



## DETACHED 3 BEDROOM MEDITERRANEAN BUNGALOW WITH SPACIOUS GARDEN - TATLISU



**£164,950**

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| <ul style="list-style-type: none"><li>• <b>Individual title deed in owner's name</b></li><li>• <b>Bungalow approx. 110m<sup>2</sup> with 50m<sup>2</sup> roof terrace, land size approx. 695m<sup>2</sup></b></li><li>• <b>3 bedrooms master with en suite</b></li><li>• <b>Family bathroom</b></li><li>• <b>Open plan kitchen with breakfast bar</b></li><li>• <b>White goods included, furniture negotiable</b></li><li>• <b>Lovely spacious garden and private parking</b></li><li>• <b>Converted conservatory and foyer</b></li><li>• <b>Private roof terrace with views</b></li><li>• <b>Within proximity to amenities</b></li></ul> | <ul style="list-style-type: none"><li>• <b>Closest sandy beach and beach restaurant 5 minute drive</b></li><li>• <b>10 minute drive to Tatlisu village</b></li><li>• <b>15 minute drive to Esentepe village</b></li><li>• <b>Closest supermarket 5 minute drive</b></li><li>• <b>More Restaurants, bars, beaches and amenities along the coastline</b></li><li>• <b>35 minute drive to Kyrenia City Center</b></li><li>• <b>60 minute drive to Ercan airport</b></li><li>• <b>90 minute drive to Larnaca airport</b></li></ul> |
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**Ref: HP3252**

Nestled on the tranquil Tatlisu coast this charming bungalow offers the ultimate Mediterranean living experience. Designed with 3 spacious bedrooms, 2 of which contain built in wardrobes, a master en suite and an additional family bathroom this property offers ample living space for larger families.

The diner, lounge and kitchen seamlessly combined provides an open airy feel as it features large double windows and French doors which looks directly onto the generously sized garden area ensuring plenty of natural light and fresh sea breeze. The garden itself has so much potential! As it sits around the entire property the land is large enough to hold a private pool and sunbathing terrace or can even be transformed into a spectacular outdoor seating area with colorful plants and perhaps a luxury outdoor pergola. The owners also built a cosey conservatory providing the perfect place to keep cool and relax while still enjoying the sunny views. Additionally, there is a spacious roof terrace which boasts lovely sea views in the distance along with the mountain backdrop.

The area provides many amenities within proximity to restaurants, bars, cafes, supermarkets and even beautiful sandy beaches. It is clear that with some tender love and care this amazing home can truly provide the Mediterranean dream so many of us wish for.

#### **Entry:**

Foyer for coats and shoes

#### **Open Plan Lounge and kitchen:**

##### **(Lounge) 5.477m x 4.761m (17ft 9in x 15ft, 6in)**

A spacious area with an air conditioning unit, French doors which lead onto the conservatory plus double windows that look onto the garden area. Currently holds comfortable sofas and a log burner.

##### **(Kitchen) 4.580m x 4.025m (15ft, 1in x 13ft, 2in)**

Breakfast bar, washing machine, hob, oven and extractor fan plus fridge freezer. Windows overlooking the garden area.

#### **Family Shower Room: 2.080m x 1.503m (6ft 8in x 4ft 9in)**

A family shower room fitted with W/C, basin and shower

#### **Master Bedroom: 3.383m x 3.995m (11ft, 1in x 13ft 1in)**

A large and bright double room with double bed, fitted wardrobes and patio doors to a terrace

#### **En-suite: 1.260m x 2.333m (4ft, 1in x 7ft 6in)**

WC, basin and shower

#### **Bedroom Two: 3.152m X 2.637m (10ft, 3in x 8ft, 6in)**

A double bedroom with fitted wardrobes, two single beds and double French windows.

#### **Bedroom Three: 2.883m x 3.012m (9ft, 4in x 9ft, 8in)**

A bright room with a single bed wardrobe and dressing table.

#### **Exterior:**

Private drive way and entry

Spacious garden surrounding the property

Garden shed

#### **Rental achievement**

Short term rental estimated - £500 per week

Long term rental estimate - £550 per month

## The Gallery





## **The region**

**Tatlisu** (meaning Sweet Water) is only a short drive from the Korineum Golf Course and is situated close to the peaceful and quaint Cypriot village of Esentepe where you will find grocers shops, bars and restaurants. Living near Tatlisu one gets the best of all worlds; easy access to the resort town of Kyrenia, easy access to both Ercan Airport and the Metehan border crossing for links to south Cyprus, Karpaz Gate Marina and Famagusta. All this from a location that benefits from some of the very best Cyprus views, and the stunning Mediterranean climate.

## **Popular Area Attractions:**

- Alagadi or Turtle beach is a short drive away. In July and September the beach is a big attraction as visitors come to watch the female loggerhead and green turtles come to lay their eggs and see their hatchlings make their desperate run for the sea.
- Korineum Golf and Beach Resort.
- The Incirli cave: a natural underground cave with stalagmites and stalactites
- The New Esentepe Sun Valley harbor
- The miniature meuseum
- Kantara Castle
- Kyrenia Harbor and high street
- St Hilarion Castle
- Bellapais Abbey
- Esentepe beach and restaurant
- Hilltown beach club
- Restaurants include Taro, Gloria Jeans café, Double Gemini, The Old Barn, Ramzi's, Woods Bar, Eagle's Nest, Joya, Roots bar, Sea Breeze, Califorian and Many more



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