



H2S3304

Town house in Ador

89,950€

Air conditioning

Communal Pool

Country/Mountain Views

Double glazing

Electric Boiler

Good Motorway Access

Nr Medical Centre

Nr Schools

Off-road Parking

Open Terrace/s

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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.

This modern town house is situated in Ador, a beautiful Spanish village near Villalonga and Gandia. 2 double bedrooms, 2 bathrooms, magnificent sea views, communal swimming pool. Off road parking for 2 cars. Air conditioning units and double glazing. Urbanisation with popular Restaurant. Village with local shops, medical centre, bars and restaurants. 15 minutes to stunning beaches. Excellent value for money. Ideal for as a lock up and leave property.

The approach to the property is via a private drive with off road parking for two cars.

The front door leads to the reception area with door to bedroom 2 and shower room.

Bedroom 2 is a bright and airy double room with a air conditioning unit, double and a single built in wardrobe with cupboards above, and window to the front elevation.

Shower room with w.c, wash basin, bidet, walk in shower and window.

Staircase to the lower floor.

Open plan lounge dining room with barrelled ceilings and exposed timber beams. The lounge area has a window with magnificent sea and mountain views across the orange groves. The dining area has sliding doors to a naya with space for a table and chairs, spectacular views from this terrace.

Feature arch to the kitchen with a range of base and wall units, double sink, electric hob and extractor, oven, fridge freezer, washing machine and breakfast bar.

From the reception area there is a staircase to the 1st floor.

Master bedroom with a large wardrobe, air conditioning unit and sliding doors to a Juliet balcony with gorgeous views.

Shower room with w.c, bidet, wash basin, walk in shower cubicle and window.

On the top floor there is a small landing with a door to the roof terrace and a hot water cylinder, the terrace has space for a table and chairs.

The property benefits from a private driveway with space for a couple of cars.

Communal swimming pool and terrace with plenty of space for sunbathing, this communal area has STUNNING VIEWS too!

Calm and quiet location a short drive away from the town and its amenities. 15 minutes to MAGNIFICENT BLUE FLAG BEACHES. There is a very good restaurant within the urbanisation.