



Ozankoy

Price £389,950

Pre-74 Title. Known as "Poets cottage" this traditional Cypriot property is located in the popular village of Ozankoy. Comprising: Main house- 3 bedrooms (master en-suite), family bathroom, bespoke kitchen, Utility room, lounge with log burner / back boiler for heating of radiators, dining room with stone arch feature. All fixtures & fittings are of the highest quality including granite work-tops, travertine floors & lots more... In-addition there is a separate apartment comprising: 2 bedrooms, lounge, kitchen and bathroom. Outside the landscaped /low maintenance gardens include a private pool with large terraces & covered entertaining areas with sea & mountain views. In-addition there is a workshop/storeroom & private driveway.

A rare opportunity to purchase a character property offering two separate accommodations: Holiday let's, staff accommodation or simply an overflow for family & friends, the choice is yours!

Viewing highly recommended.



Front Terrace

Covered East facing terrace with terrazzo floor.

Lounge

19'7" x 11'1" (5.99 x 3.40)
South facing traditional double doors. North and East window aspects.
Travertine floor tiles, built in log burner with back boiler to supply central heating, inverter A/C unit and plaster coving

Dining Area

17'9" x 10'7" (5.42 x 3.24)
Travertine floor tiles, feature arch, plaster coving and radiator.

Kitchen

12'0" x 11'7" (3.66 x 3.54)
Bespoke kitchen with black and gold speckled granite worktops, double butlers basin, to include Fagor black ceramic hob and oven with extractor fan and dishwasher. Travertine floors and beige ceramic splash back tiles.

Utility Room

10'8" x 9'1" (3.27 x 2.79)
West facing window aspect, South facing traditional wooden double doors to driveway and North facing traditional wooden door to terrace. Bespoke fitted cupboards matching the kitchen units, granite effect Formica worktop and basin. Wood beamed ceiling, ceiling fan and light.

Master Bedroom

9'4" x 12'1" (2.86 x 3.70)
West facing doors and window to terrace, laminate floor, large fitted wardrobes, A/C unit and radiator.

Master En-suite (wet room)

4'7" x 7'0" (1.42 x 2.15)
Ceramic floor, black slate effect ceramic shower and wall tiles, black glass wall mounted basin and white toilet unit.

Bedroom 2

13'0" x 10'7" (3.97 x 3.24)
East facing window, laminate floor, large dark wood effect built in wardrobe, ceiling fan and light, inverter A/C and radiator.

Bedroom 3

11'7" x 10'11" (3.54 x 3.33)
North facing window, laminate floor, inverter A/C unit, plaster coving and radiator.

Rear Terrace

Large West facing covered terrace with beamed ceiling, ceiling fan and light

Bathroom

9'3" x 6'3" (2.83 x 1.92)
South facing window, white bathroom suite, bath with overhead shower, white toilet unit, modern wall mounted basin, travertine floor, white ceramic wall tiles with brown mid border detail, spot light and heated towel rail.

Garden

Large paved garden with fruit and olive trees, raised borders with established plants. Large West facing covered terraced area with beamed ceiling, ceiling fan and light.

Swimming Pool

26'2" x 13'1" (8 x 4)
8m x 4m swimming pool with vast paved terracing and walk-in pool room.

Workshop/Storeroom

Large workshop/storeroom located off street

Guest Apartment

Ground self contained apartment with separate access and private garden.

Apartment - Lounge

18'2" x 11'4" (5.55 x 3.46)
East and North facing window aspect and North facing door. Terrazzo floor, wall lights and A/C unit.

Apartment - Bedroom 1

10'8" x 11'8" (3.27 x 3.56)
North facing window aspect. Terrazzo floor.

Apartment - Bedroom 2

10'7" x 10'4" (3.25 x 3.15)
North facing internal light window. Terrazzo floor.

Apartment - Kitchen

8'9" x 10'7" (2.68 x 3.23)
East facing window, built in units with granite effect worktop. Terrazzo floor.

Apartment - Bathroom

4'7" x 13'9" (1.42 x 4.21)
North facing window aspect. Large blue tiled walk in shower, white pedestal basin and toilet unit. White ceramic wall tiles and terrazzo floor.

Apartment - Terrace and Garden

East facing terrace and garden.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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