



Price: €1,350,000 – Offers Invited

Surrounded by spectacular scenery this substantial 4/5 bedroom property is located in the quiet village of Prastio Kellakiou, Limassol, just 10 minutes from Parakklesia and is set in a plot size of approximately 1,600 m<sup>2</sup>.

The property benefits from double glazed windows and doors with shuttering, central heating and air conditioning throughout and offers potential for a large, self contained 2 story annex. All doors within are white enamel coated.

The 12m x 6m pool is found to the back of the property and offers privacy where no houses overlook the area.

*Accommodation currently comprises of:*

*Ground Floor:*

Kitchen/Diner \* Utility Room \* Separate Store Room  
 Lounge/Dining Area \* 'TV' Room \* Main Staircase  
 Snooker/Games Room \* Additional staircase to Studio/Work Room  
 Study  
 Shower Room

*1<sup>st</sup> Floor:*

4 double bedrooms – ensuite to master bedroom  
 Family bathroom  
 Studio/Work room  
 Large landing \* Staircase to large loft space

Telephone 00357 99074809 / 99756106 to arrange viewing

All sizes are approximate and the accommodation comprises:

## GROUND FLOOR

Double hardwood entrance doors to:

### *LOUNGE/DINER - 62m<sup>2</sup>*

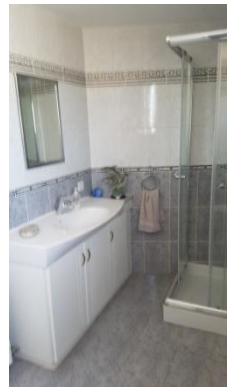
Marble floor. Feature double fronted fireplace. 3 Radiators. Staircase to 1<sup>st</sup> floor. Telephone point. Windows to front and side aspect.



Through archway to cleverly incorporated additional storage area consisting of floor to ceiling double wardrobe, shelved cupboard and DVD/CD/Book display shelving. Door to shower room and study. Central heating/Water heating control unit. Radiator.

### *SHOWER ROOM – 8m<sup>2</sup>*

Chrome mixer tap with all in one ceramic, molded porcelain sink and vanity unit with storage below. Shower cubical with two sliding doors and porcelain square tray. Chrome accessories. Fully tiled Italian marble walls. Co-ordinating tiles to floor. Radiator. Frosted window to rear aspect.



*STUDY – 17.6m<sup>2</sup>*



Telephone Point. Built in floor to ceiling storage units. Dado Rail. Hardwood laminate floor. Full broadband internet connection. Radiator. Window to rear aspect. Double sliding doors to terrace.

*TERRACE – 27.8m<sup>2</sup>*



Partially covered, secluded seating/BBQ area with stone tiled floor. Surrounded by ornamental wrought iron fencing. Wrought Iron safety gate and steps leading to pool area.



*'TV' /FAMILY ROOM/ – 22.6m<sup>2</sup>*



Marble floor. Feature double fronted fireplace. . Telephone point. TV arial point. Radiator. Double aspect windows to front and side. Sliding glazed double doors to terrace.





### *KITCHEN/BREAKFAST ROOM – 28m<sup>2</sup>*



Marble floor. Radiator. 2 x Telephone points. TV arial point. Sliding glazed doors to front. Windows to front aspect. Fitted with a range of eye level and base units including glazed display cabinets. Round edged solid granite worktops. Dado rail. Granite splashbacks. Molded 1½ all in one stone sink and drainer. Mixer tap with optional shower facility. Integrated dishwasher. Plumbed in double door fridge freezer with water and ice dispenser. Built-in oven below touch operated four ring ceramic hob with extractor above. Benefit of additional eye-level Neff built-in Oven. Arch way to utility room.

### *UTILITY ROOM – 6m<sup>2</sup>*

Marble floor. Fitted with a matching range of eye level and base units with round edged granite worktop. Single sink. Space and plumbing for washing machine. Space for tumble dryer. Glazed door to Snooker/Games room.

### *STORE ROOM – 5.2m<sup>2</sup>*

Marble floor. Additional storage space supplied by extensive shelving.

### *SNOOKER/GAMES ROOM – 54.6<sup>2</sup>*

Windows to front aspect. Glazed double sliding doors to front. Built in bar with marble top and shelving below. Additional stone staircase to 1<sup>st</sup> floor. Large wood burner. This room could easily be converted to a self contained 2 storey annexe utilizing the staircase to the large room above.



