



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) 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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