



H2S3408

Villa in Beniarbeig

189,500€

3 DOUBLE BEDROOMS, 2 BATHROOMS

PRIVATE POOL, FLAT PLOT AND OFF ROAD PARKING

146m² BUILD. 300M² PLOT. PERFECT FAMILY HOME

EXCELLENT VALUE FOR MONEY. VERY CHEAP VILLA

WALKING DISTANCE TO ALL AMENITIES IN TOWN

BEACHES 6KM. BUS ROUTE TO DENIA

ONDARA INDOOR SHOPPING CENTRE WITH CINEMA

SOME FABULOUS LOCAL RESTAURANTS SUCH AS RESTAURANT BB

VERY FRIENDLY AND CLEAN TOWN

IBI 350€ PER YEAR. BASURA 100€ PER YEAR

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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.

Built in 2006 this modern detached villa is very cheap. With 3 double bedrooms, 2 bathrooms, private swimming pool, hot and cold air conditioning, wood burner, double glazing it is one of the cheapest villas around. Perfectly situated to walk to town, 6km to the beaches.

The approach to the villa has gated vehicular access. Off road parking, outside lighting and a canopied porch leading to the reception hall.

Reception hall with a beautiful staircase leading to the first floor, door to guest cloakroom, double opening door to the sitting room and a door to the kitchen.

Guest Cloakroom with a W.C, wash basin with wall mirror over, obscure glazed window, space and plumbing for the washing machine. Where the washing machine is there was previously a shower, so easy to put back in again.

Sitting room is a very light a spacious sitting room with 2 windows overlooking the poolside, sliding patio doors leading to the dining room, wood burning stove, 2 ceiling light points.

Kitchen breakfast room wit a range of base and wall units, space for table and chairs, fitted oven, hob and extractor, space and plumbing for a dishwasher, window to the front elevation, ceiling light and space for upright fridge freezer. Door leading to the dining room.

Dining room is a lovely room overlooking the gardens, with sliding patio doors to the side and rear, lighting. A perfect entertaining room.

1st floor landing with a window, lighting and doors off to:

Bedroom 1 is a light and bright room with sliding patio doors and a Juliette balcony, 2 sets of built in double wardrobes, ceiling light, hot and cold air conditioning unit and a door to the rear with a private terrace (some neighbours have made an en suite) the views rom the terrace are over the orange groves.

Bedroom 2 Double bedroom with sliding patio doors leading to a Juliette balcony with views over the pool and orange groves, built in double wardrobe and hot and cold air conditioning unit.

Bedroom 3 Double bedroom with sliding patio doors leading to a Juliette balcony with views over the pool and orange groves, built in double wardrobe and hot and cold air conditioning unit.

Family Bathroom with a full length bath, separate shower cubicle, W.C, bidet, double vanity unit with wall mirror over and cupboards and drawers beneath, window and lighting.

Outside the gardens are on a flat plot with lawn, private pool, enclosed as the current owners have a dog. Plenty of entertaining and relaxing areas, either sun or shade.

The local area is perfect for all year living or holidays, plenty of restaurants and tapas bars in walking distance, local medical centre, social centre, supermarkets, sports centre and the neighbouring towns of Ondara with the popular indoor shopping centre and cinema, Ondara town with the beautiful bull ring, several supermarkets and the beaches are just 6km away. Choice of 2 airports, Valencia and Alicante.