

# House of Character in Birkirkara



**Birkirkara, Central**



**€440,000**

Reference No: 240081103-314

 Total Rooms: **9**

 Floor Area (m<sup>2</sup>) : **136**

 Bathrooms: **3**

 Bedrooms: **3**

# House of Character - For Sale - Birkirkara

BIRKIRKARA - This House of Character is located in the charming village of Birkirkara. It features a welcoming entrance hall, 3 bedrooms, 1 with a walk-in wardrobe, 3 bathrooms (2 of which are en-suite), a combined kitchen, dining, and living area, a pantry, and 3 small yards. The property also has a full roof and an optional 1-car garage with a mechanical door, electricity, and tiled floor, 100m away. It may require some modernization, but is currently inhabited. There will be no tax to be paid upon purchase as it is found within the U.C.A. Immediate viewings are highly recommended.

## Features

- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Court Yard
- ✓ Roof Terrace
- ✓ En Suite
- ✓ Yard
- ✓ Back Yard

## Rooms

- ✓ Single Bedroom : 2.4 x 2.7 m (6.48 m<sup>2</sup>)
- ✓ Double Bedroom : 4.7 x 3 m (14.1 m<sup>2</sup>)
- ✓ Double Bedroom : 5.75 x 2.65 m (15.24 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 2.8 x 2.65 m (7.42 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.3 x 1.7 m (5.61 m<sup>2</sup>)
- ✓ Bathroom : 2.9 x 1.45 m (4.21 m<sup>2</sup>)
- ✓ Kitchen/Living/Dining : 7.05 x 5.1 m (35.95 m<sup>2</sup>)
- ✓ Hall : 5.6 x 2.6 m (14.56 m<sup>2</sup>)
- ✓ Kitchen Pantry : 3.15 x 2.45 m (7.72 m<sup>2</sup>)
- ✓ Walk In Wardrobe : 3 x 2.5 m (7.5 m<sup>2</sup>)
- ✓ Open Space : 5.45 x 1.5 m (8.18 m<sup>2</sup>)

✓ Open Space : 2 x 2 m (4 m<sup>2</sup>)

✓ Open Space : 1 x 1 m (1 m<sup>2</sup>)

# Gallery















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