



H2S3326

Town house in Rafelcofer

99,900€

3 DOUBLE BEDROOMS, 2 BATHROOMS

TRANQUIL TOWN LOCATION

COURTYARD AND TERRACE

ALL AMENITIES ON YOUR DOORSTEP

MODERN KITCHEN / DINER

LOVELY TOWN LOCATION

MASTER WITH EN SUITE AND TERRACE

10 MINUTES' DRIVE TO GANDIA AND BEACHES

MODERN, LIGHT AND SPACIOUS  
ACCOMMODATION

BUILD SIZE 175M<sup>2</sup>. IBI 460€ PER ANNUM.  
BASURA 98€ PER ANNUM

Modern 3 bedroom town house near Gandia. Situated in the friendly and traditional town of Rafelcofer within walking distance to several shops, bars, restaurants and services. The property has 3 double bedrooms, 2 bathrooms, guest cloakroom, light lounge and separate dining room, large fitted kitchen and courtyard. Master bedroom with en suite bathroom and private terrace. Modern and light accommodation ideal for permanent living but also very easy to lock up and leave. 10 minutes away from wonderful sandy beaches. The property was completely rebuilt in 2005. Security glass windows and air conditioning units.

The approach to the property via double opening wooden doors leading in to the light lounge. The lounge is ample and it has a window to the front elevation and sliding doors to the dining room.

Dining room with ceiling lights and access to the lounge and also to the hallway. This room could potentially become another bedroom if needed.

Cloakroom with w.c and wash basin.

Kitchen/Diner Large kitchen fitted with electric hob, extractor, fitted oven, sink, extensive range of base and wall units, dining area with ceiling light, window and patio doors leading to the private courtyard.

Utility room with space and plumbing for a washing machine, sink and extra useful space.

The courtyard has enough space for table and chairs, this private outdoor space is ideal for al fresco dining and entertaining.

From the hallway there is a staircase rising to the 1st floor. Light landing with storage cupboards and wall lights.

The master bedroom has built in wardrobes, hot and cold air conditioning unit. This room has its own terrace with space for seating outside En suite bathroom with wash basin, w.c, bidet, bath with shower over and window.

Bedroom 2 is a spacious double with a window to the rear, skylight, free standing wardrobe and a hot and cold air conditioning unit.

Bedroom 3 is double currently with twin beds and a free standing wardrobe. This room has hot and cold air conditioning unit and a skylight.

The family bathroom has w.c, his and her wash basin, bidet, bath with shower over and window.

Overview The property has been rebuilt in 2005, it has plenty of living accommodation. It offers comfort for living all year around and it's ideal for a family. The ground floor has ducted air conditioning and the bedroom on the 1st floor have separate air conditioning units. No work required, ready to move in to. Shops, bars and restaurants are only a short walk away. Magnificent beaches and the popular city of Gandia is 10 minutes away by car. There is also a bus service to the surrounding towns and beaches. Municipal swimming pool and sports centre in walking distance.