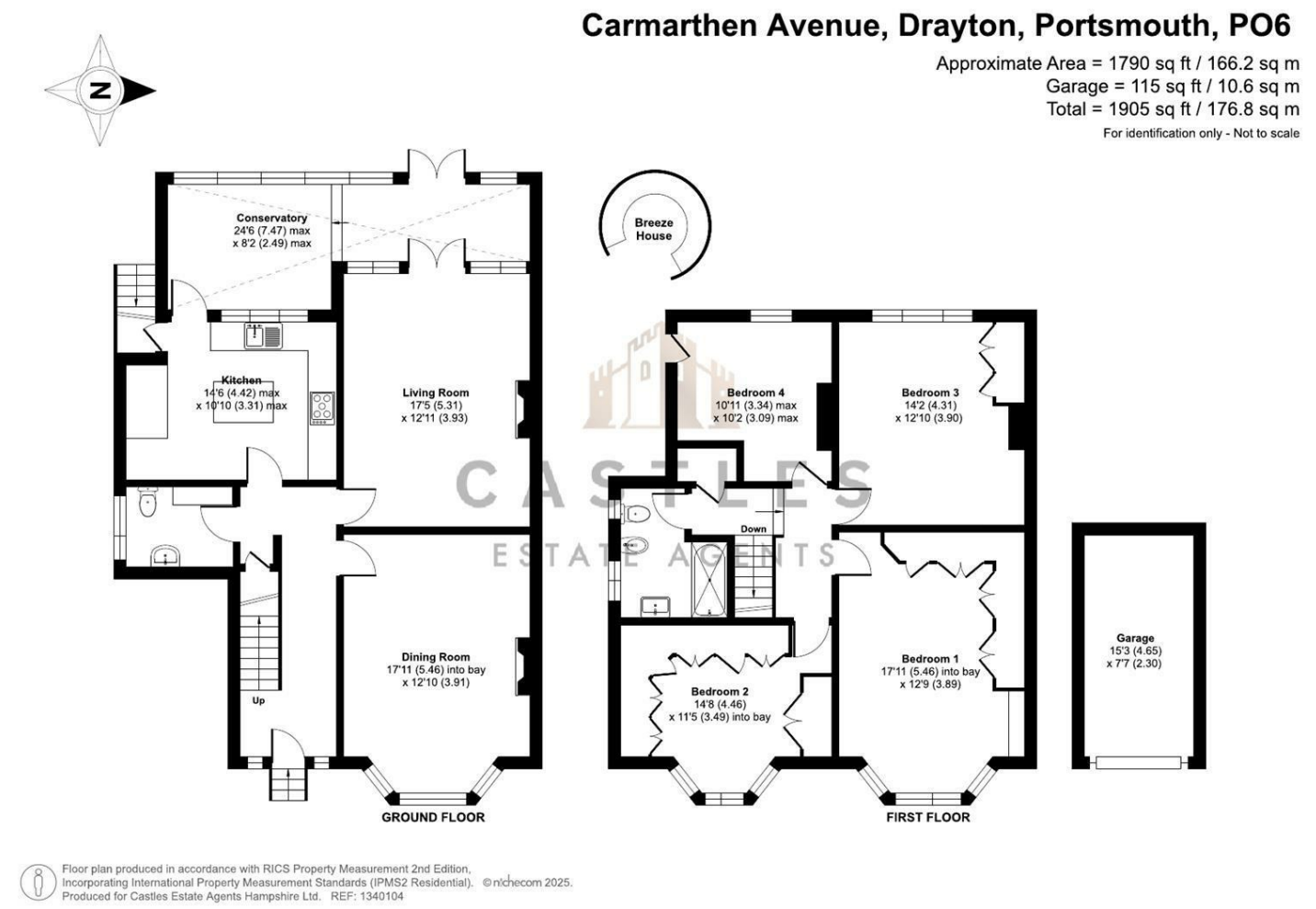




Floor Plan





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" x 12'9" (5.3 x 3.9)

**KITCHEN**  
14'5" x 10'9" (4.4 x 3.3)

**CONSERVATORY**  
24'3" x 7'10" (7.4 x 2.4)

**W/C**

**BEDROOM ONE**  
17'8" x 12'5" (5.4 x 3.8)

**BEDROOM TWO**  
14'5" x 11'1" (4.4 x 3.4)

**BEDROOM THREE**  
14'1" x 12'9" (4.3 x 3.9)

**BEDROOM FOUR**  
10'9" x 9'10" (3.3 x 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 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 identification for each purchaser, a proof 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.

