



H2S3554

Town house in Beniarjo

84,950€

CHARACTER AND A SPACIOUS HOUSE

PRIVATE ROOF TERRACE, COURTYARD AND  
1ST FLOOR TERRACE

4 BEDROOMS, 2 BATHROOMS

TOP FLOOR IDEAL FOR SUMMER KITCHEN AND  
SITTING ROOM

MASTER BEDROOM WITH BALCONY

3 STOREY HOUSE, TOWN CENTRE LOCATION

BUILT IN 1944. 180M<sup>2</sup> BUILD. WITH TWO  
ENTRANCES

IBI 220€ AND BASURA 60€ PER YEAR

WALKING DISTANCE TO SHOPS, BARS,  
MINICIPAL SWIMMING POOL

BUS ROUTE TO GANDIA AND 10 MINUTES  
DRIVE TO BEACHES

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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.

Town house for sale in Beniarjo, a small town on a bus route to Gandia City. This town house is spacious with 4 bedrooms, 2 bathrooms a courtyard, ROOF TERRACE and within walking distance to the local amenities and municipal swimming pool. 3 stories and pretty Juliette balconies and plenty of original character. 10 minutes to beaches by car. Bus route to Gandia and the train station to Valencia.

The approach to the house is via a beautiful Spanish street with some very well looked after houses. Double opening doors which are part glazed leading to the reception hall.

Reception hall with ornate archway leading to the dining hall, a door to the downstairs bedroom, half tiled walls in a Valencian style giving a warm welcoming feel and lighting.

Bedroom 1 with a bay window to the front elevation, lighting and coving to the ceiling. (ideal for elderly relative)

Dining hall with stairs leading to the 1st floor, double opening glazed doors with picture window over leading to the sitting room. Half tiled walls continued from the reception hall.

Sitting room with air conditioning unit, doors leading to the courtyard, door to the kitchen, half tiled walls, coving to the ceiling, under stairs store cupboard and lighting.

Courtyard with tiled flooring, space for table and chairs and access to the utility room,.

Kitchen with a range of base and wall units, single sink with mixer tap over, space for upright fridge freezer, window to the courtyard, fitted hob with extractor over, ceiling lighting and door to the utility room.

Utility room with space and plumbing for washing machine, double sink including scrub basin, hot water cylinder, door to shower room and steps to the rear entrance which has parking.

Shower room with a shower, W.C, wash basin, lighting and a louvered window.

1st floor landing access from the dining hall and a beautiful marble staircase. The landing has doors off to bedrooms and stairs to the 2nd floor. Also a door to an additional landing with a window and doors off to terrace and family bathroom.

Bedroom 2 with a window overlooking a small terrace and lighting.

Bedroom 3 is a beautiful spacious bedroom to the front elevation with double opening doors leading to a Juliette balcony, lighting, exposed timber beams and barrelled ceilings.

Family bathroom with a full length bath and shower and shower screen over, wash basin with bathroom cabinet over, W.C, bidet, window and lighting.

Bedroom 4 with double opening doors leading to the rear of the house and a Juliette balcony, built in wardrobes, ceiling light and a window overlooking the courtyard.

2nd floor with a spacious room with windows, ideal for using as a summer lounge or maybe a kitchen for entertaining on the roof terrace. The roof looks like it is in very good condition.

Roof terrace is L-Shaped with plenty of seating, entertaining and sunbathing space.

The house is in walking distance to the town shops, restaurants, bakers, vets, municipal swimming pool, sports centre and there is a bus route to Gandia city. The bus station in Gandia is also the train station where the train goes to Valencia. So a small town yet close to a major city.