



H2S3440

Town house in Palma De Gandia

90,000€

5 BEDROOMS, 2 BATHROOMS & CLOAKROOM

MODERN AND LIGHT ACCOMODATION

QUIET STREET. CUL DE SAC. LARGE PRIVATE GARAGE

WOOD BURNER AND AIR CONDITIONING UNITS

WINTER SUN. LOVELY VIEWS FROM THE ROOF TERRACE

SUNNY TERRACES. PLENTY OF OUTDOOR SPACE

8 MINUTE DRIVE TO SUPERB BEACHES

BUILD SIZE 244 SQM. BUILT IN 2002

IBI ANNUAL 490€ BASURA ANNUAL 70 € NO COMMUNAL FEES

MUNICIPAL SWIMMING POOL. BUS SERVICE TO GANDIA

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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.

Modern 5 bedroom town house situated in Palma de Gandia. Private garage for 3 plus cars, sunny terraces. Double glazing, shutters, hot and cold air conditioning units and wood burner. Near local amenities. 8 minute drive to superb beaches. WINTER SUN. Near Gandia. 244 M<sup>2</sup> build. Modern and light accommodation. Ideal as a family home or an easy lock up and leave.

The approach to the property is via a quiet cul de sac in the town centre.

Porch with lighting and main door opening in to a reception hallway with staircase leading to the 1st floor living accommodation and a door into the garage.

Garage with space for 2/ 3 cars with electricity and water plumbed in. Space and plumbing for a washing machine, electric hot water cylinder. Door that gives access to the reception hall of the house.

1st floor.

Lounge dining room is light and airy, with a window to the front elevation, patio doors to a Juliet balcony, ceiling light and a wood burner.

Hallway that leads to a cloakroom, kitchen and the 1st bedroom.

Cloakroom with WC and vanity unit with mirror over.

Kitchen with a range of wall and base units, double sink with mixer tap. Gas hob and oven. Space for a fridge freezer. Patio doors leading to a sunny terrace. The kitchen has space for a breakfast table and chairs.

Sunny terrace with space for table and chairs, space and plumbing for a washing machine and a utility sink. Ideal for al fresco dining.

Bedroom 1 is a single bedroom with a ceiling fan and lighting and window. This room would be suitable as a separate dining room.

Staircase leading to the 2nd floor. Landing with doors to 3 bedrooms and family bathroom

Bedroom 2 is a double room with a window looking over the rear of the property with views of the town and mountains in the background.

Bedroom 3 is a double room with a double built in wardrobe, ceiling lights and a window to the rear elevation.

Family bathroom has a bath with a shower over, WC, bidet, hand basin and a window.

Bedroom 4 is the master bedroom with hot & cold air conditioning unit, ceiling light, built in wardrobes, window and an ensuite bathroom.

Ensuite bathroom has a hand basin, WC, bidet, Jacuzzi bath with shower over and a window.

Back into the hallway we have stairs leading to the top floor with a bedroom and access to a roof terrace.

Bedroom 5. Open plan, light, airy and spacious room, currently used as a bedroom. This room has patio doors to a roof terrace. This room could also be used as an office, studio, play room, etc.

Roof terrace has outside lighting with space for table, chairs and sunbathing. Beautiful views of the church, town, mountains and in the distance the sea.

Nice light accommodation that's ready to move into. Close to amenities. Local medical centre, school, municipal swimming pool and sports centre. Bus service to Gandia and surrounding towns.