



Ozankoy

Price £389,950

PRE-74 Title Deed.

A traditional Cypriot village house with a modern twist, located in the much sought after village of Ozankoy. The original house has been lovingly restored retaining many original features, stone floors, In-addition there is a large open plan extension totalling 255m² covered living area and 985m² plot size. Comprising of 3 double bedrooms (two en-suite), family bathroom, large reception, very spacious open plan kitchen, dining, lounge and a separate study/snug room with fireplace for those cosy winter evenings. Outside the landscaped gardens include a large covered dining area, bespoke 8x4 swimming pool. Private gated driveway & central heating infrastructure.

Viewing essential!



Hallway / Reception

29'7" x 10'8" (9.03 x 3.26)

North facing front door - traditional Cypriot style, south facing double doors to terrace, Gonyeli stone floor, wall & ceiling lights, radiator units

Kitchen

16'0" x 18'11" (4.89 x 5.78)

South & East window aspects, south facing rear door, bespoke kitchen with centre island feature with black granite worktop, white goods: built-in oven, hob, dishwasher, large fridge/freezer, blue mosaic glass splash back tiles, modern terrazzo floor.

Lounge

14'5" x 18'0" (4.41 x 5.50)

North facing patio doors to terrace - sea view, freestanding A/C inverter unit, wall & ceiling lights, stone arch feature to dining area, modern terrazzo floor.

Dining Room

13'9" x 13'9" (4.2 x 4.2)

North facing window aspect overlooking front veranda, Double wooden doors leading from hallway, Arched stone décor leading to lounge.

Study/Snug Room

10'7" x 14'3" (3.25 x 4.35)

South facing window, Gonyeli stone floor, traditional stone open fireplace, stone wall feature, radiator unit

Bedroom 2

10'7" x 15'10" (3.23 x 4.84)

North & West facing window aspects, modern terrazzo floor, large built-in wardrobes, A/C unit, radiator unit

Bathroom

5'7" x 10'8" (1.71 x 3.26)

West facing window, white suite: large walk-in shower, white toilet unit, vanity unit with single basin, heated chrome towel rail, white ceramic wall tiles with border detail, grey slate ceramic floor tiles

Passageway/Staircase

9'6" x 3'11" (2.91 x 1.21)

Washing machine, large built-in linen cupboard.

Master Bedroom including en-suite

17'5" x 17'7" (5.32 x 5.37)

East facing door to terrace, west facing window aspect, A/C unit, beige ceramic floor tiles, large fitted wardrobe.

Ensuite: (3.42 x 1.42) West facing window aspect, large walk-in shower - glass screen, white toilet unit, wooden vanity unit with single basin, ceramic wood effect floor tiles, stone effect ceramic wall tiles.

Bedroom 3 First Floor including en-suite

17'5" x 17'7" (5.32 x 5.37)

East & West facing window aspects, A/C unit, beige ceramic floor tiles.

En-suite: West facing window aspect, large walk-in shower, white toilet unit, vanity unit with single basin, ceramic wood effect floor tiles, stone effect ceramic wall tiles.

Covered Terrace - South Facing

104'11" x 6'6" (32m2)

32m2 south facing covered terrace

Veranda - North Facing

Overlooking landscaped gardens, this is a lovely place to enjoy your morning coffee.

Roof Top Terrace

Large 180m2 rooftop terrace which has the potential to be converted into more living area, Can be used as a dining area with fabulous sea & mountain views.

Swimming Pool

26'2" x 13'1" (8 x 4)

Bespoke 8x4 skimmer pool with Gonyeli tiling & stone water feature.

Garden

Landscaped garden with a variety of fruit trees including Lemon, Lime, Orange & Fig.

Water storage, shed and aviary.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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