

# PARKER BARNES



**€369,950**

**Argaka: Ref. ARG477**

WITH FULL TITLE DEEDS. This lovely, three bedroom, split level villa, with 8m by 4m swimming pool and stunning views of the sea and Akamas peninsular, is situated in the sought after area of Argaka. With large, landscaped gardens, a quality kitchen, dual air-conditioning units, external store room and fly-screens, this villa comes fully furnished and equipped.



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## DRIVEWAY

Covered parking area with ample parking.

## Entrance Hall (2.75m x 2.35m)

Open entrance hallway double doors with stairs leading to lower floor.

## Master Bedroom with En-Suite Bathroom (5.50m x 3.15m/2.15m x 1.75m)

Fitted wardrobes, 2 side windows with views of sea, patio doors to terrace. Ensuite; tiled with bath, shower over bath, hand basin, w/c and window.

## Bathroom (2.20m x 2.10m)

Tiled, comprising bath with over bath shower, hand basin, w/c and window.

## Bedroom 2 (3.55m x 3.20m)

Fitted wardrobes, patio doors to terrace with sea views.

## Bedroom 3 (4.15m x 3.20m)

Fitted wardrobes, side window with view of sea and patio doors to terrace with sea views.

## Upper Terrace (10.40m x 1.70m)

Lovely terrace area with stunning view of sea and Akamas peninsular.

Kitchen / Dining (7.30m x 3.00m/ 3.40m x 3.10m) Fitted kitchen with wood effect units, granite worktops, ceramic hob, oven, extractor, microwave, washing machine, fridge/freezer, breakfast bar and window with lovely view. Open plan to dining area, with window and patio doors to lower terrace.

## Living Room (7.15m x 3.75m)

Spacious, comfortable area, with window overlooking pool and 2 sets of patio doors to lower terrace with spectacular views. Archway to kitchen/dining area.

## Cloackroom (2.45m x 1.55m)

Tiled, comprising w/c and hand basin.

## Lower Terrace (7.00m x 2.80m)

Covered terrace with spectacular views of sea and the Akamas peninsular.

## External ground floor store (2.95m x 1.45m)

Secure dry storage with pelectricity and lighting.

## Gardens

Mature established gardens with irrigation system. 8.00m x 4.00m private pool.

## Other Information

- Full Title Deeds
- Double glazed
- Private off road covered parking
- Part Flyscreens.
- Broadband internet
- Restaurants/Tavernas 300m
- Shop :700m
- Beach : 300m
- Polis : 7.0 km
- Paphos Airport : 44km



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