



H2S3157

Town house in Beniarjo

85,000€

TOWN HOUSE IN THE HEART OF BENIARJO

IMMACULATE, READY TO MOVE INTO

2 DOUBLE BEDROOMS WITH EN SUITE

LOUNGE WITH WOOD BURNER

BREAKFAST PATIO AND TERRACES

DOUBLE FRONTED. VALENCIAN CHARACTER

ANNUAL COSTS IBI 105€. BASURA 55€. BUILD 110m²

HOT AND COLD AIR CONDITIONING UNITS

LOCAL AMENITIES NEARBY. MUNICIPAL POOL

10 MINUTES' DRIVE TO SUPERB BEACHES

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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 town house with Valencian character. Situated in Beniarjo a traditional town with plenty of amenities within walking distance. Municipal pool and sports centre, schools, pharmacy, supermarket and various shops. 10 minutes' drive to stunning beaches. The house has 2 double bedrooms with en suite. Open plan lounge dining room, fitted kitchen, breakfast patio, utility area. Terraces with enough space for entertaining. Possibilities to use the 1st floor landing as further accommodation. Perfect as a permanent or holiday home. Bus service to Gandia and surrounding towns.

The approach to the property is via picturesque pedestrian street in the town centre of Beniarjo. Double opening doors in to the open plan lounge dining room.

Light and airy lounge dining room with beautiful barrelled ceiling with exposed timber beams, feature fireplace with inset wood burner, hot and cold air conditioning unit and window to the front elevation.

Fitted kitchen with electric and gas hob, extractor, oven, fridge freezer, base and wall units and sink.

From the kitchen sliding doors in to the breakfast patio with space for a table and chairs.

At the rear there is a utility room with washing machine, tumble dryer, utility sink and scrub board, electric boiler (for downstairs) and extra space for storage.

Bedroom 1 is double and has a hot and cold air conditioning unit, free standing wardrobe, pretty barrelled ceiling, window to the front elevation and en suite shower room.

En suite shower room with wash basin, w.c, bidet and walk in shower.

1st floor.

Spacious landing set up as a 2nd lounge. This room is very light and it has plenty of space as further accommodation if needed. Barrelled ceiling, hot and cold air conditioning unit, window and door to the terraces.

Bedroom 2 is a very good size bedroom with air conditioning unit, window to the front elevation, dressing area and en suite shower room.

The dressing area has built in wardrobes with a lot of useful space. One of the wardrobes has a desk in it and it has been used as a computer/office area (see photo).

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

Outside.

There is a terrace on the 1st floor and another one above. Enough space for entertaining, pretty private and not overlooked. The upper terrace has gorgeous views of the church and the mountains. Perfect for sunbathing and summer dining.

Overview.

Fantastic town house situated in a typical Spanish town with all kind of amenities within walking distance. 10 minutes' drive to magnificent sandy beaches. 2 double bedrooms, 2 bathrooms, extra space for accommodation if needed. Main accommodation on the ground floor. Wood burner and air conditioning units. Ideal as holiday or permanent home.