## FIRST FLOOR

Granite staircase with ornate balustrading and hardwood handrail, leading from lounge/diner with left hand turn leading to:

*LANDING – 63m<sup>2</sup> (including stairwell)*

Very light and airy additional living area benefitting from windows running full length of stairwell plus further windows at landing level being of front and side aspect. Plumbing for additional sink. 3 x Radiators



Through archway to access to family bathroom, bedrooms 2, 3 and 4. Area consists of additional floor to ceiling storage space comprising double wardrobe and shelved cupboards and drawer space. Telephone point. TV aerial socket. Radiator. Access, via purpose built wooden staircase, to extremely large loft space of full room height - 70m<sup>2</sup>

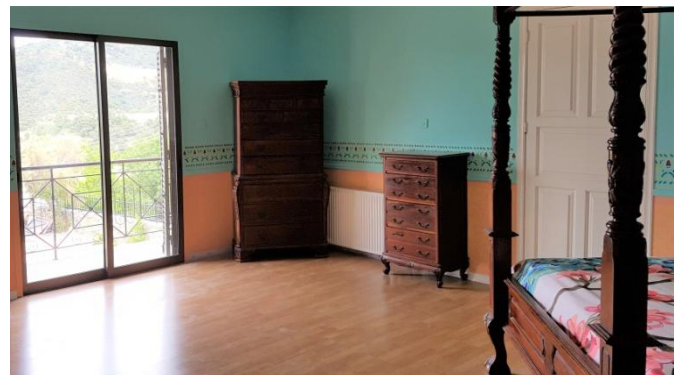
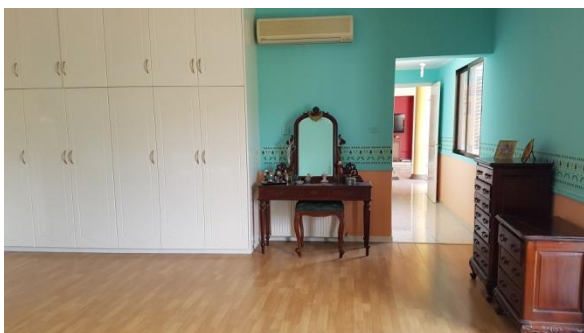
## MASTER SUITE:

Through an inner hallway with window and radiator, the master bedroom and ensuite can be accessed.

*BEDROOM – 38m<sup>2</sup>*



Floor to ceiling storage comprising 4 x double wardrobes and shelving and draw space. Hardwood laminate floor. Wooden panelled ceiling. Double sliding glazed doors leading to covered balcony – 4.5m<sup>2</sup>. TV aerial point. Phone socket. 2 x radiators. Door leading to studio/bedroom 5 or possible self contained annex





### *ENSUITE – 7.5m<sup>2</sup>*

Chrome mixer tap with all in one porcelain, molded sink and vanity unit with storage below. Corner bath cubical incorporates Jacuzzi, steam room, wall shower attachment and large ceiling rose shower. Shower corner cubical with two sliding doors and ceramic tray. Chrome accessories. Tiled Italian marble walls. Co-ordinating tiles to floor. Radiator. Frosted. Extractor fan. Glass blocks to one wall allowing light from hallway.



### *BEDROOM 2 – 16.25m<sup>2</sup>*



Floor to ceiling storage comprising double wardrobe, shelving and draw space. Harwood laminate floor. Wooden panelled ceiling. Sliding glazed doors leading to covered shared balcony – 7m<sup>2</sup>. TV arial point. Phone socket. Radiator. Double aspect windows to front and side.

### *BEDROOM 3 – 16m<sup>2</sup>*



Floor to ceiling storage comprising double wardrobe, shelving and draw space. Harwood laminate floor. Wooden panelled ceiling. Double sliding glazed doors leading to covered shared balcony – 7m<sup>2</sup>. TV arial point. Phone socket. Radiator. Windows to side aspect.



### *BEDROOM 4 – 13.5m<sup>2</sup>*



Floor to ceiling storage comprising double wardrobe, shelving and draw space. Harwood laminate floor. Wooden panelled ceiling. TV arial point. Phone socket. Radiator. Window to rear aspect.

### *FAMILY BATHROOM – 10m<sup>2</sup>*



Chrome mixer tap with all in one porcelain, molded sink and vanity unit with storage below. Floor to ceiling shelved storage cupboard. Full size porcelain bath with mixer tap and shower attachment. Chrome accessories. Fully tiled Italian marble walls. Co-ordinating tiles to floor. Radiator. Frosted window to rear aspect.



### *Studio/Bedroom 5/2<sup>nd</sup> story Annex conversion – 41.9m<sup>2</sup>*

Currently used as studio/work room, this room has the advantage of it's own staircase leading to current snooker below below. Stone tiled floor. Large arched windows to front aspect. Internet connection. This room, if not required for additional work space, could easily be converted to spacious 5<sup>th</sup> bedroom or 2<sup>nd</sup> story of annex to provide self contained bedroom and bathroom facilities with the ground floor below as kitchen and lounge area.

Outside:

Pool Area:



The pool is located to the rear of the property, where no other properties are located, thus privacy is guaranteed whilst using the pool area. The pool itself measures 12m x 6m and is fed from the properties own underground water supply. The area is surrounded by wrought iron fencing and full height wooden fencing and gate which divides the lawned area from pool area.



Side and Front:

To the side of the property you will find a lawned area and raised, tiled 'chess board' and to the front an original stone built wall along which has been planted with an array of native plants.

The driveway is approached through full height wrought iron gates and is constructed of block paving. This area provides ample off road parking with additional area to construct covered parking or double garage if required.

