



H2S3553

Town house in Benidoleig

120,000€

3 DOUBLE BEDROOMS. 3 BATHROOMS

INNEED OF PAINTING AND DECORATING

ROOF TERRACE AND FRONT COURTYARD

PRIVATE TERRACE OFF MASTER BEDROOM

OFF ROAD PARKING AND ON STREET PARKING

BUILD 130M<sup>2</sup> PLUS TERRACES

IBI 250€ PER YEAR AND BASURA 120€ PER YEAR

LOCAL MUNICIPAL SWIMMING POOL

WALKING DISTANCE TO TOWN AMENITIES

BUS ROUTE. CYCLE ROUTES AND LOCAL WALKING ROUTES

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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.

For sale in Benidoleig this 3 bedroom, 3 bathroom town house. Off road parking, roof terrace, kitchen, utility room, lounge dining room, front and rear access and in walking distance to the town amenities.

The approach to the house has a pedestrian gate and vehicular double gates. The front is used as seating and dining area, with pretty plants and shrubs. Part covered terrace ad lighting.

Lounge dining room is a good size room with an open fireplace, window to the front, lighting, door to guest cloakroom, arch to kitchen for service, stairs to the 1st floor, door to the rear and air conditioning unit.

Kitchen with a range of base and wall units, fitted oven, hob and extractor, window and door to the utility room, space for upright fridge freezer and lighting.

Utility room with a window to the rear, wall mounted boiler, space and plumbing for washing machine (currently with a dishwasher) washing machine upstairs.

Rear hallway with a door to the rear entrance and patio, store cupboard, lighting and a door to the guest cloakroom.

Guest cloakroom with W.C, wash basin with wall mounted mirror over and lighting.

1st floor landing with lighting, wall mounted electric heater, stairs to the roof terrace, doors off to:

Bedroom 1 with a window to the front elevation and a door to the private terrace, lighting, built in double wardrobes with cupboards over and an air conditioning unit.

Ensuite shower room with a walk in Jacuzzi shower, W.C, wash basin, bidet, lighting.

Bedroom 2 is a double bedroom with a window, lighting and built in double wardrobes with cupboards over.

Bedroom 3 is a double bedroom with a window, lighting and built in double wardrobes with cupboards over.

Family bathroom with a full length bath with a mixer tap and shower over, W.C, wash basin with wall mounted mirror over and lighting.

Roof terrace is a sunny position with views towards the mountains.

The house is for sale as the owners are now both elderly and need to move on to a property on one level. The house is in need of painting and decorating, but on the whole is a very good house for the money.

Benidoleig town is very friendly with restaurants, local bowls green, municipal swimming pool and the pool is in walking distance. Various shops and about a 15 minute drive to the beaches. Some reat walking routes around the local area and there are also various clubs and associations to join if you wish to.