



Catalkoy

Price £295,000

Fraser Properties Cyprus are pleased to offer this presentable 3 bedroom bungalow located in the much sought after area of Catalkoy.

Inside this property comprises of 3 bedrooms with en-suite to the master bedroom, family bathroom, large kitchen/dining area, living room with feature fire place and central heating infrastructure.

Externally; the property sits on just under 1 dönüm of land & includes low maintenance gardens, lots of terracing, an 8x4 overflow pool with Roman end, outdoor covered recreational area which includes a stone barbecue & bar. In addition there is a large cabin style workshop, a garden shed and double car port with automatic gates.

Lounge

19'4" x 15'5" (5.90 x 4.71)

South & Est facing window aspects and South facing front door entrance, with porch & fly screen leading to south facing covered terrace with stone arch feature.

Feature stone fireplace with wooden mantelpiece, Arcelik air-conditioning unit.

Kitchen & Dining Area

11'3" x 21'0" (3.44 x 6.41)

North & East facing window aspects with sliding doors leading to covered terrace over looking pool, fully fitted kitchen with granite worktop & breakfast bar, Arcelik electric hob, extractor, oven, fridge freezer, & dishwasher, Simfer fridge, Severin microwave, LG washing machine, ceiling fan with light, Arcelik air-conditioning unit, Fuji water fountain.

Corridor

3'11" x 20'4" (1.21 x 6.20)

Access to all 3 bedrooms & Bathroom

Master Bedroom with En-Suite

16'3" x 16'2" (4.97 x 4.95)

North & East facing window aspects/sliding doors leading to covered terrace, Large fitted wardrobe, Arcelik Air-conditioning unit. En-suite: Toilet Unit, Pedestal Basin, West facing window aspect, wall mounted mirror, vanity mirror & cupboard, walk-in shower.

Bathroom

9'9" x 5'11" (2.99 x 1.82)

Zanussi washing machine, toilet unit, pedestal basin, wall mounted mirror, West facing window aspect, walk-in shower, extractor fan.

Bedroom 2

11'1" x 11'10" (3.39 x 3.63)

East facing window aspect, fitted wardrobe, Arcelik air-conditioning unit.

Bedroom 3

10'7" x 15'6" (3.25 x 4.73)

South & West facing window aspect, Arcelik air-conditioning unit, fitted wardrobe.

Garden

4265'1" (1300)

A large garden with covered stone arch terrace, low maintenance landscaped garden with a variety of fruit trees, flower beds secluded with surrounding bushes, off road parking with double car port & automatic gates, large garden shed, separate workshop/hut (which can be converted into staff accommodation).

8x4 Overflow pool with Roman end, large covered

recreational/dining area with outdoor bar & barbecue, fridge freezer & utility cupboard.

Swimming Pool

26'2" x 13'1" (8 x 4)

8x4 Meter overflow pool with roman end.

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		
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