



## Catalkoy

**Price £365,000**

Located in the sought-after area of Catalkoy you will find this beautifully presented villa sitting on 1 donum!

Comprising of 3 bedrooms (master en-suite), guest w/c, family bathroom, a large open plan kitchen, lounge & dining area.

Outside the beautiful landscaped gardens boast a variety of mature trees, shrubs & bushes with an outdoor bar & covered seating area – perfect for relaxing & entertaining guests!

In addition: a stone barbecue, double garage, 10x5m swimming pool and lots of terracing available all around the house.

VAT paid, full title deed in owners name, don't miss out!!!



## Open Plan Kitchen, Lounge & Dining Area

32'4" x 26'6" (9.86 x 8.09)

North, South, East & West facing window aspects with glass doors leading to terrace & pool area, Ceiling fan, fully fitted kitchen, Arcelik washing machine, dishwasher, oven, hob, extractor fan & fridge freezer, feature gas fireplace, plaster coving, wall lights.

## Master Bedroom with Ensuite & Walk-in Wardrobe

13'3" x 17'6" (4.06 x 5.35)

North & West facing window aspects with glass doors leading to terrace with stunning sea views, Airfel air-conditioning unit, walk-in wardrobe. Ensuite: West facing window aspect, walk-in shower, toilet unit, pedestal basin, wall mounted mirror.

## Bedroom 2

8'7" x 13'5" (2.63 x 4.10)

South & West facing window aspects, fitted wardrobes, air-conditioning unit, glass door leading to private terrace.

## Bedroom 3

13'5" x 8'7" (4.09 x 2.63)

South & West facing window aspects, fitted wardrobe, air-conditioning unit, glass doors leading to private terrace.

## Guest W/C

7'11" x 3'7" (2.42 x 1.11)

Marble top vanity basin with cupboard, wall mounted mirror, toilet unit.

## Staircase/Landing

21'0" x 10'4" (6.42 x 3.16)

North facing glass doors leading to upper terrace, storage cupboard, access to 3 bedrooms & family bathroom.

## Family Bathroom

11'0" x 8'6" (3.36 x 2.61)

South facing window aspect, large bathtub, toilet unit, walk-in shower, pedestal basin, wall mounted mirror.

## Garden & Pool Area

Beautiful landscaped gardens with a variety of trees & shrubs, Outdoor bar with covered seating area, stone barbecue, double garage, 10x5m swimming pool, lots of terracing available, ideal for relaxing & entertaining guests.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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