



# Duffy & Company

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

## **PAT'S PLACE, VALLEY CHURCH, ST MARY'S, ANTIGUA \$525,000**



Situated just off Valley Road, opposite Ffryes Beach and just over 1 mile from Jolly Harbour Resort Village, Pat's Place is ideally located within easy driving distance of St Johns, Darkwood Beach, The Rain Forest and English Harbour. Pat's Place boasts vast verandas with sea views where you can enjoy BBQs or Evening Cocktails, as you watch the sun set over Ffryes Beach. This property benefits from a large garden with citrus trees and space for a good sized pool. Subject to permissions there is sufficient space within the grounds to build a small cottage. There is a substantial porch on the ground floor, ideal for parking or conversion into a garage

The ground floor comprises a lounge, a well sized kitchen and three double bedrooms, two of which benefit from private ensuites. There is also an additional family bathroom.

Access to the first floor is via an external staircase leading from the ground floor porch. Upon entering the first floor the layout is slightly different from the ground floor with a spacious lounge, kitchen with pantry/utility, office/study area or potential fourth bedroom. There is a well sized family bathroom as well as principal suite and two double bedrooms, one of which also benefits from ensuite. Each bedroom has its' own private entrance from the veranda.

The property affords government electricity supply at both 220 and 110 volts and a substantial water cistern, providing principal water supply. For those not seeking to permanently reside here, Pat's place has scope to become the perfect rental property.

**PRICE US DOLLARS 525,000**