



Kyrenia

Reduced To £995,950

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	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	EU Directive 2002/91/EC