

# Townhouse in Guardamangia



**Guardamangia, Sliema and St Julians Surroundings**



**€1,095,000**

Reference No: 240151078-174

 Total Rooms: 14

 Floor Area (m<sup>2</sup>) : 300

 Bathrooms: 3

 Bedrooms: 4

# Townhouse - For Sale - Guardamangia

Guardamangia - A hard to come by opportunity to purchase an authentic wide-fronted townhouse in Guardamangia, walking distance to the seafront. Patio and two good sized terraces overlooking its 150 sqm garden with mature trees and a distant view of the sea and Valletta bastions.

Accommodation consists of a basement and three other levels. Large house with plenty of space and loads of potential. Four bedrooms , three bathrooms, hall, living room, dining room , kitchen , study , washroom and basement. Contact your agent for an immediate viewing.

## Features

- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Air Space
- ✓ Back Yard
- ✓ Front Patio
- ✓ En Suite
- ✓ Court Yard
- ✓ Balcony
- ✓ Garden

## Rooms

- ✓ Kitchen : 5 x 5 m (25 m2)
- ✓ Basement : 15 x 6 m (90 m2)
- ✓ Dining : 6 x 5 m (30 m2)
- ✓ Living : 6 x 4 m (24 m2)
- ✓ Bathroom : 3 x 2 m (6 m2)
- ✓ Bathroom Ensuite : 3 x 2 m (6 m2)
- ✓ Hall : 4 x 3 m (12 m2)
- ✓ Double Bedroom : 5 x 4 m (20 m2)
- ✓ Double Bedroom : 5 x 4 m (20 m2)
- ✓ Double Bedroom : 5 x 4 m (20 m2)

- ✓ Double Bedroom : 5 x 4 m (20 m<sup>2</sup>)
- ✓ Box Room : 2 x 2 m (4 m<sup>2</sup>)
- ✓ Guest Toilet : 3 x 2 m (6 m<sup>2</sup>)
- ✓ Laundry : 6 x 5 m (30 m<sup>2</sup>)
- ✓ Office / Study : 4 x 4 m (16 m<sup>2</sup>)

# Gallery







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