



**H2S3247**

**Town house in Beniarjo**

**79,900€**

**4 BEDROOMS, 2 BATHROOMS.**

**MODERN KITCHEN.**

**10 MINUTE DRIVE TO SUPERB BEACHES.**

**VIEWS OF THE HISTORICAL CHURCH AND MOUNTAINS**

**116 M<sup>2</sup> build.**

**SPLENDID TOWNHOUSE IN THE HEART OF BENIARJO.**

**ROOF TERRACE WITH PLENTY OF SPACE FOR ENTERTAINING.**

**MUNICIPAL POOL AND SPORTS CENTRE NEARBY.**

**WALKING DISTANCE TO BARS, RESTAURANTS AND SHOPS.**

**MONTHLY CHARGES IBI 40 €**

Splendid townhouse in the heart of the picturesque town of Beniarjo. Near shops, bars and restaurants. 4 bedrooms, 2 bathrooms, modern kitchen and roof terraces with plenty of space for entertaining. 10 minutes' to superb beaches. Near Gandia. Municipal pool. 116 M<sup>2</sup> build

Situated in the old town of beniarjo, within walking distance of the bars, restaurants, shops and the auditorium, 4 bedrooms, 2 modern bathrooms, modern kitchen and a spacious roof terrace.

You approach the property via a typical Spanish street, the property has double opening doors with part glazed windows to the reception hall.

Reception hall has part tiled walls, with ceiling lights and wall lights, doors to bedroom 4 and lounge

Bedroom 4 has double opening windows with shutters to the front elevation. Ceiling light and wall mounted electric heater.

Lounge has part tiled walls with in set spot lights, ceiling light, electric coal effect fire and an open arch leading to the kitchen.

Kitchen has sky lights, this makes the area very light, modern base units, single sink with mixer tap over, wall lights and spot lights. Under stair storage, space and plumbing for a washing machine, oven with 4 ring electric hob, extractor, space for a fridge freezer, door to a walk in pantry with plenty of shelving. A door leading to the shower room.

Shower room has a shower tray with a shower over, W.C. pedestal hand basin, wall mounted mirror and a ceiling light.

1st floor

Landing with wall lights, window, doors leading to 3 bedrooms, a family bathroom and stairs with wall lights leading to the roof terrace

Bedroom 3 is a double bedroom with ceiling light, wall mounted electric heater, double opening windows with shutters.

Family bathroom with a full length bath, shower over with a shower screen, wash basin with a draw beneath. 2 bathroom wall mounted cabinets with mirrors and shelving, double glazed window, WC and a ceiling light

Bedroom 2 is a double bedroom with double opening part glazed doors with shutters leading to a Juliet balcony to the front elevation, electric wall mounted heater and a ceiling light

Bedroom 1 is a double bedroom with double opening windows with shutters to the front elevation, ceiling lights and a wall mounted electric heater.

Roof terrace is split level, the lower level has a garden shed and space for a table and a couple of chairs. The main roof terrace is L shaped with a shower and water tap, plenty of space for sun bathing, entertaining. Wall lights and views of the mountains and church.

Area Description copy and paste link: <https://www.hello2spain.com/beniarjo.html>