator, ceiling light and fan, wall lights and an open arch to the dining room.

Dining room with double opening doors leading to the Naya at the rear, ceiling light, wall lights, door to the kitchen and door to Bedroom 3.

Kitchen with an extensive range of cupboards, drawers, fitted Neff oven & microwave, hob, extractor, larder fridge, separate freezer, dishwasher, 1 & 1/2 granite sink, drainer and work surfaces, over counter lighting, additional lighting under counter which is very useful when opening the drawers, an additional built in drinks fridge, water filtration system under the sink, space for a tumble dryer, air conditioning unit, ceiling lighting and a door leading out to the garden.

Master bedroom is a generous sized bedroom with a range of built in wardrobes, drawers and a dressing area, ceiling lights, hot and cold air conditioning unit, radiator, window to the side overlooking the pool, door to the poolside and an en suite.

En suite bathroom with a full-length bath with a shower over, w.c, vanity unit with cupboards beneath and wall mirror and lighting over, ceiling light, obscured glazed window and a radiator.

Bedroom 2 with twin beds, built in triple wardrobes with cupboards over, air conditioning unit, window to the front, radiator and a ceiling fan and light.

Bedroom 3 is currently used as a second sitting room with arched glazed windows to the front with views over the beautiful garden, radiator, high ceilings with exposed timber beams, ceiling fan and light and air conditioning unit.

Family shower room with a walk-in shower cubicle, w.c, vanity unit with cupboards beneath, wall mirror and light over, ceiling light, radiator and a window.

Utility room is located to the side of the villa, with a new combination boiler servicing hot and cold water as well as the central heating, laundry wash basin, space for an additional fridge or freezer and general storage.

Rear Garden is a pleasant garden, very private with an array of trees, shrubs and pretty pathways. There are numerous places to sit, eat, entertain or just sunbathe. Plenty of outside and garden lighting, water tap.

The naya that leads off the dining room is another lovely place to sit and entertain in the summer months. Swimming pool is salt water which makes it low maintenance, poolside shower cubicle with hot and cold water.

Tennis Court. There is a local tennis court for the use of residents only, there is a small charge of 3€ per hour.