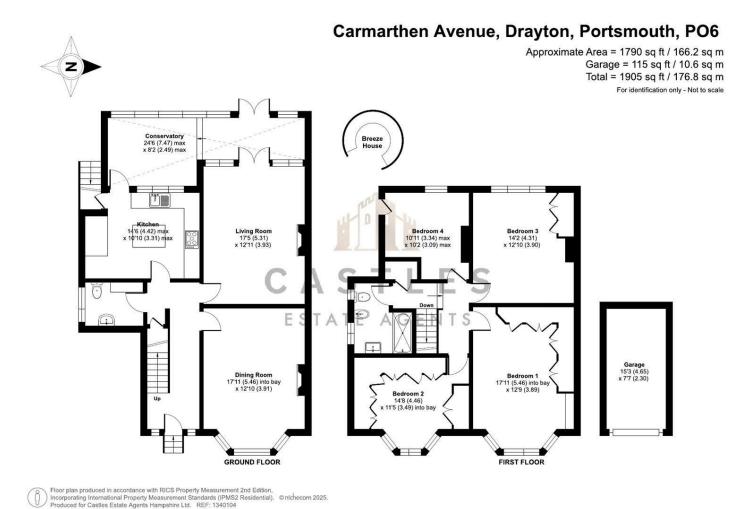
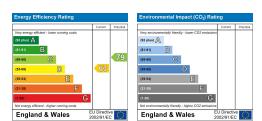
Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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47 Carmarthen Avenue

Portsmouth, PO6 2AG

We are pleased to welcome to the market this four bedroom semi-detached family home with off road parking and garage in the popular Drayton location of Carmarthen Avenue.

The property is well presented throughout and the ground floor consists of an entrance hall, two generous reception rooms currently utilised as a dining room to the front with large bay window and a lounge room to the centre of the home with french doors opening into the conservatory. There is a kitchen/breakfast room with island which also shares access into the conservatory. Accessible from the entrance hall is a w/c. The property benefits from a cellar that stretches under the kitchen and conservatory to various heights providing a great storage option.

There is original parquet flooring with contrasting beading underneath the carpet in the hallway, dining room and living room which is completely intact.

The first floor consists of four double bedrooms, three of which benefit from built in storage. A family bathroom completes the first floor accommodation.

Multiple vehicles can be parked comfortably off road with a driveway in front of the home. The rear garden is a fair size and is predominantly South West facing so plenty of sunshine throughout the day.

For more information or to arrange a viewing on this wonderful Drayton family home please call Castles today.

Asking price £650,000

47 Carmarthen Avenue

Portsmouth, PO6 2AG









- FOUR BEDROOMS
- POPULAR DRAYTON LOCATION
- GARAGE

- SEMI DETACHED
- OFF ROAD PARKING
- WEST FACING GARDEN

LIVING ROOM

17'8" x 12'9" (5.4 x 3.9)

DINING ROOM

 $17'4" \times 12'9" (5.3 \times 3.9)$

KITCHEN

 $14'5" \times 10'9" (4.4 \times 3.3)$

CONSERVATORY

 $24'3" \times 7'10" (7.4 \times 2.4)$

W/C

BEDROOM ONE

17'8" x 12'5" (5.4 x 3.8)

BEDROOM TWO

 $14'5" \times 11'1" (4.4 \times 3.4)$

BEDROOM THREE

 $14'1" \times 12'9" (4.3 \times 3.9)$

BEDROOM FOUR

 $10'9" \times 9'10" (3.3 \times 3.0)$

BATHROOM

GARAGE

15'1" x 7'6" (4.6 x 2.3)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth identification for each purchaser, a proof a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us

know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

