



Kyrenia

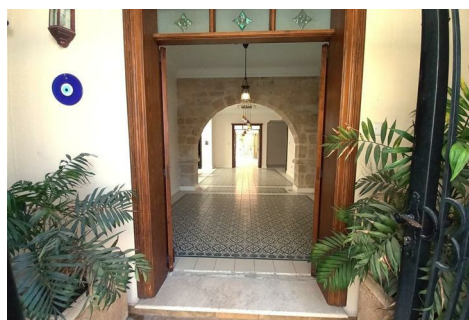
Price £1,350,000

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 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		