

# House of Character in Birkirkara



**Birkirkara, Central**



**€310,000**

Reference No: 240461057-295

 Total Rooms: 7

 Floor Area (m<sup>2</sup>) : 97

 Bathrooms: 2

 Bedrooms: 1

# House of Character - For Sale - Birkirkara

Birkirkara – Converted House of Character (UCA Area) Set within a charming alley in a quiet residential area of Birkirkara, this converted House of Character offers a unique blend of traditional charm and practical living, all within walking distance to everyday amenities. Upon entering, one is welcomed by a cosy kitchen and dining area that forms the heart of the home. The ground floor is further complemented by a bathroom, a box room, and a private yard, providing additional space and functionality. The first floor hosts the sleeping quarters, comprising a single bedroom with its own en-suite facilities, alongside a well-proportioned double bedroom. The layout continues upwards to the roof level, where a washroom and two separate roof terraces offer ideal spaces for outdoor relaxation or entertaining. Positioned within a UCA area, the property also benefits from fiscal advantages, making it an appealing option for both residential use and investment. A characterful home in a peaceful setting, offering comfort, privacy, and potential. Freehold. Contact your preferred agent for more information.

## Features

- ✓ Ceramic Floor
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ Yard
- ✓ Roof Terrace
- ✓ En Suite
- ✓ Water Utility
- ✓ Skirting
- ✓ Air Space

## Rooms

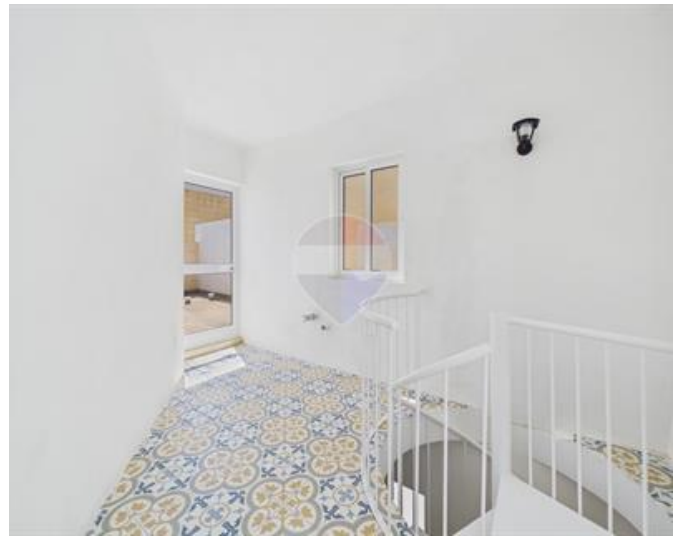
- ✓ Kitchen/Dining : 6.1 x 2.75 m (16.77 m<sup>2</sup>)
- ✓ Double Bedroom : 5.05 x 3 m (15.15 m<sup>2</sup>)
- ✓ Office / Study : 3.9 x 1.85 m (7.21 m<sup>2</sup>)
- ✓ Bathroom : 3.2 x 0.93 m (2.98 m<sup>2</sup>)
- ✓ Shower Ensuite : 2.12 x 1.5 m (3.18 m<sup>2</sup>)
- ✓ Box Room : 2.92 x 0.8 m (2.34 m<sup>2</sup>)
- ✓ Laundry : 4.2 x 2.76 m (11.59 m<sup>2</sup>)

✓ Open Space : 3.17 x 1.54 m (4.88 m<sup>2</sup>)

✓ Open Space : 11.25 x 7.09 m (79.76 m<sup>2</sup>)

# Gallery









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