

# ALANYA



**4**

BEDROOMS

**2**

BATHROOMS

**1,527**

SQ FT

## £869,000 LOCAL MARKET, CASTEL

This superb, family home is situated in a small, select clos and is within walking distance to Saumarez Park and only a short drive away from the West Coast. In excellent order throughout, the property is well-proportioned and offers good storage space as well. The ground floor comprises entrance porch, hallway, bedroom four/study, sitting room, cloakroom, modern, fully fitted kitchen/dining room and a conservatory with a rear utility area. The first floor has two double bedrooms, family bathroom and a primary bedroom with en-suite and built-in wardrobes. Externally, there is parking to the front of the property with access to a spacious garage with storage above. A pretty lawned garden extends around the front and side of the house leading to an enclosed patio courtyard. A convenient home in an ideal location, internal viewing highly recommended.



**LIVINGROOM**

The Channel Island Estate Agent





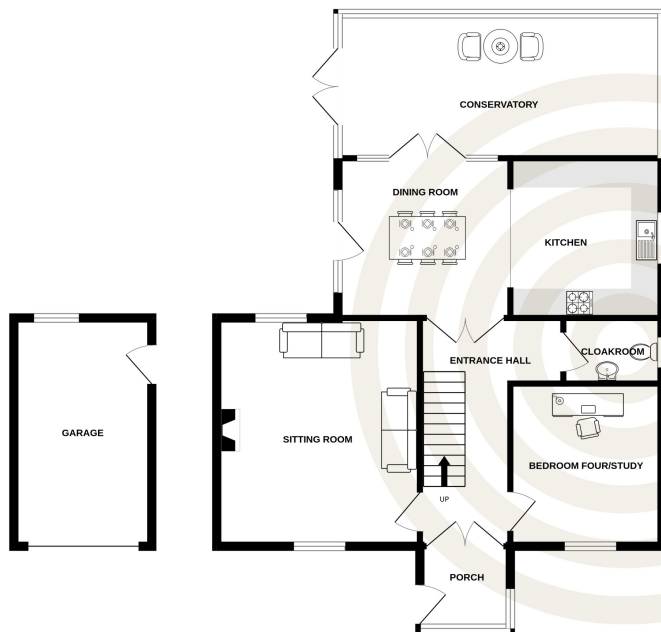




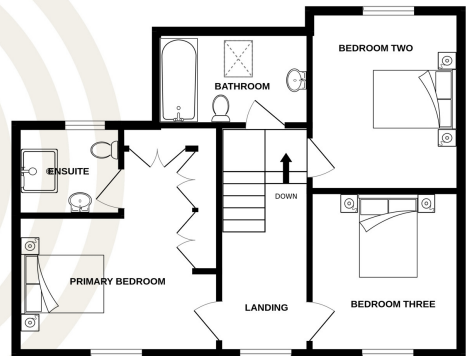




GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**

Porch	5'10 x 5'3
Entrance hall	14'8 x 5'10
Sitting room	14'8 x 13'0
Dining room	10'5 x 9'10
Kitchen	10'5 x 9'9
Conservatory	20'9 x 9'3
Bedroom four/study	10'5 x 9'9
Cloakroom	6'4 x 4'0
Garage	14'8 x 8'10

**FIRST FLOOR**

Landing	14'8 x 5'10
Primary bedroom	14'8 x 13'0
En-suite shower room	6'9 x 5'9
Bedroom two	11'7 x 9'10
Bedroom three	10'4 x 9'10
Family bathroom	9'10 x 6'0

**KEY FACTS**

Immaculate family home  
 Situated in a small, select clos clos to Saumarez Park  
 Well-proportioned accommodation with storage  
 Garage and parking

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Gas central heating  
 Electric underfloor heating in en-suite

**APPLIANCES**

Neff oven  
 Neff microwave oven  
 Neff hob and extractor unit  
 Neff dishwasher  
 Neff fridge  
 Neff freezer  
 Caple wine fridge  
 Hotpoint fridge freezer (in garage)  
 Neff washing machine  
 Neff tumble dryer

**INCLUSIONS**

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£869,000**



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