



Catalkoy

Reduced To £315,000

Fraser Properties Cyprus are excited to offer this lovely 3 bedroom villa in the sought after area of Catalkoy!

Inside Comprises of 3 bedrooms (master en-suite), guest w/c, family bathroom, fully fitted kitchen, large open plan lounge & dining area with feature marble fireplace. The design includes Ottoman style bay windows, yellow stone cladding & wooden window shutters giving the property a traditional look.

Outside the mature landscaped gardens include a private 10x6m swimming pool with Roman end, plenty of terracing for sunbathing & entertaining guests! Additional features include private drive, carport & covered terraces.

Located on a cul-de-sac just off the main road & close to all amenities this is the perfect family home. VAT paid and title deed in owners name!

Viewing highly recommended!!!



Entrance/Hallway

15'10" x 7'11" (4.85 x 2.43)

North facing double door entrance, under stair storage area, Vestel washing machine.

Kitchen

13'10" x 11'8" (4.24 x 3.56)

North & East facing window aspects with sliding doors leading to covered terrace, fully fitted kitchen, Regal dishwasher, Stilevs microwave, Vestel oven, hob & fridge freezer, Arcelik extractor fan.

Lounge & Dining Area

26'2" x 12'4" (7.99 x 3.77)

North, South, East & West facing window aspects, Sliding doors leading to front & rear terraces, feature marble fireplace, Arcelik air-conditioning unit.

Guest W/C

3'1" x 8'0" (0.96 x 2.44)

South facing window aspect, pedestal basin, wall mounted mirror, toilet unit.

Staircase/Landing

7'11" x 19'7" (2.43 x 5.97)

South facing window aspect, Travertine marble staircase, wrought iron balustrade with wooden hand rail.

Master Bedroom with En-Suite

28'1" x 12'5" (8.58 x 3.80)

North & West facing window aspects with sliding doors leading to French balcony, Large fitted wardrobes, Arcelik air-conditioning unit. En-suite: Pedestal basin, toilet unit, walk-in shower, wall mounted mirror.

Bedroom 2

14'9" x 11'0" (4.51 x 3.36)

North & East facing window aspects, large fitted wardrobe, Fuji-cool air-conditioning unit.

Bedroom 3

14'1" x 11'6" (4.31 x 3.52)

North & East facing window aspects with glass doors leading to French balcony, Large fitted wardrobe, Demir Dokum air-conditioning unit.

Family Bathroom

6'2" x 6'10" (1.90 x 2.09)

Walk-in shower, pedestal basin, wall mounted mirror, toilet unit.

Garden & Pool Area

10x6m Overflow pool with Roman end, lots of terracing, beautiful landscaped gardens with irrigation system, 5 Tonne water storage tank, variety of trees & shrubs.



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			
EU Directive 2002/91/EC		England & Wales	

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			
EU Directive 2002/91/EC		England & Wales	