



H2S3816

Town house in Pedreguer

289,000€

3 BEDROOMS. 2 BATHROOMS

COMMUNAL POOL, PRIVATE GARDEN

193M<sup>2</sup> BUILD. BUILT IN 1999.

IBI 280€ PER YEAR. COMMUNAL FEES 160€ PER MONTH

LOCAL RESTAURANT AND BAR WITH ENTERTAINMENT

BRILLIANT HOLIDAY DESTINATION

NEAR GOLF COURSES AND BEACHES JUST A 15 MINUTE DRIVE

CENTRAL HEATING AND DOUBLE GLAZING

A mid terraced villa with 3 bedrooms, family shower room, guest cloakroom, private garden and communal pool. Situated at the foot of a popular urbanisation in Pedreguer. A 15 minute drive to Denia and Javea. Central heating, double glazing.

The complex has a security gate and off road parking.

Main door leading into the kitchen dining room, with a range of base and wall units, fitted oven, hob, extractor, microwave, freestanding fridge freezer, dishwasher, washing machine, window to the front elevation, lighting, stairs to the first floor, door to the sitting room and door to the rear garden and a picture window with a view over the rear garden.

Central heating system is run with a pellet burning stove, situated in the dining room.

Sitting room, previously the garage, but does not feel like a garage, converted into a beautiful sitting room, with patio doors leading to the garden.

Guest cloakroom with a W.C and wash basin.

1st floor the landing has a window and doors off to:

Bedroom 1 is a nice main bedroom with patio doors leading to a balcony, ideal for breakfast and enjoy the morning to wake up.

Bedroom 2 is a double bedroom with built in double wardrobes, window overlooking the rear and lighting.

Bedroom 3 is a single bedroom with a window and lighting.

Family shower room with a double shower cubicle, vanity unit, W.C and window.

Outside the rear garden is private and low maintenance with a naya ideal for entertaining and a garden perfect for sitting in.

There are communal gardens with a very spacious swimming pool and a smaller pool for children.