

3 bedroom detached villa €335,000
Kouklia, Paphos, Cyprus



Key features:

- Golf resort property
- Sea views
- Air conditioning
- Private pool
- Ample car parking
- 3 bed 2.5 bathrooms
- Separate kitchen
- Private plot
- Mediterranean gardens
- Sizes plot 676m2/internal living space 141 m2



Full description:

Well maintained and appointed three bedroom detached villa with stunning views down to the sea, situated on the Venus Rock golf resort just a 15 minute drive from Paphos. The property benefits from air conditioning, private pool, ample off road parking, and separate kitchen.

Built in 2006, this lovely covered three bedroom, two bathroom detached villa sits on a good sized plot of 697m2



with Mediterranean gardens, private pool and unobstructed sea views. You approach the property down a private drive, shared with just one other property, and through the double vehicular gates to the front which has ample stamped concrete car standing for three plus vehicles. There is a step up to a tiled area which leads to the front door.

The front door enters into an entrance hall with the guest wc to the left, to the right there is the separate kitchen, the stairs rising to the first floor landing are to the left, and the open plan living and dining room opens up in front of you.

The guest wc is fitted with low level wc, pedestal wash hand basin, fully tiled walls, and opaque window to the front elevation.

The kitchen is fitted with a range of wall mounted and base units with roll top work surfaces over, double bowl stainless steel sink drainer unit with mixer tap over, tiled splash backs, electric single oven with ceramic four ring electric hob above and stainless steel extractor hood over, washing machine, dish washer, and tall standing USA style fridge freezer. There is a window to the side elevation and patio doors to the front elevation leading out to a tiled terrace.

The open plan living and dining room is fitted with telephone point, two

television aerial point, two split air conditioning units, two patio doors to the rear elevation leading out onto a generous tiled terrace, and windows to either side.

Ascending the stairs to the first floor landing, there is a window to the side elevation and a window to the front elevation, and doors to the three bedrooms and the family bathroom.

The master bedroom is fitted with two double door wardrobes with storage above, split air conditioning unit, telephone point, television aerial point, two windows to the side elevation, patio doors to the rear elevation leading out onto a balcony with the fabulous sea views, and a door to the en-suite. The en-suite is fitted with a double shower cubicle, pedestal wash hand basin, low level wc, and bidet. The walls are tiled 3/4's high, there is an electric shaver point, and an opaque window to the side elevation.



Bedroom two is fitted with two double door wardrobes with storage above, split air conditioning unit, and patio doors to the rear elevation leading out to a balcony with sea views.

Bedroom three is fitted with two double door wardrobes with storage above, split air conditioning unit, window to the side elevation, and patio doors to the front elevation leading out to a balcony.

The family bathroom is fitted with bath with shower over, pedestal wash hand basin, low level wc, 3/4 high tiled walls, electric shaver point, and opaque window to the side elevation.

To the rear there is a private 8m x 4m swimming pool with paved surround providing ample space for sun bathing, with a pool shower and lighting. There is a concrete tiled roof store housing the pool pump and having plenty of storage space.

