



Kyrenia

Reduced To £449,950

Pre-74 British Title!

Known as the "Merchants House" this grand period property has been lovingly restored & maintained by the present owners.

Located in the Turkish quarter which is a quiet residential area but just a few minutes walk from the town centre & harbour. The house is on 2 floors giving a total of 5 bedrooms.

Typical of the period when entering the property, you enter a large reception with additional rooms adjacent to both sides. The property was extended in the 1980's to the rear (South facing) to provide a large open plan kitchen, dining & living area with large bifold doors. This gives an indoor-outdoor ambience overlooking the pool & gardens.



Entrance/Lobby

23'3" x 12'7" (7.11 x 3.86)

North facing traditional double wooden front doors, Feature stone fireplace with log burner, ceiling fan, access to bedrooms & lounge.

Open Plan Kitchen & Lounge

20'1" x 36'3" (6.13 x 11.05)

South & East facing window aspects with folding glass doors, leading to covered terrace overlooking pool & garden area, fully fitted kitchen with traditional granite worktop, silver Miele fridge freezer, oven, microwave, hob, extractor fan, dishwasher, integrated mini Bosch fridge, Fuji cool air-conditioning unit, ceiling fans, pine windows & shutters, retractable awning cover.

Master Bedroom with En-suite

27'10" x 17'4" (8.5 x 5.3)

South & West facing window aspects, Fuji-cool air-conditioning unit, ceiling fan
En-suite: North & West facing window aspect, His & Hers vanity basin with dark granite top & wooden cupboard, toilet unit, large walk-in shower, towel rail, ceramic floor & wall tiles, large wall mounted mirror.

Bedroom 2 with En-suite

16'9" x 11'11" (5.11 x 3.65)

East facing window aspect, Fuji-cool air-conditioning unit, ceiling fan, open wardrobe/towel cupboard.
En-suite: East facing window aspect, heated towel rail, large walk-in shower, wall mounted basin & mirror, toilet unit.

Bedroom 3

15'7" x 11'5" (4.75 x 3.48)

North, West & East facing window aspects, large fitted wardrobes, ceiling fan, Fuji-cool air-conditioning unit.

Study/Snug Room

16'7" x 11'8" (5.06 x 3.58)

North, East & West facing window aspects, Moroccan style stone fireplace, ceiling fan.

Utility Room & Guest W/C

6'3" x 9'8" (1.93 x 2.96)

South & West facing window aspects, fitted cupboard with granite worktop, single sink, Bosch washing machine, toilet unit, wall mounted basin.

Downstairs Kitchen & Lounge

17'10" x 18'5" (5.45 x 5.63)

South facing window aspects with folding glass doors, panoramic views of garden & pool area, fitted kitchen with dark granite worktop, Toshiba microwave oven, Bosch fridge freezer, gas hob.

Bedroom 4 with En-suite (Downstairs)

19'6" x 16'2" (5.96 x 4.94)

South & East facing window aspects, large fitted wardrobe, Fujicool air-conditioning unit, decorative wooden wall cladding, En-suite: walk-in shower, toilet unit, wall mounted sink & mirror, ceramic floor & wall tiles.

Bedroom 5 with En-suite (Downstairs)

10'0" x 17'8" (3.06 x 5.39)

South & East facing window aspects, Beko air-conditioning unit, towel rail, wall mounted mirror, En-suite: North facing window aspects, walk-in shower, wall mounted mirror & sink, utility cupboard with Fagor washing machine, ceramic floor & wall tiles.

Garden/Pool Area

86'11" x 86'11" (26.5 x 26.5)

Enchanting enclosed garden, low maintenance landscaped garden, large bespoke skimmer pool surrounded by traditional yellow stone terracing, selection of fruit trees & shrubs including Orange, Lemon & Fig, wooden gazebo hut dining area with a relaxing ambience - perfect for alfresco dining, stone built shed/workshop, outdoor shower, roof-top terrace which can be converted into a rooftop conservatory with panoramic views.



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	