

# Townhouse in Birkirkara




**Birkirkara, Central**



**€850,000**

Reference No: 240471022-4

 Total Rooms: 7

 Floor Area (m<sup>2</sup>) : 240

 Bathrooms: 2

 Bedrooms: 3

# Townhouse - For Sale - Birkirkara

Located in an Urban Conservation Area (UCA) of Birkirkara and just a stone's throw away from tranquil Pjazza/Church and amenities, is this eye-catching town house for sale with spacious back garden/yard; Flat-Let (which can be converted back to an interconnected garage) and house with potential to develop further. Townhouse has been recently converted and will be sold finished and unfurnished - including a modern Kitchen. Current layout of house comprises of, at ground floor, an entrance hallway; elegant staircase with Skylight; Living/Dining area; separate Kitchen area; bathroom; spacious back garden/yard with well and interconnected Flat-Let (or third bedroom) with potential to convert back to garage. At first floor level, one finds two double bedrooms (one with bathroom) and access to roof terrace and upper roof terrace enjoying tranquil unobstructed views of Pjazza/Church. Potential to extend house further. Freehold.

## Features

- ✓ Kitchen/Dinette
- ✓ Entrance Hall
- ✓ Air Space
- ✓ Well
- ✓ Roof Terrace
- ✓ En Suite
- ✓ Gypsum Plastering
- ✓ Space For Pool
- ✓ Back Yard
- ✓ Garden

## Rooms

- ✓ Hall : 4 x 4 m (16 m2)
- ✓ Dining : 4 x 4 m (16 m2)
- ✓ Kitchen : 4 x 6 m (24 m2)
- ✓ Bathroom : 2 x 3 m (6 m2)
- ✓ Double Bedroom : 4 x 4 m (16 m2)
- ✓ Double Bedroom : 4 x 5 m (20 m2)
- ✓ Bathroom : 2.7 x 2 m (5.4 m2)
- ✓ Double Bedroom : 4.5 x 5 m (22.5 m2)



# Gallery













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