



# Duffy & Company

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

TURTLE BAY COTTAGES, TURTLE BAY, FALMOUTH, ANTIGUA      PRICE US\$325,000



Three detached cottages just steps from a small beach and convenient to English Harbour and Falmouth.

Ideal as a small residence, rental investment or lock up and go holiday home. Discount for a purchaser of all three properties. The front two plots have a mezzanine floor which can be used as bedroom or additional living accommodation. All the properties have small swimming pools.

The shops, bars and restaurants of Falmouth and English Harbour are between 5 and 10 minutes drive as are the larger Pigeon and Galleon Beaches, popular with tourists and residents.

All properties have two bedrooms and two bathrooms (one en-suite) and a living/dining room/kitchen on the ground floor plus a small veranda which could be enlarged if required. The two front villas have a mezzanine floor which have a variety of uses. Each villa has two parking spaces and a small garden.

Turtle Bay is a popular holiday rental area especially with yacht crews due to its convenience to the Falmouth and English Harbour marinas. There is a shortage of small holiday villas in the area.

The properties are of concrete construction with internal water cisterns. Mains water and electricity are available as is the internet, upgraded in the area to high speed fibre optic.

The capital city of St. John's with its supermarkets stocking a wide range of international goods is about half an hour's drive as is the international airport.

The location is quiet and has a rural/coastal atmosphere with the sea being visible through the trees to the front of the properties. A rare opportunity to get a well constructed, small, new villa in a great location.

## PRICES

PLOT 3 (rear villa) AVAILABLE US\$325,000