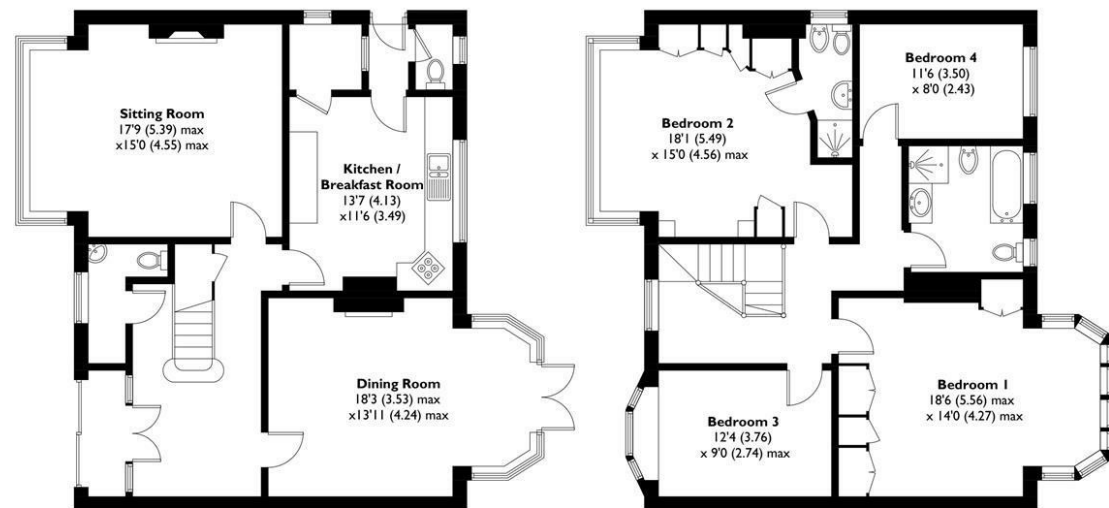
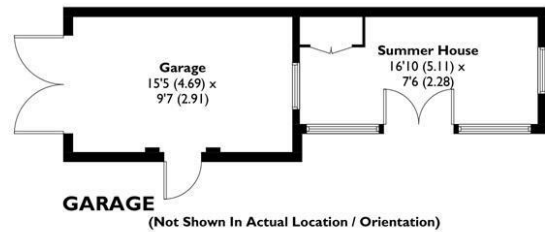


Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 1896 SQ FT / 176.2 SQ M
 GARAGE / SUMMER HOUSE = 275 SQ FT / 25.53 SQ M
 TOTAL = 2171 SQ FT / 201.73 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1216073)
 Produced for Castles Estate Agents



38 Carmarthen Avenue Portsmouth, PO6 2AQ

We are pleased to welcome to the market this large four bedroom 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 a spacious entrance hall, two generous receptions in a dining room to the rear with large bay and french doors opening on to the garden and a lounge room to the front also with large windows providing plenty of natural light and a fireplace. There is a kitchen/breakfast room with pantry and access to a w/c and the side driveway. Accessible from the entrance hall is another w/c and cloakroom with stairwell up to the first floor. High ceilings and period features are on offer throughout this home.

The first floor consists of four double bedrooms. The primary benefits from an en-suite shower room and built in storage. The largest rear bedroom benefits from a bay offering solent views and hill views. A family four piece bathroom completes the first floor accommodation.

Multiple vehicles can be parked comfortably off road with a driveway down the side leading to the detached garage and the benefit of a drive-in-drive-out driveway to the front. The rear garden is a fair size and features a Garden Room with power directly behind the garage. There are two sheds for storage and a raised paved seating area and pergola at the bottom. The garden is predominantly South facing so plenty of sunshine throughout the day.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	68 77	Very environmentally friendly - lower CO ₂ emissions (20 plus) A (10-19) B (05-09) C (01-04) D (00-03) E (00-00) F (00-00) G	D G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

02394318899

www.castlesstates.co.uk

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

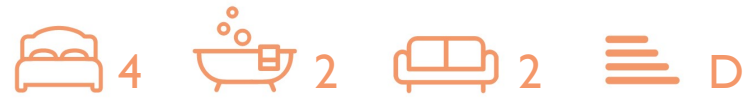
2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

VAT Number: 356389459

Offers over £800,000

38 Carmarthen Avenue

Portsmouth, PO6 2AQ



- FOUR BEDROOMS
- DETACHED
- RESIN DRIVEWAY
- SOUGHT AFTER DRAYTON LOCATION
- OFF ROAD PARKING
- TWO BATHROOMS
- GENEROUS REAR GARDEN
- SOLENT VIEWS
- LARGE FAMILY HOME
- DETACHED GARAGE & SUMMER HOUSE

SITTING ROOM
17'4" x 14'9" (5.3 x 4.5)

DINING ROOM
11'5" x 13'9" (3.5 x 4.2)

KITCHEN/BREAKFAST ROOM
13'5" x 11'1" (4.1 x 3.4)

BEDROOM ONE
18'0" x 13'9" (5.5 x 4.2)

BEDROOM TWO + EN-SUITE
17'8" x 14'9" (5.4 x 4.5)

BEDROOM THREE
12'1" x 8'10" (3.7 x 2.7)

BEDROOM FOUR
11'5" x 7'10" (3.5 x 2.4)

BATHROOM

GARAGE
15'1" x 9'6" (4.6 x 2.9)

GARDEN ROOM
16'8" x 7'2" (5.1 x 2.2)

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.

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.

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.

