



**H2S3219**

**Town house in La Sella Golf Resort**

**165,000€**

**2 DOUBLE BEDROOMS, 2 SHOWER ROOMS**

**MODERN KITCHEN AND SEPARATE UTILITY ROOM**

**LOUNGE DINING ROOM WITH PRIVATE TERRACE**

**SEA VIEWS FROM MASTER BEDROOM AND BALCONY**

**PRIVATE GARDENS AND COMMUNAL GARDENS AND POOL**

**PARKING. SECURE AND SAFE COMPLEX**

**FRONT AND REAR PRIVATE TERRACES**

**ANNUAL IBI 120€. BASURA 88€. COMMUNAL FEES 1200€**

**BUILD SIZE 85m². WALKING DISTANCE TO RESTAURANTS AND BARS**

**WALKING DISTANCE TO TENNIS AND HORSE RIDING**

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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.

A character end of terrace town house with 2 very spacious bedrooms, 2 beautiful modern shower rooms, modern kitchen, utility room, various seating and dining terraces, both in the sun or shade, communal pool and within walking distance to the local shop, bar, restaurant, tennis club and horse riding centre. The golf course is just a short drive away.

The approach to the house has off road parking, a front terrace for seating and dining with outside lighting and lawn and hedges.

Reception hall with door to shower room, kitchen and arch to lounge dining room, lighting, night storage heater and stairs to the first floor.

Shower room is new with a walk-in shower, window to the front, W.C, vanity unit wall mirror and lighting.

Kitchen with a good range of base and wall units, sink and drainer, window overlooking the gardens, fitted oven, hob, extractor, space for fridge freezer and door to the utility room.

Utility room with wash basin, window to the front, space and plumbing for washing machine, hot water cylinder and plenty of storage.

Lounge dining room with exposed timber beams to the ceiling, ceiling fan, wall lights, window to the side elevation, wood burning stove, sliding patio doors leading to the rear terrace.

Rear terrace with lighting and covered with views over the rear gardens, steps leading to a further patio and seating and a very useful store room with plenty of storage for bicycles, sun loungers, garden furniture or could be used as a workshop.

1st floor landing with a useful lockable linen cupboard, night storage heater and doors off to:

Bedroom 1 is a generous master bedroom with built in wardrobes with cupboards over, exposed timber beams with barrelled ceilings, ceiling fan and light, sliding patio doors leading to the master balcony with sea views, lighting.

Bedroom 2 is a very spacious double/ twin bedroom with built in wardrobes with cupboards over, window to the front overlooking the poolside, exposed beams, ceiling light and fan.

Family shower room with a lovely walk in shower, vanity unit, wall mirror and light over, window, heated towel rail, W.C and lighting.

Gardens are all maintained within the communal fees, the swimming pool has a children's section and an adult section with plenty of gardens to sunbathe and relax. With this house you can enjoy the privacy of your own gardens or use the communal gardens.