



H2S3241

Town house in Beniarjo

109,000€

TRADITIONAL DOUBLE FRONTED TOWNHOUSE

PLENTY OF CHARACTER AND ORIGINAL FEATURES

PRIVATE COURTYARD AND SOUTH FACING ROOF TERRACE

MAIN ACCOMMODATION ON ONE LEVEL

SHOPS, BARS AND RESTAURANTS IN WALKING DISTANCE

IN NEED OF SOME TLC

NEAR MUNICIPAL POOL, SPORTS CENTRE, SCHOOLS

10 MINUTES DRIVE TO SUPERB BEACHES

BUILD SIZE 240M²

ANNUAL CHARGES IBI 340€ BASURA 120€

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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 MISEDDESCRIPTIONS 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.

The property is in the traditional Spanish village of beniarjo, the Double fronted end town house in a corner position comprises of 4 bedrooms, 1 bathroom, kitchen, spacious courtyard and large roof terrace. The majority of the property has been modernised with room for further improvement. In an excellent location within walking distance of the bars, shops and restaurants.

On the approach to the house we have double opening valencian doors into a gorgeous reception hall.

Reception hall has beautiful tiled valencian flooring, an open archway leading to the lounge dining room and doors to bedrooms 1 and 2.

Bedroom 1 has valencian tiled flooring, traditional double opening doors leading to the front elevation. Ceiling light. Barrelled ceiling with exposed timber beams

Bedroom 2 has double opening doors, valencian tiled flooring with part tiled walls, double built in wardrobe, barrelled ceilings with exposed timber beams, ceiling light, traditional double opening doors leading to the front elevation.

Lounge dining room has a very high barrelled ceiling with exposed timber beams and a Chandelier, stairs leading up the first floor with under stair storage. Fabulous original valencian doors with part glazing leading to a large courtyard. A open fireplace with a tiled surround either side of the fireplace we have built in display cabinets with draws and cupboards and a door leading to kitchen.

Kitchen has a range of base and wall units and a modern oven and hob, a marble effect work surface with double sink and mixer tap over, space for an upright fridge freezer, a built in pantry with shelving, ceiling light and a window overlooking the court yard. A door leading to an inner hall way

Inner hall way has a door leading off to the family bathroom and bedroom 3

Family bathroom has a full bath with a mixer tap and shower over, bidet, WC and a vanity unit with cupboards and draws underneath above there is a wall mounted mirror with lighting, A door leading to the courtyard, which is great for when you are entertaining outside.

Bedroom 3, has a window overlooking the courtyard, a ceiling light, 2 sets of double built in wardrobes with cupboards over the top.

Courtyard is very spacious with part of the area covered to make a useful dining and utility area with a ceiling light. Space and plumbing for a washing machine, double scrub sink with mixer tap over and a storage cupboard with shelving, with space for seating and a dining table. Uncovered part of the courtyard has wall lights and doors leading to the side street. It's a very good sized courtyard for a town house.

1st floor

Massive open plan room, which would make a great summer lounge or additional bedrooms, double opening windows to the front elevation, door to a small balcony, lighting, double opening doors to bedroom 4

Bedroom 4 double bedroom with double opening windows to the front elevation, ceiling light.

A smaller area off from bedroom 4 you can see the roof which looks fairly new and modern. This has a door leading to a large roof terrace.

Roof terrace very spacious south facing with plenty of space for sunbathing and entertaining.