



Catalkoy

Reduced To £249,950

Fraser Properties are pleased to offer this Charming 3-Bedroom Bungalow with Mature Garden & Roof Terrace in Çatalköy

Nestled in the sought-after village of Çatalköy, this delightful 3-bedroom bungalow offers a perfect blend of comfort, space, and tranquility. Situated on a generous 750m² plot, the property boasts a beautifully maintained mature garden, ideal for outdoor living and relaxation.

The bungalow features a spacious and bright open-plan living area, complemented by a well-appointed kitchen and dining space. The master bedroom includes an en-suite bathroom, offering privacy and convenience, while the two additional bedrooms are generously sized and share a family bathroom.

Conservatory

14'8" x 20'10" (4.48 x 6.37)
West facing sliding windows giving access to garden area & rooftop terrace,
Arcelik fridge freezer.

Kitchen

12'3" x 13'5" (3.74 x 4.09)
West facing window & door, fully fitted kitchen,
oven, hob, extractor & fridge freezer,
open arched access to lounge area.

Lounge

21'0" x 17'1" (6.41 x 5.22)
North & East facing window aspects,
Wes facing front door entrance, feature cast iron fireplace,
Beko inverter air-conditioning unit, two ceiling fans.

Corridor

19'2" x 6'3" (5.86 x 1.92)
Access to 3 bedrooms & family bathroom,
utility cupboard & Beko washing machine.

Master Bedroom with Ensuite

19'1" x 10'11" (5.83 x 3.35)
West facing window aspect, large fitted wardrobe,
ceiling fan, Beko inverter air-conditioning unit,
En-suite: Walk-in shower, toilet unit, pedestal basin,
wall mounted mirror, south facing window.

Family Bathroom

6'2" x 7'8" (1.90 x 2.35)
Bathtub, toilet unit, pedestal basin, wall mounted mirror.

Bedroom 2

14'7" x 10'7" (4.47 x 3.25)
South facing window aspect,
East facing sliding glass doors leading to enclosed terrace,
Large fitted wardrobe.

Bedroom 3

11'10" x10'3" (3.62 x3.13)
North facing window aspect,
East facing sliding glass doors leading to enclosed terrace,
Air-conditioning unit.

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		
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(81-91) B		
(69-80) C		
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