



# Duffy & Company

+1 268 729 2020

office@duffy.ag

W1607 Woods Mall  
St. John's, Antigua

www.duffy.ag

**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

HUGHES PROJECT, MANTULA, BUCKLEYS. ANTIGUA

PRICE US\$250,000 offers



A very substantial house, part complete but would make an interesting project for anyone wishing to put their own stamp on a property which can be purchased at an advantageous price.

The property stands in just over a quarter acre garden which is fully fenced and has driveway access.

There are views from the upper floor north across the island with the sea visible in the distance at North Sound.

The ground floor is currently occupied and comprises a large entrance hall, large living room/dining room, study, kitchen, 2 double bedrooms and 2 bathrooms (one en-suite). There is also a small laundry room and provision for a staircase to the upper floor.

The upper floor was designed to be a separate apartment with its own access from the road but the two floors could be combined into one residence.

The accommodation on the upper floor is designed to be a garage, entrance hall, large living room/dining room, kitchen, 3 bedrooms and 2 bathrooms (one en-suite). There are also three balconies on this level.

Buckleys is conveniently located in the centre of the island about 15 minutes drive to the capital of St. John's and a little further to the international airport. The yachting harbours of Falmouth and English Harbour are about ten minutes to the south.

The property offers an interesting project for the adventurous.

PRICE US\$250,000 offers invited.