



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		