

# Townhouse in Tarxien



**Tarxien, South**




**€733,000**

Reference No: 240231103-13

 Total Rooms: 7

 Floor Area (m<sup>2</sup>) : 177

 Bathrooms: 2

 Bedrooms: 2

# Townhouse - For Sale - Tarxien

TARXIEN - TOWNHOUSE INCLUDING GARAGE- Set in a residential area, close to all amenities and within an Urban Conservation Area (UCA). The accommodation comprises a welcoming entrance Hall leading to a Sitting room, a separate Kitchen/Dining area, a guest Toilet, and a bright 38 sqm Backyard—ideal for outdoor entertaining. The property further comprises 2 double Bedrooms—one enjoying a front Balcony and the main benefiting from an En-suite—along with a Study which may also serve as a 3rd bedroom. Additionally, there is a spacious landing area offering potential for the creation of an extra en-suite/walk-in wardrobe. At Roof Terrace, one finds a Washroom and ample space with further development potential. The property is being offered Freehold and Furnished, and includes a street-level interconnected Garage accommodating 2–3 cars, which is included in the price.

## Features

- ✓ Ceramic Floor
- ✓ Electricity Utility
- ✓ Air Space
- ✓ Back Yard
- ✓ En Suite
- ✓ PVC Piping
- ✓ Balcony

## Rooms

- ✓ Sitting : 3.86 x 3 m (11.58 m<sup>2</sup>)
- ✓ Kitchen/Dining : 5.41 x 4.21 m (22.78 m<sup>2</sup>)
- ✓ Double Bedroom : 5.41 x 4.2 m (22.72 m<sup>2</sup>)
- ✓ Double Bedroom : 5.5 x 3.36 m (18.48 m<sup>2</sup>)
- ✓ Office / Study : 4.03 x 1.57 m (6.33 m<sup>2</sup>)
- ✓ Open Space : 8.06 x 4.7 m (37.88 m<sup>2</sup>)
- ✓ Hallway : 3.2 x 1 m (3.2 m<sup>2</sup>)
- ✓ Open Space : 2.5 x 0.9 m (2.25 m<sup>2</sup>)
- ✓ Guest Toilet : 1.5 x 1 m (1.5 m<sup>2</sup>)
- ✓ Bathroom Ensuite : 3.5 x 2.46 m (8.61 m<sup>2</sup>)
- ✓ Hall : 4.1 x 2.99 m (12.26 m<sup>2</sup>)

✓ Garage : 6.1 x 3.36 m (20.5 m<sup>2</sup>)

# Gallery











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