



H2S3307

Town house in Rafelcofer

120,000€

LARGE FAMILY HOME

SPACIOUS LIVING ACCOMMODATION

6 BEDROOMS, 2 BATHROOMS

FANTASTIC LOCATION NEAR GANDIA

BURSTING WITH ORIGINAL VALENCIAN
FEATURES & CHARACTER

ALL AMENITIES ON YOUR DOORSTEP

COURTYARD AND TERRACE

3 KM TO STUNNING BEACHES

QUIET LOCATION IN WALKING DISTANCE TO
ALL AMENITIES

ANNUAL CHARGES IBI 200€, BASURA 80€.

Large town house located in a beautiful typical Spanish town, nice quiet town, central to shops, restaurants, bars and local amenities. 6 Bedrooms, 2 bathrooms, modern and ample kitchen and courtyard. Bursting with original Valencian features in perfect condition, beautiful tiled flooring, barrelled ceilings, Valencian doors, etc.

The approach to the property is via a picturesque and very pretty street in the heart of town.

Original Valencian door and exterior persiana (blind) to protect the wooden door from the sun.

Entrance hall with beautiful barrelled high ceilings and wall lighting. Double opening doors to bedroom 6. Beautiful archway leading to the lounge

Bedroom 6 has double opening doors from the entrance hall. A single bedroom with original Valencian window to the front elevation. Barrelled ceiling, exposed timber beams and ceiling light.

Entrance hall opens up to a lounge/seating area and the beautiful staircase up to the 1st floor and wall lights.

Light lounge with an original Valencian cupboard, high barrelled ceiling, exposed timber beams. Door to bedroom 5 and gorgeous original double opening doors to the courtyard.

Courtyard has space for a table and chairs.

Bedroom 5 is currently used as a tv room is a single bedroom, double glazed window with shutter overlooking the courtyard, spotlights and coving. Door to an ensuite shower room. Door to a landing.

Ensuite shower room with w.c, wash basin vanity unit with cupboards underneath and mirror above walk in shower and double glazed window.

The landing has a spiral staircase leading to the 1st floor at the rear of the property and an archway to the kitchen.

Spacious kitchen/diner. The kitchen is fitted with a range of base and wall units, gas hob, extractor, oven, double sink with mixer tap over and breakfast bar. The dining area is spacious with ceiling light, coving and a connection point for the tv.

1st floor.

Main staircase with marble steps

Large landing with ceiling light, seating area, built in cupboard with shelving and beautiful barrelled ceiling. Doors to the bedrooms. Door to a staircase that leads to the 2nd floor.

Bedroom 1 is through double opening doors into a large double with two Juliet balconies overlooking the pretty street, barrelled ceiling and exposed timber beams, air conditioning unit and ceiling lighting.

Bedroom 2 is double and has an air conditioning unit, ceiling lighting and double opening doors to a Juliet balcony to the rear overlooking the courtyard.

Bedroom 3 is a double room with a double glazed window, front dressing area with a built in wardrobe and ceiling light, this area can be also used as an office/nursery. Archway into the bedroom area. Bedroom area has space for a double bed, spotlights, air conditioning unit. Door to a bathroom.

The bathroom can be accessed from bedroom 3 or from the rear landing. This bathroom has full length bath with shower over, w.c, bidet, wash basin with mirror above, ceiling and wall lighting.

1st floor landing at the rear of the property is accessed via the spiral staircase from the ground floor or via the bathroom adjoining bedroom 3.

Rear landing has a large room is used as a storeroom/utility area

Utility room with plenty of space for storage, space and plumbing for the washing machine and it could easily be converted into another bedroom/study/office.

On the 2nd floor there is a landing with a window to the front elevation. Door leading to bedroom, store room and more useful space. Door to the roof terrace.

Bedroom 6 has a Juliet balcony to the front elevation.

The 2nd floor does require some finishing.

Sunny terrace with space for table and chairs and views over the town.

The house isn't lived in so it needs TLC, the top floor has to be sorted with some painting, decorating and some walls need plastering. This property is ideal as a family home or as an investment. Ideal location in the heart of town, all amenities nearby. The town is quiet and has all kind of amenities, bank, pharmacy, bars, restaurants, municipal pool, sport centre, school and more. Bus service to Gandia.