



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€

Traditional town house with courtyard in a lovely town near Gandia. Located in Beniarjo, a friendly town with local amenities such as shops, bars, restaurants, 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.