

## Townhouse for sale

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Price: €249,000

Bedrooms: 4

Bathrooms: 2

M2 Living: 255<sup>2</sup>

M2 Plot: -

M2 Terrace: -

Address: Canillas de Albaida,

This large townhouse is located in the centre of Canillas de Albaida and close to all amenities, bars and restaurants. The rooms are arranged over one floor and it has 4 good sized bedrooms and 2 bathrooms along with 2 reception rooms and a large kitchen with a separate dining room. Outside there is access to an internal patio with steps up to a good sized terrace with views over the village and surrounding countryside. Adjacent to the main property with access from the main house as well as a separate door from the street is a large room, which could be utilised as business premises or further separate accommodation. There is a small cloakroom off this room, which could be converted into a large en-suite bathroom. Entry to the property is from the main street and up a small flight of steps and onto an outside porch/patio in front of the main entrance. On entering the property you arrive at a hallway which runs the full width of the house. A door to the left leads you into a lounge area with a window overlooking the street. Opposite the lounge a further doorway leads into a large fully fitted kitchen with gas hob with extractor over, electric oven, fridge freezer and dishwasher. There is plenty of cupboards and drawers for storage. Just off the kitchen you will find a dining area with a built in log burner. There are also cupboards and shelving for storage and display. From the kitchen a door leads outside to an enclosed patio area with a metal stairway leading up onto an outside terrace with views over the village and surrounding countryside. Off the terrace there is a doorway which leads into a large, enclosed storage room. Returning to the hallway along from the kitchen and on the left double, wooden, glazed doors lead into a large family lounge/dining room. There are 3 floor to ceiling glazed, sliding, double doors, which all lead out onto Juliet balconies overlooking the street and provide natural light to this large room. Opposite the family lounge across the hallway you will find a shower room fitted with a shower cubicle, toilet and hand basin. From here the hallway continues through a doorway leading into a reception area, which has fitted wardrobe space and doorways to all 4 bedrooms. There are 2 bedrooms to the front of the property including the main bedroom, which has fitted wardrobes and sliding glazed doors to a Juliet balcony. There is a further double bedroom to the front of the house. There are 2 further double bedrooms to the rear of the property. Between the 4 bedrooms off the same reception hallway is a family bathroom fully fitted with a bath and shower over, toilet, bidet and hand basin. Adjacent to the family bathroom a door leads to a small utility room with space for a washing machine and above there is a covered skylight. Adjacent to the main front door of the house is another entrance door, which leads into a large open room, which could be used as a business premises or converted into further accommodation. The room has a small cloakroom with a toilet and hand basin. This could be extended to become an en-suite bathroom. There is a door from this room, which leads into the main house. This

property is in a convenient location and could be a large family home with guest annex or business premises. All the fittings are of good quality with wooden doors throughout. All the bedrooms have air conditioning as does the small dining area off the kitchen and the floors are tiled throughout. There is a 7,000 litre reserve water depositor underneath the separate 'commercial' part of the house. The property must be seen to appreciate its size, quality and the options it offers. For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide therefore they are not binding or contractual. Features \* Terrace

