

# 12 ABERDARE AVENUE

DRAYTON | PORTSMOUTH | PO6 2AU



*£550,000*  
**FREEHOLD**

- 1930's Built Four Bedroom Semi-Detached House
- Excellent Cul-de-Sac Location Close to Shops & Schools
- Extended Layout of over 1,600 sq.ft (149 sq.m)
- Two Main Reception Rooms : Garden Room
- Galley Style Kitchen with Utility Area : Cloakroom
- Lovely Master Bedroom with En-Suite Shower Room
- 50ft x 25ft Easterly Facing Garden : Sea & Harbour Views
- 20ft Attached Garage plus Ample Additional Parking







## In Brief

We have pleasure in marketing for sale this **EXTENDED** 1930's semi-detached family home situated in a convenient cul-de-sac setting on the highly **REQUESTED** Welsh Avenues just around the corner from local shops and excellent schooling.

Set well back from the road and providing over 1,600 sq.ft (149sq.m) of accommodation spanning three floors, the layout comprises; reception hall, living room with double doors to a separate dining room, fitted galley style kitchen with additional utility area and door to a double glazed **GARDEN ROOM** and cloakroom.

There are three bedrooms and a family bathroom on the first floor plus stairs leading to the master bedroom with **EN-SUITE** shower room and access to useful eaves storage space. **FINE VIEWS** can also be enjoyed from the upper floors towards Langstone Harbour and Hayling Island.

Externally, there is a large block paved driveway leading to a 19'11 x 7'11 attached garage with rear door to the 50ft (15.2 sq.m) x 25ft (7.6sq.m) **LANDSCAPED** garden with two patios plus an additional patio suitable for hot tub. With the benefit of gas central heating and double glazing throughout, we strongly recommend viewing as soon as possible.

**£550,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** TBC

**COUNCIL TAX BAND:** 'D'





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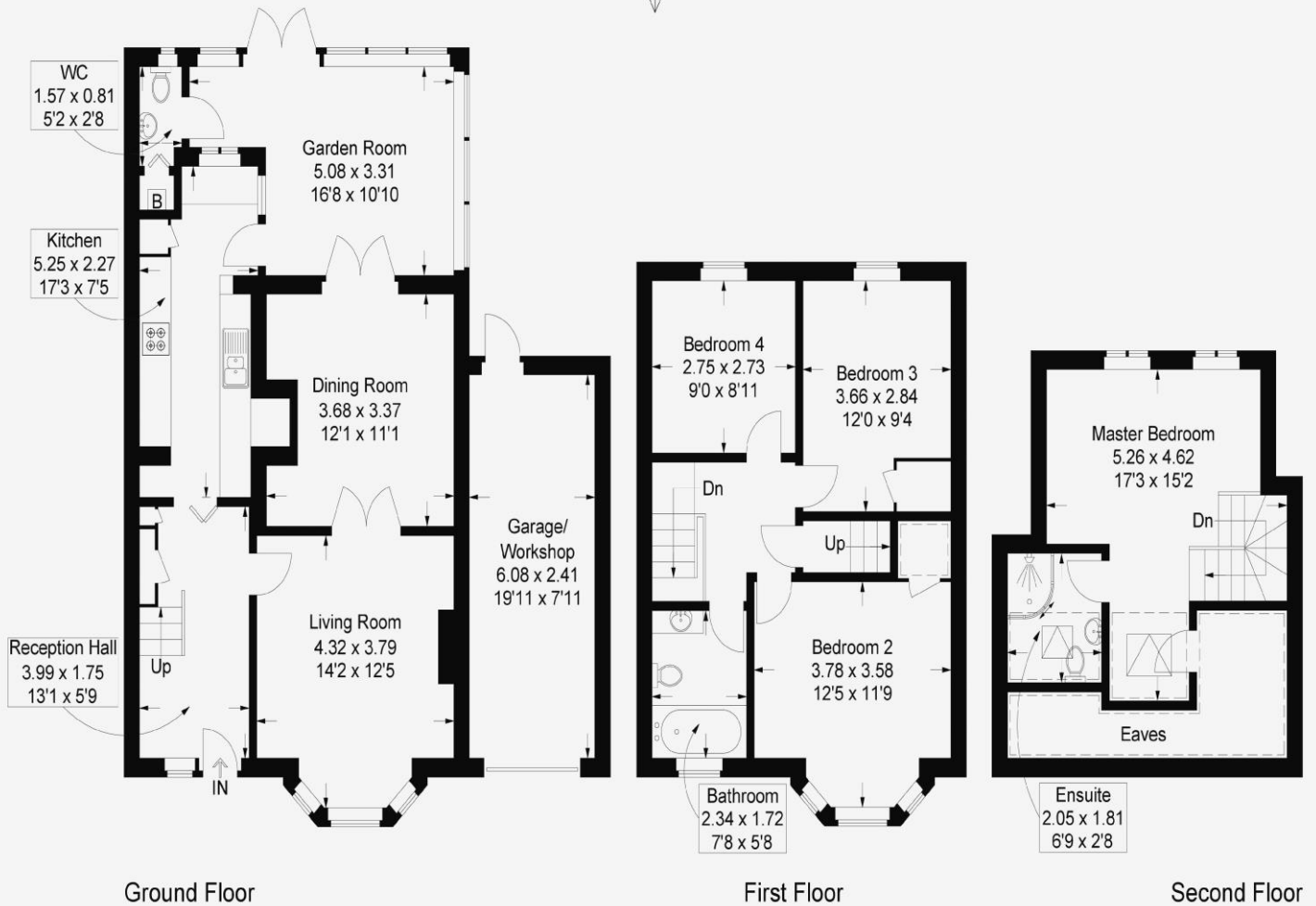
## Aberdare Avenue, Portsmouth

Approximate Gross Internal Area = 149 sq m / 1604 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 11 sq m / 118 sq ft

Total = 160 sq m / 1722 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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