



H2S3558

Town house in Miramar

160,000€

IMMACULATE FAMILY HOME. OWNER SELLING DUE TO DOWNSIZING

4 DOUBLE BEDROOMS, 3 BATHROOMS

LOCAL MUNICIPAL SWIMMING POOL, TENNIS CLUB

WALKING DISTANCE TO THE LOCAL SHOPS, BARS, RESTAURANTS

IBI 423€ AND BASURA 100€ PER YEAR

BUILT IN 2000. BUILD SIZE 210M²

SPACIOUS GARAGE WITH SUMMER KITCHEN AND COURTYARD TO THE REAR

FRIENDLY AND CLASSY TOWN. POPULAR FOR ALL YEAR LIVING

BUS ROUTE TO BEACHES AND GANDIA AND OLIVA

For sale in Miramar this modern 4-bedroom town house is a real gem. No work required and in impeccable order. Situated just 1.5km to the stunning beaches and within walking distance to the main town amenities. Lovely open views to the front, private courtyard, garage, air conditioning and very spacious accommodation.

The approach to the house has on street parking and an electric up and over garage door and a separate pedestrian entrance.

Canopied porch with security intercom, lighting and door to the reception hall.

Reception hall with stairs leading to the 1st floor, natural light with a window to the front elevation, ceiling light and a door to the garage.

Garage is very spacious with room for several cars, a window and door to the rear, summer kitchen and sitting room, lighting, storage and plenty of room for a workshop.

Summer kitchen with a double sink and mixer tap over, a range of base and wall units, lighting, dining area and sitting area.

Courtyard is very spacious and an excellent cool entertaining area with the summer kitchen through a door makes it perfect for entertaining your guests or enjoying the cool of the summer sun. Outside lighting and very pretty tiled walls.

1st floor via reception hall has a beautiful marble staircase and wrought iron railings at the top with pineapple finials and lighting.

Open plan lounge dining room is a very light room with sliding patio doors leading to the balcony with open views over the orange groves, window to the front, hot and cold air conditioning unit, open fireplace with a marble surround, ceiling lighting, wall mounted radiators, door to kitchen, guest cloakroom and bedroom 4.

Kitchen breakfast room with a range of base and wall units, fitted oven, hob and extractor, space for upright fridge freezer. Window and door to the utility room, space for breakfast table, telephone intercom for entrance and lighting.

Utility room with glazed windows, space and plumbing for washing machine, scrub wash basin, wall mounted water heater and lighting.

Bedroom 4 is a double bedroom currently used as an office and music room. Window to the rear, lighting and built in double wardrobes.

Guest cloakroom with a W.C, vanity unit with cupboards beneath, extractor and lighting.

Stairs leading to the 2nd floor landing with a beautiful balustrade with those pineapple finials. The landing has a wall mounted radiator, lighting and doors off to bedrooms and family bathroom. Intercom for the entry system.

Bedroom 1 is a spacious master bedroom with sliding patio doors leading to a private balcony with views over the orange groves towards the coastline. 2 sets of double built in wardrobes, hot and cold air conditioning unit and an en suite shower room.

En suite shower room with a spacious walk in shower cubicle, vanity unit with cupboards and drawers beneath and wall mirror and lighting over, wall mounted radiator, W.C, bidet and a window.

Bedroom 2 is another double bedroom with a window to the rear, wall mounted radiator, built in double wardrobe and lighting.

Bedroom 3 is a twin bedroom with window to the rear, built in double wardrobes, wall mounted radiator and lighting.

Family bathroom with a bath and shower over, W.C, bidet, washbasin and lighting.

The house is in walking distance to local tapas bars and restaurants, the local municipal swimming pool, bus route to the beach, Gandia and Oliva. Plenty of things to do in the local area and a perfect location for permanent living or a holiday home.