



H2S3323

Town house in Alfauir

169,500€

3 BEDROOM 2 BATHROOM MODERN TOWN HOUSE

SPACIOUS VERSATILE ACCOMMODATION

TRANQUIL TRADITIONAL VILLAGE LOCATION

PRIVATE SWIMMING POOL

LOVELY COURTYARD GARDEN

IMMACULATE CONDITION

10 MINUTES TO GANDIA BEACHES AND CITY

IBI ANNUAL 400€

PLOT SIZE 272 M²

BUILD SIZE 200 M²

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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.

3 BEDROOM, 2 BATHROOM MODERN TOWN HOUSE, TRANQUIL TRADITIONAL VILLAGE LOCATION, SPACIOUS VERSATILE ACCOMMODATION, LOVELY COURTYARD GARDEN, PRIVATE SWIMMING POOL, 10 MINUTES TO GANDIA BEACHES AND CITY, IMMACULATE CONDITION, PLOT SIZE 272 M², BUILD SIZE 200 M², IBI ANNUAL 400€

The Approach Situated on a wide residential street this spacious 3 bedroom, 2 bathroom terraced townhouse is presented in immaculate condition. Entry to the property leads to a spacious hallway with tiled floor, ceiling light, under stairs storage, doorway to garage and stairs to the main living areas.

Living/Dining room A doorway at the top of the stairs leads through to the generous open plan living/dining area. The good sized dining area has a tiled floor, feature brick work fireplace and storage, a wood burning stove, air conditioning, ceiling lights and a Juliette balcony overlooking the front of the property.

The dining alcove has a tiled floor and ceiling lights.

Kitchen The good size kitchen has an assortment of fitted base and wall units, and integrated electric oven, hob and extractor fan, tiled walls and floor and space for a tall fridge freezer.

Utility room A separate utility room has tiled walls and ceiling and houses the electric boiler and gives sufficient space and plumbing for washing machine and tumble dryer.

Cloack room with tiled floor and walls, ceiling light, low level W.C and pedestal hand basin completes the accommodation on the first floor.

Master bedroom has a tiled floor, air conditioning, wall and ceiling lights and a wall fan.

Bedroom 2 is a large double room with tiled floor, fitted wardrobes, wall fan, ceiling light and a window overlooking the garden.

Bedroom 3 is also a great size with tiled floor, fitted wardrobes, wall fan, ceiling light and window overlooking the garden.

Family Bathroom has tiled walls and floor, track spot lighting, fitted shelving, low level W.C, vanity hand basin with storage and mirror and a bath with shower over and glass shower screen.

Garage On the ground floor and up and over door leads to the garage which can easily accommodate two cars. The far end of the garage has been converted to provide an open plan living room and kitchen, and a shower room.

The kitchen area has fitted base and wall units, free standing gas cooker with extractor fan and space for washing machine and dishwasher.

The shower room has tiled floor and walls, a low level W.C, pedestal hand basin and a corner shower.

Courtyard Garden Patio doors lead from the living area to the enclosed low maintenance courtyard garden which is paved with lighting, electric canopy and a large above ground swimming pool.

There is sufficient space to comfortably seat 10 people dining and an outside cooking area. The versatile ground floor area is perfect for entertaining. The room is used for summer living by the current owners.