



Catalkoy

Reduced To £125,000



Entrance Hall

9'9" x 10'11" (2.99 x 3.34)

South facing front door entrance,
Large hallway giving access to all rooms.



Lounge

21'5" x 11'9" (6.55 x 3.59)

North facing sliding doors leading to terrace with fabulous sea views,
East facing window aspect, ceiling fan, feature fire place with integrated cast iron log burner.

Kitchen

7'11" x 12'11" (2.43 x 3.95)

North facing window aspect,
Fully fitted traditional kitchen, Arcelik oven, hob & extractor, Whirlpool fridge freezer, Hausberg electric oven.

Garden door leading to covered terrace area with fabulous sea views.



Master Bedroom

10'9" x 10'11" (3.29 x 3.33)

South & East Facing window aspects,
large fitted cupboard, Arcelik air-conditioning unit,

Bedroom 2

13'0" x 7'1" (3.98 x 2.16)

West facing window aspect, Chigo air-conditioning unit.

Bedroom 3

7'7" x 12'10" (2.32 x 3.93)

East facing window aspect with West facing sliding doors leading to terrace.



Bathroom

6'8" x 12'4" (2.05 x 3.77)

West facing window aspect, pedestal basin, toilet unit, bathtub, large utility cupboard, Arcelik washing machine.



Garden

Large landscaped garden with mature plants & trees,

Lovely patio area, ideal for sunbathing & relaxing,

Off road parking area



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	