



# Duffy & Company

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

PALM VILLA, COBBS CROSS, FALMOUTH, ANTIGUA

PRICE US\$495,000



A conveniently located detached cottage style villa quietly situated yet within easy reach of both Falmouth and English Harbour with their shops, restaurants and bars.

Suitable as a home, holiday cottage or rental investment, this well maintained property stands in a mature, well established garden with ample car parking.

Including a swimming pool, the house offers a few additional features including a first floor gazebo which enhances the view over the waters of Falmouth Harbour. The gazebo has the potential to be converted to an occasional 3<sup>rd</sup> bedroom. There is also space to extend the villa to add an extra bedroom if required.

A large veranda extends across the rear and to most of the south west side and is adjacent to the swimming pool. A new wood deck has been added to the far side of the pool making an ideal sun bathing area.

The accommodation comprises a living room, galley kitchen, veranda/dining area, study nook, 2 double bedrooms, 2 bathrooms (one en-suite to the master bedroom), large veranda plus the gazebo and swimming pool and a shed for storage and partitioned for a washing machine and clothes dryer.

The city of St. John's with its shops and international supermarkets is about half an hour's drive as is the international airport. Falmouth is less than 5 minutes and English Harbour about ten minutes.

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