



38 Carmarthen Avenue

Drayton | Hampshire | PO6 2AQ

FINE & COUNTRY

STEP INSIDE

38 Carmarthen Avenue | £900,000 | Freehold

This imposing detached property is situated in what is referred to locally as one of Drayton's most popular tree lined avenues, being the widest avenue on the 'Welsh' hillslopes. The accommodation provides 2184 sq ft of living space arranged over two floors and comprises; hallway, cloakroom, dining room, 17' sitting room, kitchen with walk in larder and gardener w.c., on the ground floor with four bedrooms (the primary bedroom has an en-suite shower room) and a large family bathroom on the first floor. To the front are dual driveways and access to the garage, having an easterly facing rear garden, gas fired central heating, double glazing and being within catchment of Court Lane & Springfield Schools, close to local amenities, bus routes and the Portsdown Hill recreation ground, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third road on the right-hand side into Carmarthen Avenue where No.38 can be found towards the upper end on the right-hand side.

ENTRANCE: Lowered kerb leading to shingled driveway to the right hand side of the property with brick retaining wall, flowerbeds, shrubs, bushes and pedestrian gateway leading to rear garden, to the front of the house is lawned garden with Magnolia tree, the shingled driveway wraps round to the left hand side property leading to a resin driveway with off road parking to the front of the garage for numerous cars and side pedestrian gate to rear, directly to the front of the property are raised flowerbeds with shrubs and

bushes, brick steps leading up to sliding double glazed patio door with full height panel to one side leading to:

PORCH: Original internal twin doors with frosted glazed panels with matching panels to either side leading to:

HALLWAY: 17'8" x 9'2" Painted Lincrusta panelling to all walls up to picture rail with plate rack over, ceiling coving, radiator, panelled doors to primary rooms, central balustrade staircase with wooden newel posts and matching spindles rising to first floor with understairs storage cupboard housing gas and electric meters with range of shelving and automated light.

CLOAKROOM: Low level w.c., pedestal wash hand basin with tiled splashback, mirror, light and shaver point over, double glazed frosted window to front aspect, radiator, recessed area with cloaks hanging area, rail and shelf over.

DINING ROOM: 18'3" into bay window x 14'0" Feature double glazed window to rear aspect with central double doors leading to rear garden with windows to either side, ceiling coving, plate rack, central chimney breast with arched brickette surround fireplace with mantle and shelving, two double radiators, one with cover over.

SITTING ROOM: 17'9" into bay window x 15'0" Square double glazed window to front aspect overlooking garden with radiator under, central chimney breast with surround fireplace, granite inlay and hearth with living flame gas fire (not tested), ceiling coving, double radiator.







KITCHEN / BREAKFAST ROOM: 13'7" x 11'6"
Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and drainer to one side, range of drawer units, gas cooker point, vinyl flooring, plumbing for dishwasher and washing machine, glazed panelled door to hallway, fluorescent tube lighting, double glazed window to rear aspect overlooking garden.

WALK-IN LARDER: 5'1" x 4'7" Double glazed frosted window to side aspect, range of shelving, borrowed light window to outer lobby, vinyl flooring space for fridge/freezer.

OUTER LOBBY: Double glazed door to side aspect leading to driveway, door to:

SEPARATE CLOAKROOM: High level double glazed frosted window to rear aspect, low level w.c., high level shelf.

FIRST FLOOR: Landing to front with double glazed window to front aspect, wrap around balustrade with matching spindles, doors to primary rooms, access to loft space.

BEDROOM 1: 18'1" into bay window x 15'0" Double glazed square bay window to front aspect, range of built-in bedroom furniture including bedside cabinets, overbed storage units, open shelving, range of wardrobes to one wall with hanging space and shelving, double radiator, ceiling coving, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with panelled doors, pedestal wash hand basin, low level w.c., bidet, double glazed frosted window to side aspect, radiator.

BEDROOM 3: 12'4" x 9'0" Double glazed bay window to front aspect, ceiling coving, picture rail, radiator, panelled door.

BEDROOM 2: 18'6" into bay window x 14'0" Double glazed bay window to rear aspect overlooking garden with far reaching views at an angle towards Langstone Harbour and Hayling Island in the distance, double radiator, panelled door, built-in cupboard to one side of chimney breast with range of shelving and Vaillant boiler supplying domestic hot water and central heating (not tested).

FAMILY BATHROOM: 9'0" x 8'1" Coloured bathroom suite comprising: panelled bath with mixer taps and shower attachment, ceramic tiled surrounds, double glazed frosted windows to rear aspect, low level w.c., corner shower cubicle with sliding doors, vanity unit with wash hand basin, mixer tap and cupboards under, tiled splashback, mirror, radiator, panelled door.





BEDROOM 4: 11'6" x 8'0" Double glazed window to rear aspect overlooking garden, radiator, built-in desk with range of built-in shelving over, ceiling coving, panelled door.

OUTSIDE: Directly to the rear accessible from the dining room is a wraparound resin pathway with access via gateway on right hand side to the front garden, arched topped gateway leading to driveway, cold water tap, the rear garden is mainly laid to lawn with curved stone walls, rockery style divide with raised flowering shrub borders, wooden built garden shed, the garden is enclosed on all sides by fence panelling, to the eastern end of the garden is a crazy paved pathway leading to raised terrace with pergola over, shrubs, evergreens and bushes, further storage shed, directly to the rear of the garage is sun room/potting shed.

