



Catalkoy

Price £449,950

Located in the sought-after area of Çatalköy, this charming traditional Cypriot house sits on an impressive 1,671m² plot, offering a wonderful combination of character, space and outdoor living. The property features a spacious reception hall with a wood-beamed ceiling and feature wood burner, creating a warm and inviting atmosphere.

There are three generous double bedrooms, each with its own en-suite bathroom and dressing area with built-in wardrobes. The traditional-style kitchen features bespoke solid wood units, a range cooker and Belfast-style sink, combining practicality with authentic character.

A conservatory with a traditional arched window leads onto a large covered terrace, with beautiful double arches opening onto the mature private garden and bespoke pool area. The established garden provides a peaceful setting with ample space for relaxation and entertaining.

Reception/Hall

34'0" x 9'6" = 99'6" m6'6" (10.38 x 2.92 = 30.33 m2)
South-facing traditional double front door. Traditional terrazzo flooring and exposed wood-beam ceiling. Large feature log burner and wall lights. North-facing traditional double doors opening onto a covered terrace. Freestanding Fuji A/C unit.

Bedroom 1

12'3" x 18'9" = 70'6"6'6" (3.74 x 5.73 = 21.51m2)
South-facing window. Traditional terrazzo flooring and decorative coving. Fuji A/C unit.

Dressing Area 1

7'0" x 4'0" = 8'9"6'6" (2.15 x 1.23 = 2.67m2)
South-facing window. Traditional terrazzo flooring. Built-in traditional-style wooden wardrobe.

Ensuite 1

6'7" x 8'10" = 18'0" (2.03 x 2.70 = 5.51)
West-facing window. 3/4 height grey ceramic wall tiles. Wall-mounted basin. Traditional roll-top bath. Wet-room style shower. Wall light and shaving point.

Bedroom 2

11'10" x 18'10" = 68'5"6'6" (3.62 x 5.75 = 20.86m2)
South-facing window. Traditional terrazzo flooring and decorative coving. Fuji A/C unit.

Dressing Area 2

4'1" x 7'1" = 8'11"6'6" (1.26 x 2.17 = 2.74m2)
South-facing window. Traditional terrazzo flooring. Built-in traditional-style wooden wardrobe.

Ensuite 2

6'9" x 9'2" = 19'2"6'6" (2.08 x 2.81 = 5.86m2)
East facing window. 3/4-height ceramic wall tiles in terracotta shades. White pedestal basin and toilet. Wet-room style shower. Wall light and shaving point.

Bedroom 3

11'9" x 14'1" = 50'11" (3.60 x 4.30 = 15.53)
North-facing window. Traditional terrazzo flooring and decorative coving. Daewoo A/C unit.

Dressing Area 3

6'11" x 4'0" = 8'7"6'6" (2.13 x 1.23 = 2.64m2)
North-facing window. Traditional terrazzo flooring. Built-in traditional-style wooden wardrobe.

Ensuite 3

6'1" x 8'11" = 16'8" (1.86 x 2.73 = 5.09)
West facing window. 3/4-height ceramic wall tiles in terracotta shades. White pedestal basin and toilet. Wet-room style shower. Wall light and shaving point.

Kitchen

14'7" x 11'9" = 52'5"6'6" (4.45 x 3.59 = 15.99m2)
East-facing door and window. Ceramic flooring with central mosaic inlay. Bespoke solid wood kitchen

with base and wall units. Belfast-style sink and range cooker. Mosaic and white brick-style wall tiling. Argelik dishwasher and freestanding fridge/freezer. Combination of solid wood and marble-effect Formica worktops.

Laundry Room

6'3" x 9'2" = 17'8"6'6" (1.93 x 2.80 = 5.41m2)
East-facing window and north-facing door. 3/4-height terracotta wall tiling. White pedestal basin and toilet. Washing machine and tumble dryer.

Conservatory

11'7" x 13'7" = 48'7"6'6" (3.55 x 4.16 = 14.81m2)
North-facing traditional arched window and west-facing window. Terrazzo flooring. Ceiling fan/light.

Covered Terrace

23'9" x 13'5" = 97'10" m6'6" (7.26 x 4.10 = 29.84 m2)
Traditional double arch leading onto the north-facing garden and pool area. Terrazzo flooring and ceiling light.

Roof Terrace

23'9" x 13'5" = 97'10" (7.26 x 4.10 = 29.84)
Tiled roof terrace. Stunning mountain and sea views.

Garden/Outside Area

A large, private, established garden with mature plants, trees and a variety of fruit trees, spacious lawn and several seating areas ideal for relaxing and entertaining. The property also benefits from a water well, double driveway and covered carport.

Swimming Pool

27'10" x 18'0" (8.50 x 5.50)
A bespoke skimmer pool with an integrated square jacuzzi and built-in seating.

Freestanding Out Building

28'9" x 10'4" = 91'4"6'6" (8.77 x 3.17 = 27.84m2)
North and West facing windows, West-facing double doors.

Outside Storage Units x 2

Two large outdoor storage units, each approximately 13m², providing excellent additional storage space.

