

# Townhouse in Attard





Attard, Central



**€795,000**

Reference No: 240151013-231

 Total Rooms: 10

 Floor Area (m<sup>2</sup>) : 85

 Bathrooms: 3

 Bedrooms: 3

# Townhouse - For Sale - Attard

ATTARD - Lovely Townhouse located in the village core (UCA area) and close to all amenities within walking distance. Layout comprises a warm entrance hall leading to lateral rooms right, to the open plan dining and sitting room with access to the backyard. On the left to the kitchen, one finds a breakfast area and guest bathroom whilst on the First floor one finds three double bedrooms and main bathroom. The roof level has a washroom/kitchenette Which then opens up to two spacious terraces overlooking the surrounding large mature gardens at the back of the property, ideal for al fresco dining and entertaining. Solar water heater installed. Freehold.

## Features

- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Partially Furnished
- ✓ Back Yard
- ✓ Ceramic Floor
- ✓ A/C
- ✓ Terrace

## Rooms

- ✓ Kitchen : 3.98 x 2.23 m (8.88 m2)
- ✓ Living : 4.09 x 2.98 m (12.19 m2)
- ✓ Dining : 2.67 x 3.19 m (8.52 m2)
- ✓ Double Bedroom : 3.7 x 4.16 m (15.39 m2)
- ✓ Double Bedroom : 4.03 x 5.33 m (21.48 m2)
- ✓ Double Bedroom : 3.05 x 3.63 m (11.07 m2)
- ✓ Bathroom Ensuite : 2.34 x 2.73 m (6.39 m2)
- ✓ Bathroom Ensuite : 1.92 x 2.69 m (5.16 m2)
- ✓ Bathroom : 2.76 x 0.91 m (2.51 m2)
- ✓ Laundry : 2.65 x 4.3 m (11.39 m2)
- ✓ Landing : 2.08 x 2.65 m (5.51 m2)
- ✓ Open Space : 3.15 x 4.76 m (14.99 m2)

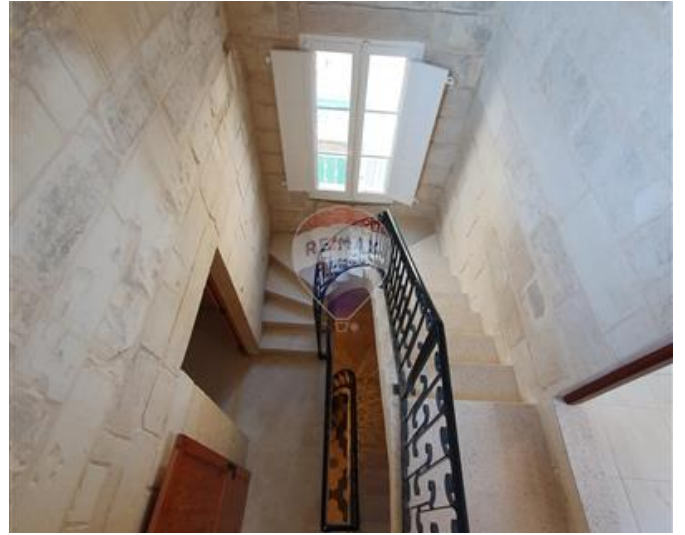
✓ Open Space : 5.33 x 4.03 m (21.48 m<sup>2</sup>)

✓ Open Space : 3.93 x 7.63 m (29.99 m<sup>2</sup>)

# Gallery









**Tony Busuttil**

RE/MAX Edge - Attard

M: 79570054

E: [tony@remax.com.mt](mailto:tony@remax.com.mt)

T: 21480164

**RE/MAX Edge - Attard**

4Triq Antonio Schembri, Attard, Malta