

£600,000
9 Merthyr Avenue
Drayton, PO6 2AR

PROPERTY SUMMARY

Located in the highly regarded Welsh Avenues you will find this beautifully presented 3/4 bedroom semi detached property which offers spacious open plan living. The accommodation consists of a dining room, a lounge, a downstairs shower room, a bright and airy kitchen/diner with access to a utility room. Ascending the stairs to the first floor you will find a family bathroom with four piece bathroom suite, three good size bedrooms one of which benefits from ensuite facilities and another room which was originally a fourth bedroom and now offers access to a loft/cinema room via fixed staircase. Externally the property boasts a driveway, garage and westerly facing rear garden. To arrange your viewing contact our Drayton Office today!





FRONT Of road parking.

PORCH

ENTRANCE HALL

DINING ROOM 13' 5" x 12' 8" (4.09m x 3.86m)

SHOWER ROOM

LOUNGE 14' 1" x 12' 8" (4.29m x 3.86m)

KITCHEN/DINER/FAMILY ROOM 25' 50" x 10' 8" (8.89m x 3.25m)

UTILITY ROOM 9' 1" x 6' 2" (2.77m x 1.88m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 7" into bay x 11' 4" (4.75m into bay x 3.45m)

BEDROOM TWO 11' 4" x 10' 7" (3.45m x 3.23m)

EN-SUITE SHOWER ROOM

BATHROOM 9' 10" x 5' 7" (3m x 1.7m)

BEDROOM THREE 16' 6" x 6' 7" (5.03m x 2.01m)

PREVIOUSLY BEDROOM FOUR 7' 3" x 7' 2" (2.21m x 2.18m)

LOFT/CINEMA ROOM 17' 7" x 15' 1" (5.36m x 4.6m)

REAR GARDEN Westerly facing.

GARAGE 18' x 7' 9" max (5.49m x 2.36m max)



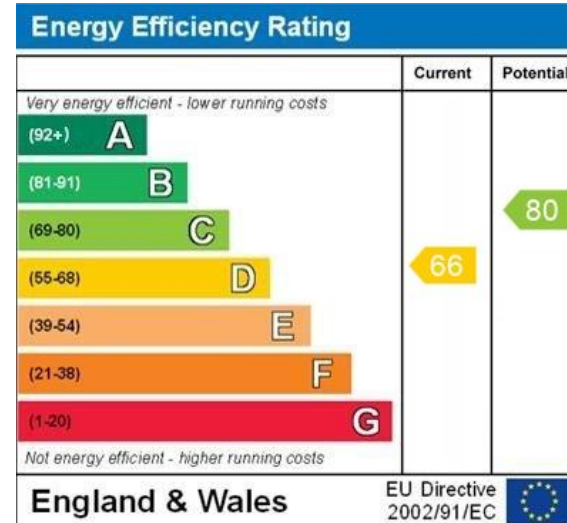
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



**Jeffries
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements