



Jeffries & Dibbens
estate and letting agents

£599,995
9 Merthyr Avenue
Portsmouth, 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. There is also no forward chain offered on this property. 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.

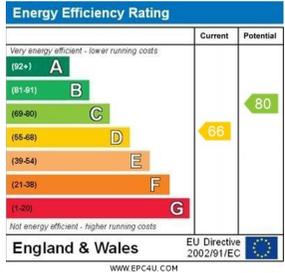
GARAGE 18' x 7' 9" max (5.49m x 2.36m max)

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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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OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk