



H2S3831

Villa in Beniarbeig

485,000€

BUILT IN 2002. 202M<sup>2</sup> BUILD. PLOT 900M<sup>2</sup>

3 DOUBLE BEDROOMS, 2 BATHROOMS

PRIVATE SWIMMING POOL, VIEWS OF MONTGO AND GARDEN

CONSERVATORY WITH DINING AND RELAXING SPACE

FURNITURE INCLUDED

CENTRALHEATING, DOUBLE GLAZING, AIR CONDITIONING

GARAGE AND OFF ROAD PARKING

WALKING DISTANCE TO TOWN AND COUNTRYSIDE

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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.

**THE PROPERTY MISDESCRIPTIONS ACT 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.

**LA LEY DE DESCRIPCIONES ERRÓNEAS DE PROPIEDAD DE 2013**

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.

This detached bungalow is situated in a perfect location for walks to the countryside and the town of Beniarbeig. With 3 double bedrooms, 2 bathrooms, garage, off road parking, private swimming pool, central heating, double glazing and air conditioning. This is a beautiful home.

The approach to the villa has two entrances, one for pedestrians and a vehicular electric gate to the driveway. Off road parking for several vehicles and a garage with a workshop area. Outside lighting and a pedestrian pathway to the front canopied porch.

Canopied porch with lighting and main door leading into the reception hall.

Reception hall with door to bedroom 3 and door leading into the dining room. Cloaks cupboard with hanging space for jackets, ceiling lighting and a radiator.

Sitting room with a wood burning stove, radiators, ceiling lighting, sliding patio doors leading to the conservatory overlooking the swimming pool, open archway leading to the dining room.

Dining room with two windows overlooking the rear garden and poolside, radiator, hot and cold air conditioning unit, and access to the kitchen.

Kitchen with a range of base and wall units, fitted oven, hob and extractor over, window to the front elevation, upright fridge freezer, large drinks fridge and door to the utility room.

Utility room with washing machine, dishwasher, window, radiator and door to the garage.

Bedroom 1 is a lovely bedroom with a range of built in wardrobes and drawers, window to the rear garden, radiator, hot and cold air conditioning unit and an ensuite.

Ensuite shower room with a walk-in shower, vanity unit with cupboards beneath and wall mirror over, W.C, bidet, window and lighting.

Bedroom 2 is a light double bedroom with a window, built in wardrobes, hot and cold air conditioning unit, radiator and lighting.

Family bathroom with a full-length bath and shower over, vanity unit with cupboards beneath and wall mirror over, W.C, bidet, window and lighting.

Bedroom 3 is a double bedroom with a window to the front elevation, radiator, hot and cold air conditioning and lighting.

Conservatory has lovely views over the rear garden and towards Montgo mountain. Plenty of dining and relaxing space.

Garage with up and over door, wall mounted boiler, window and door to the rear garden.

Rear garden is mainly laid to lawn with a swimming pool (needs some tiles replacing) BBQ area, outside shower, the plot has a gentle sloping rear garden, perfect for drainage and enclosed by a wall.

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