



H2S3398

Town house in Pedreguer

76,000€

IN THE HEART OF THE TOWN

NEAR SHOPS, SUPERMARKETS, BARS AND RESTAURANTS

3 BEDROOMS, 1 BATHROOM

PATIO AND TERRACES

1ST FLOOR WITH SPACE FOR CONVERSION

IN NEED OF SOME UPDATING

IDEAL AS A HOLIDAY OR PERMANENT HOME

BUILD SIZE 150M²

IBI ANNUAL 300€ BASURA ANNUAL 80€

15 MINUTE DRIVE TO STUNNING BEACHES AND DENIA

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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.

Townhouse in the heart of the pretty town of Pedreguer. With all amenities on you doorstep such as bars, shops, supermarkets, restaurants, etc. This property has 3 bedrooms, 1 bathroom, patio, terraces and more space for further accommodation if needed. It would benefit from some updating. The town has schools, medical centre, sports centre, a very popular weekly market and bus service to Denia. 15 minute drive to magnificent beaches. 1 hour approximately to Valencia and Alicante airports.

The approach to the property is via a double opening wooden door in to the reception hall with lighting.

Immediately to the right is bedroom 2 with a window to the front elevation, ceiling lighting and walk in wardrobe. This bedroom is a single bedroom but it could be converted in to a double taking part of the wardrobe, this could easily be done.

Bedroom 3 is an internal double bedroom with ceiling lighting, coving, free standing wardrobe and a store room which is the space under the staircase.

The living room is light and airy with ceiling lighting, ornate ceiling, doors to the patio and the kitchen.

The patio is needs painting but I could be a nice outdoor space with room for a table and a couple of chairs.

Kitchen breakfast room with a range of base and wall units, gas hob, sink with mixer tap over and drainer to the side, space for a fridge freezer, window, coving and ceiling lighting. The kitchen has a rear door leading to the utility room and bathroom.

Utility room with sink and scrub board, gas water boiler, access to the patio and paella area with extractor. Additional pantry with useful space for storage.

Bathroom with bath and shower over, w.c, bidet, wash basin and window.

1s floor.

Bedroom 1 is very light and spacious. It has a double built in wardrobe, ceiling lighting, coving, two windows to the front elevation.

On this floor there is also another large room currently used as a store room with window to the rear and door to the terrace. This room would be ideal for further accommodation, work shop, study or hobby room.

Outside

The terrace on the 1st floor has space for seating and also a covered area with water tap and lighting. This would make a wonderful barbecue area with some entertaining space.

A second terrace on the top floor offers space for sunbathing and some mountain views in the background.

Overall this property would make an ideal holiday or permanent home for someone looking to be close to amenities and a short drive away from stunning beaches. The town has everything you need, banks, shops, schools, supermarkets, etc. bus service from and to Denia.