



**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**

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**MONEY LAUNDERING REGULATIONS 2010**

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.

**LA LEY DE DESCRIPCIONES ERRONES DE PROPIEDAD DE 2013**

The Agent has not tested any apparatus, equipment, accessories 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.

**REGLAMENTO DE BLANQUEO DE DINERO DE 2010**

A los compradores previstos se les pedirá que presenten una identificación y prueba de su situación financiera cuando hacen una oferta. Le pedimos su cooperación para que no haya demoras en acordar la venta.

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El Agente no ha probado ningún aparato, equipo, accesorios o servicios y, por lo tanto, no puede verificar que estén en buen estado de funcionamiento o sean aptos para el propósito. Se recomienda al Comprador que obtenga la verificación de su Abogado o Agrimensor. Referencias a La Tenencia de una Propiedad se basa en la información proporcionada por el Vendedor. El Agente no ha visto los documentos de título. Se recomienda al Comprador que obtenga la verificación de su Abogado. Se recomienda comprobar la disponibilidad de esta propiedad antes de viajar desde cualquier distancia para verla. Hemos tomado todas las precauciones para garantizar que estos detalles sean precisos y no engañosos. Si hay algún punto que sea de especial importancia para usted, póngase en contacto con nosotros y le proporcionaremos toda la información que necesite. Esto es recomendable, especialmente si tiene la intención de viajar cierta distancia para ver la propiedad. La mención de cualquier electrodoméstico y servicio dentro de estos detalles no implica que se encuentren en pleno y eficiente estado de funcionamiento. Estos detalles están en forma de borrador a la espera. Confirmación de los proveedores de su exactitud. Por lo tanto, estos detalles deben tomarse únicamente como guía y los detalles aprobados deben solicitarse a los agentes.

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.

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