









## H2S3494

## Town house in Beniarjo

95,000€

4 BEDROOMS, 1 BATHROOM

CENTRALLY LOCATED IN TOWN

NEAR SHOPS, BARS AND RESTAURANTS. MUNICIPAL POOL BEAUTIFUL SPANISH CHARACTER

ORIGINAL FEATURES: BARRELLED CEILINGS, VALENCIAN TILES

OPEN PLAN LOUNGE DINING ROOM WITH FIREPLACE

SPACIOUS COURTYARD FOR ENTERTAINING

UTILITY AREA/OUTDOOR KITCHEN

SUNNY TERRACE, 205 SQM BUILD

IBI ANNUAL 300€ BASURA ANNUAL 80€

## 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.



Traditional town house with courtyard in a lovely town near Gandia. Located in Beniarjo, a friendly town with local amenities such as shops, bars, restuarants, etc. Municipal swimming pool, sports centre, school, medical centre, etc. 5-10-minute drive to Gandia. Double fronted house with Spanish character and original features. 4 bedrooms, family bathroom, large terrace and private courtyard. Space for developing further accommodation.

The approach to the property is via an original double opening Valencian door opening in to an impressive reception hall with high and barreled ceiling, pretty tiled floor.

To the right we have Bedroom 1 and to the left bedroom 2.

Bedroom 1 has Valencian tiled flooring, traditional double opening window leading to the front elevation. Ceiling lighting and space for a free-standing wardrobe.

Bedroom 2 has double opening doors, Valencian tiled flooring with part tiled walls, double built in wardrobe, barrelled ceilings with exposed timber beams, ceiling light, traditional double opening window to the front elevation.

Lounge dining room has a beautiful high barrelled ceiling with exposed timber beams and a Chandelier, stairs leading up the first floor with under stair storage. Fabulous original Valencian doors with part glazing leading to a spacious courtyard. An open fireplace with a tiled surround either side of the fireplace we have built in display cabinets with draws and cupboards and a door leading to kitchen.

Kitchen has a range of base and wall units and a modern oven and hob, a marble effect work surface with double sink and mixer tap over, space for an upright fridge freezer, a built-in pantry with shelving, ceiling light and a window overlooking the courtyard. A door leading to an inner hallway.

Inner hallway has a door leading off to the family bathroom and bedroom 3.

Family bathroom has a full bath with a mixer tap and shower over, bidet, WC and a vanity unit with cupboards and drawers underneath above there is a wall mounted mirror with lighting, A door leading to the courtyard, which is great for when you are entertaining outside.

Bedroom 3, has a window overlooking the courtyard, a ceiling light, 2 sets of double built in wardrobes with cupboards over the top.

Courtyard is very spacious with part of the area covered to make a useful dining and utility area with a ceiling light, this area has possibilities of being used as an outdoor kitchen. Space and plumbing for a washing machine, double scrub sink with mixer tap over and a storage cupboard with shelving. Space for entertaining. Uncovered part of the courtyard has wall lights and doors leading to the side street. It's a very good size courtyard for a town house.

1st floor

Massive open plan room, which would make a great summer lounge or additional bedrooms, double opening windows to the front elevation, door to a Juliet balcony, lighting, double opening doors to bedroom 4

Bedroom 4 is a double bedroom with double opening windows to the front elevation, ceiling lighting and space for a free-standing wardrobe.

A smaller area off from bedroom 4 you can see the roof which looks fairly new and modern with concrete beams. This room has a door leading to a large roof terrace.

Roof terrace is very spacious south facing with plenty of space for sunbathing and entertaining.