



H2S3517

Town house in Rafelcofer

93,000€

5 BEDROOM 2 BATHROOM TOWN HOUSE

PRIVATE COURTYARD AND LARGE TERRACE

SPACIOUS LIVING ACCOMMODATION

LOCATED NEAR LOCAL AMENITIES

VERY NICE LOCATION ON THE EDGE OF TOWN

MUNICIPAL SWIMMING POOL, SPORTS CENTRE

BUS SERVICE TO GANDIA

15 MINUTE DRIVE TO STUNNING BEACHES

BUILD SIZE 225 m2

IBI ANNUAL 368€ BASURA ANNUAL 54€

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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.



5 bedroom family house near Gandia. Situated in the lovely town of Rafelcofer within walking distance to shops, bars, restaurants and more. Private courtyard and massive terrace. The house has a wealth of space. Municipal swimming pool, sports centre, school, medical centre, etc.

The approach to the property is via a quiet street on the edge of town with a park with lawned garden in front of it and plenty of space for parking.

The main door is a double opening Valencian door leading to a reception hall.

The reception hall has ceiling lighting, coving, door to 2 bedrooms and staircase rising to the 1st floor.

Bedroom 1 is double. A very light room with window to the front elevation, double built in wardrobe with cupboard over, under staircase store room, coving and ceiling light.

Bedroom 2 is also a light double with window to the front elevation and ceiling lighting.

The living room has a very good size with original tiles, double opening doors to the kitchen, door to the dining room and bedroom 3.

Bedroom 3 is double with pretty Valencian tiles, ceiling light, coving and window to the side elevation.

Generous size kitchen with sky light, a range of base and wall units, sink, space for a free-standing cooker and door to the dining room. This kitchen is well maintained but would benefit from some modernizing if you're looking for a modern/updated kitchen.

Very good size dining room with lighting, coving and doors to both living room and kitchen.

Bathroom with w.c, bidet, wash basin, walk in shower cubicle and window.

At the side of the property with access from the kitchen we have a large open plan room with used as utility room, this light and airy room would make a wonderful summer lounge/kitchen. It has a utility sink with scrub board, ceiling lighting, large pantry and sliding doors to the courtyard.

The pantry is ample and it has lighting and window.

Private courtyard with space for entertaining and a covered area. There is an outdoor shower room with w.c, bidet, wash basin, walk in shower and window. Ideal for summer parties with friends and family.

The courtyard has a direct exit to the street and staircase to the upper terrace.

1st floor in need of painting.

Spacious landing with window to the front accommodation and door to the massive terrace.

Bedroom 4 is a light double with window to the front elevation and a double built in wardrobe with cupboard over.

Bedroom 5 is also a good size double with lighting and window to the front elevation.

Massive terrace ideal for sunbathing and entertaining also. Covered area perfect for having some shade in summer. This terrace has views of the surrounding area with pretty trees and gardens.

Overall this property is a great buy for someone looking for a wealth of living accommodation and outdoor space. It benefits from being close to all amenities in the town.

Rafelcofer has a splendid municipal swimming pool and sports centre, local shops, bank, pharmacy, bars and restaurants. Bus service to the thriving town of Gandia.

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