



## Kyrenia

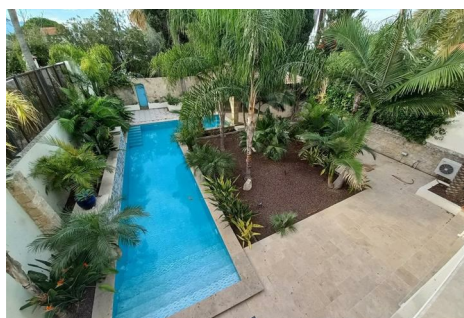
**Price £1,350,000**

Located in one of the most prestigious areas of Kyrenia you will find this impressive property.

A fusion of traditional Cypriot & Modern design this property has been sympathetically restored & extended by its present owners.

Comprising; traditional double front carved door entrance, large open plan bespoke kitchen with a centre island feature, large reception with floor to ceiling bi-fold doors, 2 ground floor bedrooms – one with en-suite, utility room & guest w/c.

Upstairs; comprising of only Master bedroom suite, vast bedroom area with access to covered balcony, large walk-in wardrobes, En-suite bathroom with twin basins, bath & separate shower.





### Entrance Hall

16'2" x 11'9" (4.95 x 3.60)  
 East facing wrought Iron door with porch area & double wooden door entrance,  
 feature stone arch.

### Bedroom 2 with En-suite

25'3" x 11'10" (7.71 x 3.63)  
 East facing window aspects, Gonyeli flagstone flooring.  
 En-Suite: Large walk-in shower, granite top vanity unit, wall mounted mirror,  
 bathtub, nish shelf, toilet unit, underfloor heating.

### Bedroom 3

16'11" x 13'9" (5.16 x 4.21)  
 South & East facing window aspects, Gonyeli flagstone flooring,  
 Large fitted cupboards & shelves.

### Kitchen/Dining Area

25'3" x 15'7" (7.72 x 4.77)  
 Fully fitted designer kitchen with composite worktop,  
 Bosch white goods; 5 ring hob, extractor fan, double oven, microwave,  
 integrated dishwasher, double door fridge freezer,  
 integrated Zanussi fridge under worktop, feature island/breakfast bar,  
 ceiling window provides natural light, traditional pattern floor tiles.

### Lounge

26'3" x 23'3" (8.01 x 7.10)  
 South & West facing window aspects with folding glass doors leading to  
 covered terrace & pool area,  
 Feature cast iron log burner, parquet flooring, nish shelves with spotlight  
 feature.

### Utility Room

12'9" x 7'4" (3.91 x 2.24)  
 Daikin heat pump, Electrolux washing machine,  
 fitted cupboard with granite worktop & double sink.

### Guest W/C

4'3" x 7'3" (1.31 x 2.23)  
 West facing window aspect, feature stone countertop basin,  
 toilet unit, wall mounted mirror.

### Basement/Gym

25'10" x 27'0" (7.88 x 8.25)  
 Marble staircase, fully equipped gym with pool table & treadmill.

### Staircase/Landing

10'3" x 21'1" (3.14 x 6.45)  
 Feature wooden staircase with glass balustrade & aluminium handrail.  
 South facing window aspect.

### Master Bedroom with En-suite & Walk-in Wardrobe

36'9" x 28'0" (11.22 x 8.54)  
 South & West facing window aspects with sliding doors,  
 private covered terrace overlooking the pool & garden area.  
 Large fitted wardrobes & separate dressing room.  
 Underfloor heating in bedroom & en-suite.  
 En-suite: Large walk-in shower with glass door, large bathtub,  
 his & hers basin, large wall mounted mirror, toilet unit.

### Garden & Pool Area

Large landscaped garden with a variety of exotic plants & trees,  
 Bespoke L-shaped pool, private driveway for off-street parking,  
 covered outdoor kitchen, bar & dining area, Beefeater gas barbecue,  
 ceiling fans,  
 chip fryer, marble worktop & sink, drinks cabinet with marble top bar.

### 3 Bedroom Self Contained Cottage

Separate 3 bedroom cottage with its own private garden,  
 fully fitted kitchen, air-conditioning throughout, 2 bathrooms,  
 lounge with feature fireplace - perfect for guests or staff accommodation.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	