



Duffy & Company

+1 268 729 2020

office@duffy.ag

W1607 Woods Mall
St. John's, Antigua

www.duffy.ag

ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

YELLOW BIRD, 431 ST JAMES, MAMORA BAY, ANTIGUA

PRICE US\$495,000



Located in the sought after resort of the St. James's Club with its numerous sporting facilities, long, sandy beach, restaurants and spa, this villa is an ideal holiday home with the potential to be a good income provider. Many of the villas in St. James are regularly let through specialist management companies and more than cover the cost of ownership.

The villa is arranged over two floor in a quieter part of the complex with some sea views and easy access to the beach. The St. James beach is a classic Caribbean palm fringed stretch of golden sand and a favourite with visitors.

The accommodation comprises an entrance hall, open plan living room/dining area with a partially separated kitchen. The living room leads to a first floor veranda, half of which is covered to provide shade and outside dining.

There are two double bedrooms each with en-suite bathrooms. Both bedrooms have sliding glass doors to the private ground floor patio. Off the main bedroom is a very large, lockable cupboard which can house the owner's possessions when the property is let.

St. James's Club is a gated community with 24 hour security and is only about 10 minutes drive of English Harbour with its restaurants, bars and shops together with the World Heritage Site of Nelson's Dockyard. The city of St. John's with its shops and major supermarkets and the international airport are about half an hours drive.

PRICE US\$495,000