



H2S3418

Town house in Bellreguard

129,950€

MODERN TOWN HOUSE FOR SALE. 3 DOUBLE BEDROOMS

SPACIOUS AND LIGHT LIVING ACCOMMODATION

ALL AMENITIES ON YOUR DOORSTEP

CENTRAL HEATING, DOUBLE GLAZING & AIR CONDITIONING UNITS

IBI ANNUAL 523€ BASURA ANNUAL 76€

BUILT IN 2003. BUILD SIZE 220 sqm

COURTYARD, TERRACE OFF KITCHEN AND TERRACE OFF THE LIVING ROOM

GARAGE, WORK SHOP AND CLOAKROOM ON THE GROUND FLOOR

SHORT WALK TO LOCAL SWIMMING POOL. BUS SERVICE FROM TOWN

STUNNING LOCAL BEACHES, SUPERMARKET, BARS, RESTAURANTS.

Hello2Spain.com

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.

This house is massive. Modern no work required and ready to move into. The owners are downsizing as they do not need such a large house anymore. With 3 double bedrooms, 3 bathrooms, guest cloakroom, front terrace and rear terrace, massive garage and workshop, central heating with new boiler, air conditioning makes this house a comfortable place to live. Truly beautiful.

The approach to the house has street parking and a private garage on the ground floor.

Reception hall with stairs leading to the 1st floor accommodation and a door to garage, lighting and coat hanging hooks.

Garage with an electric up and over door, workshop measuring 3 meters x 4.5 meters, door to the rear courtyard, cloak room with w.c and wash basin. Very spacious garage with space for a couple of cars. Other neighbours have decided to use as a summer lounge, kitchen and entertaining area.

Courtyard with 1000 litre oil tank, outside lighting and space for seating.

#### 1st floor

Living room is very spacious with sliding patio doors leading to a terrace, hot and cold air conditioning unit, radiators, ceiling light and fan, additional ceiling lighting, stairs to the 1st floor, door to kitchen and cloakroom.

This terrace off the living room is in a very sunny position and has a lovely views over one of the paseo with pretty trees. It has an awning for protection from the sun, outside lighting, great place to sunbathe, dine or just relax and watch the world go by.

Cloakroom with w.c, wash basin, wall mirror, extractor, lighting and tiled walls.

Kitchen dining room is L-Shaped with fitted wall and base units, double sink with mixer tap over, fitted oven, hob, extractor, space and plumbing for dishwasher, space for upright fridge freezer, lighting, radiator, dining area and door to the utility room.

Utility room with space and plumbing for a washing machine, door to the rear terrace and decking area, lighting, hot water cylinder, scrub washing basin and space for an additional freezer if required.

Rear terrace and decking area is a very pretty area with tiled terrace and separate decking area, this is currently fenced off as the owners have two small dogs and they like to keep the decking dog free.

2nd floor landing is spacious with doors off to:

Bedroom 1 has a window to the front, 2 sets of triple built in wardrobes with cupboards over, lighting, ceiling fan, hot and cold air conditioning, radiator and en suite.

En suite bathroom with window, bath and shower over, W.C, bidet, wash basin, wall mounted cabinet, radiator, lighting and extractor.

Bedroom 2 is a twin bedroom with built in triple wardrobes with cupboards over, window to the rear, lighting, hot and cold air conditioning, radiator and a ceiling fan.

Bedroom 3 is a double bedroom currently used as an office room, with built in double wardrobe with cupboards over, window to the rear, ceiling light, radiator and a hot and cold air conditioning unit.

The town of Bellreguard is very Spanish with local bars, restaurants, doctors, sports centre with outdoor swimming pool, vets, supermarkets, banks and a bus ride to the beaches. It's lived in all year round so you'll find everything open any time of the year. The local beach is beautiful with a promenade and plenty of restaurants, bars and shops. Gandia is only a short drive away, shopping centres, train station, hospital, international schools, etc.