



**€215,000**

**Argaka: Ref. ARG304**

Spacious 3/4 bedroom villa with sea and sunset views located in an elevated position in Argaka. Fully furnished and maintained to a very high standard. Low maintenance garden, dual air-conditioning units. Communal Pool. Ideal as a holiday home or full time residence.



# PARKER BARNES

Located at the end of a cul de sac by an orchard. Accessed by a private driveway to a covered parking area.

## Kitchen ( 4.00m x 3.60m )

Fitted kitchen with wooden units and granite work surfaces, double sink, electric hob, oven, extractor, washing machine, dishwasher, fridge/freezer and ceiling fan. Sliding door to large covered terrace and back door to parking area and side garden.

## Living/Dining ( 7.50m x 4.60m )

Spacious open plan living and dining area, dual air conditioning units, ceiling fan, sliding patio doors opening to terrace area. Two sofas, recliner, large 8 seat solid wood dining table, dining cabinet, coffee table, book shelf, TV and TV unit.

## Guest Cloakroom ( 1.60m x 0.90m )

Tiled comprising w/c, hand basin. Vent-axia.

## Landing/Office (First Floor) ( 4.20m x 3.70m )

Large open plan area currently used as a seating area/office, could be converted to 4th bedroom. Sliding door access to covered balcony

## Covered Balcony (3.60m x 2.2m)

Spacious private balcony with stunning views of Chrysochous Bay and the Akamas. Fantastic sunset views all year round.

## Bedroom 1/En Suite Shower Room ( 4.20m x 3.60m/3.60m x 0.90m )

Fitted wardrobes, dual air conditioning unit, double bed, bedside tables, dressing table, sliding patio doors to balcony with lovely sea and Akamas peninsular views. En suite shower, hand basin and w/c.

## Family Bathroom ( 2.50m x 1.60m )

Tiled, comprising bath with over bath shower, sink and w/c.

## Bedroom 2 ( 4.00m x 3.00m )

Dual aspect, double bed, dressing table, bedside tables, fitted wardrobes, dual air conditioning unit, windows with views.

## Bedroom 3 (3.80m x 3.00m)

Fitted wardrobes, two single beds, dressing table, dual air conditioning unit, double aspect with views.

## Landscaped Gardens:

Low maintenance, enclosed, garden with shrubs and trees and irrigation system. Outside furniture set, sunbeds and BBQ.

## Additional information:

- Full Title Deeds available.
- Fully furnished,
- Well maintained development with stunning views.
- Low maintenance gardens.
- Large terrace with al fresco dining area.
- Walking distance to the village centre of Argaka
- Beach : 2Km
- Restaurants/Shops : 2Km
- Paphos International Airport : 48Km
- Low Communal Charges



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