GARAGE: 15'5" x 9'7" Twin vehicular doors, side pedestrian door.

SUMMER HOUSE/ POTTING SHED: 16'10" x 7'6" Double doored built-in storage cupboard, window overlooking garage, windows to side aspect with wooden frames and twin wooden doors.

AGENTS NOTES: Council Tax Band G - Portsmouth City Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))



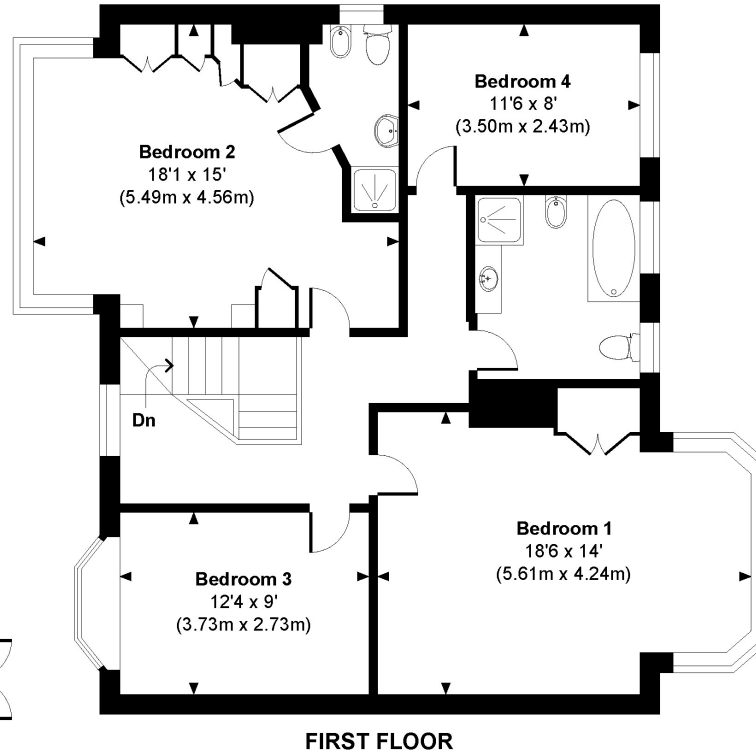
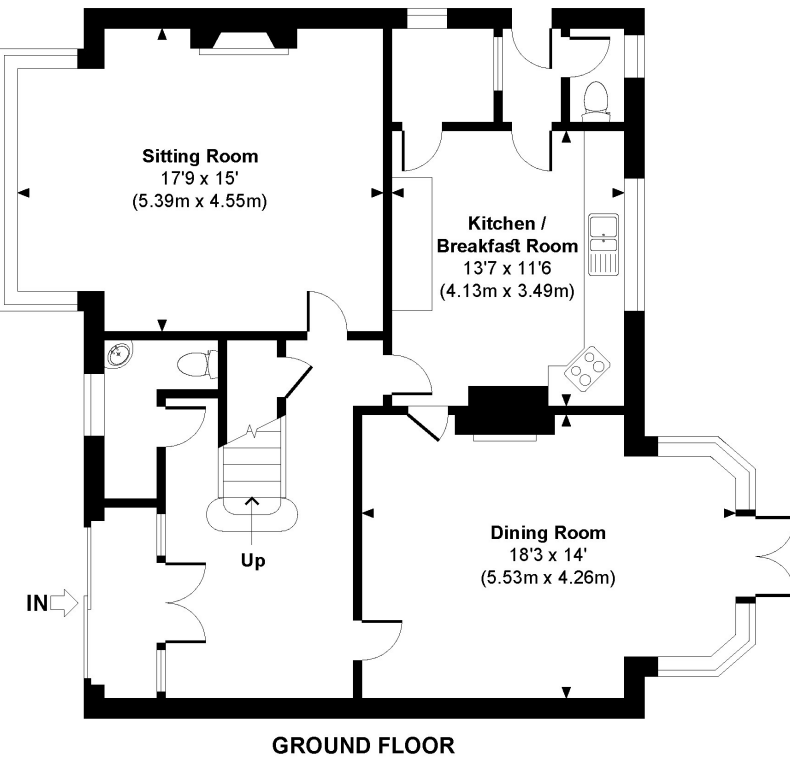
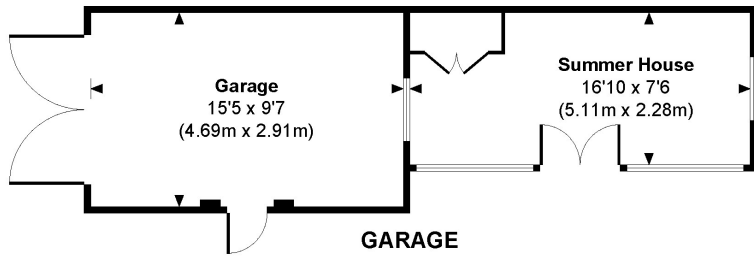
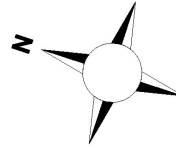
Carmarthen Avenue

Main House = 1909 Sq Ft / 177.41 Sq M

Garage = 275 Sq Ft / 25.53 Sq M

Total = 2184 Sq Ft / 202.94 Sq M

Outbuildings are not shown in correct orientation or location.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



follow Fine & Country Southern Hampshire on



Fine & Country Southern Hampshire
141 Havant Road, Drayton, Hampshire PO6 2AA
023 93 277277 | drayton@fineandcountry.com

