



H2S3245

Town house in Beniarjo

98,500€

RENOVATED TOWNHOUSE

KITCHEN NEEDS FINISHING.

PRETTY LOCATION IN THE TOWN, CLOSE TO AMENITIES.

PRE INSTALLATION FOR AIR CONDITIONING UNITS, DOUBLE GLAZING.

3 DOUBLE BEDROOMS AND 2 SHOWER ROOMS.

SUNNY ROOF TERRACES WITH PLENTY OF OUTDOOR SPACE.

LIGHT ACCOMMODATION.

10 MINUTE DRIVE TO STUNNING BEACHES NEAR GANDIA.

124M² BUILD.

ANNUAL CHARGES, IBI 164€, BASURA 100€.

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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.

Renovated townhouse in the heart of Beniarjo. 3 double bedrooms, 2 bathrooms. Roof terraces. Needs some finishings. Pre-installation for air conditioning units. Double glazing and shutters. Close to bars, restaurants and local shops. 10 minutes' drive to stunning beaches. Near Gandia. WINTER SUN

This property is situated in a very pretty street in the heart of beniarjo. Very close to local shops, bars and restaurants.

This property has been renovated with new electrics and plumbing, double glazing and shutters. Pre installation for air conditioning units. The property does require some finishing, it needs all internal doors, some sockets & light fittings and the kitchen units installing.

The approach to the property is via a quiet tranquil street. The front of the property has a porch, through the front door into a reception hallway.

The hall way has lighting and opens up into the lounge dining room.

Lounge dining room is very light and airy with coving and lighting to the ceiling, door way to the kitchen, a hallway that leads to bedroom 1 and a bathroom. Staircase to the 1st floor with under stair storage.

Kitchen needs finishing, all the sockets and plumbing are there just needs the base and wall units fitting. Window to front elevation.

In the hallway there is an internal courtyard, that allows natural light into the house.

Downstairs bathroom has W.C. wash basin and a walk in shower.

Bedroom 1 is a double room, it has pre installation for air conditioning, window that looks out onto the internal courtyard. This room just requires sockets.

1st floor

The staircase goes from the lounge up to a landing with doors to bedrooms 2 and 3, the second shower room and a staircase to the roof terrace. There is also a storage cupboard that houses the boiler and has plenty of useful storage.

Bedroom 2 is the master double bedroom with double opening doors to a Juliet balcony with Pretty views of the quiet street. Pre installation for air conditioning units

Bedroom 3 is another double with pre installation for air conditioning units, window, under stairs storage.

Shower room with walk in shower, W.C, bidet and hand basin.

Roof terrace has 2 levels, the lower level has plenty of room for table and chairs, sun loungers. We then have a few steps up on to the higher level. This is another large sunny terrace with views of the church and town.