



H2S3246

Town house in Beniarjo

135,000€

4 DOUBLE BEDROOMS AND 2 BATHROOMS.

MOSQUITO NETS AND SHUTTERS.

MODERN, LIGHT AND SPACIOUS
ACCOMMODATION.

CLOSE TO ALL AMENITIES.

GATED PARKING FOR 1 CAR.

10 MINUTE DRIVE TO THE SUPERB BEACHES
OF GANDIA.

PRIVATE COURTYARD WITH GARDEN SHED.

ANNUAL COSTS, IBI 152€ & BASURA 103€.

PRE INSTALLATION FOR AIR CONDITIONING
AND ELECTRIC RADIATORS.

BUILD SIZE 103 m² + TERRACES.

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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.

4 bedroom 2 bathroom townhouse located in Beniarjo, near Gandia. This property is presented in a beautiful condition. Courtyard and gated parking. Ideal as a family home. In walking distance to local amenities. WINTER SUN. 10 minutes' drive to superb beaches. Spacious and light accommodation.

A well-presented Modern, light, 3 bedroom, 2 bathroom property in Beniarjo.

The approach to the property is via a pedestrian gate and a double opening gate with room to park a car.

4 steps up to the main front door, leads into the reception hall way.

Reception hallway has marble staircase up to the 1st floor, leading to the open plan lounge dining room.

Light open plan lounge dining room with laminated flooring, ceiling lights in the dining area and spot lights in the lounge area, window to the front elevation, pre installation for air conditioning, electric radiator and hallway leading to a bathroom and dining room

Bathroom has a half bath with shower over, WC, wash basin with vanity unit, a bidet and a storage cupboard.

Bedroom 4 is a double room with built in wardrobes, ceiling lights, window to the rear and radiator. Currently used as a dining room. Previous owners have removed the partition wall so at the moment there is an archway in to the kitchen. It would be easy to have it back as a bedroom.

Kitchen is a good size with plenty of light, it has a range of wall and base units, gas hob, electric oven, extractor, fridge freezer, breakfast bar and a double sink with mixer tap over, there is a utility area with space and plumbing for a washing machine and a scub sink. A door leading to a court yard.

A few steps down to a beautiful sunny courtyard, space for table and chairs, store room and large shed. The shed has lighting and a small window.

1st floor

Landing with ceiling light and electric radiator, with doors leading to 3 bedrooms and a family bathroom.

Bedroom 1 is a good size double bedroom with 2 windows overlooking the front elevation, 2 sets of double built in wardrobes with cupboards over and an electric radiator.

Bedroom 2 is a double bedroom with window overlooking the courtyard, it has double built in wardrobes with cupboards over, an electric radiator and a ceiling light.

Bedroom 3 is a double bedroom with window overlooking the courtyard, it has double built in wardrobes with cupboards over, an electric radiator and a ceiling light.

Family bathroom has a wash basin with vanity unit, bidet, bath with a shower over and W.C.

This property is ready to move into with plenty of outdoor space, gated parking for a car. Electric radiators in all rooms. Mosquito nets and shutters on the windows.