

**125 Marion Road, Prestatyn,
Denbighshire, LL19 7DD**

£185,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Marion Road, Prestatyn

2 Bedrooms - Bungalow - Detached

This charming detached bungalow is located on Marion Road in the sought-after seaside town of Prestatyn. This delightful property boasts two double bedrooms, great sized living room, kitchen, bathroom and conservatory making it ideal for those looking for a peaceful retreat. One of the highlights of this property is the private gardens, providing a tranquil outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening if you have a green thumb. Situated in a sought-after location, this property offers not just a place to live, but a lifestyle. Whether you're looking to downsize, purchase your first home, or invest in a holiday retreat, this bungalow has the potential to fulfil your needs.



Accommodation

via a uPVC front door into a porch with an additional door into the ;

Entrance Hall

Having lighting, power points, radiator, loft access and doors off to further accommodation

Living Room

16'7 x 11'4 (5.05m x 3.45m)

Having lighting, power points, radiator, feature fire place with hearth and surround and uPVC double glazed sliding patio doors into the conservatory

Kitchen

11'11' x 9'7 (3.63m' x 2.92m)

Having wall, drawer and base units with complementary worktops over, integral cooker with induction hob over, void for tumble dryer, void for washing machine, void for under the counter fridge, void for under the counter freezer, cupboard housing the central heating boiler a uPVC double glazed window into the conservatory and a door providing access into the ;



Conservatory

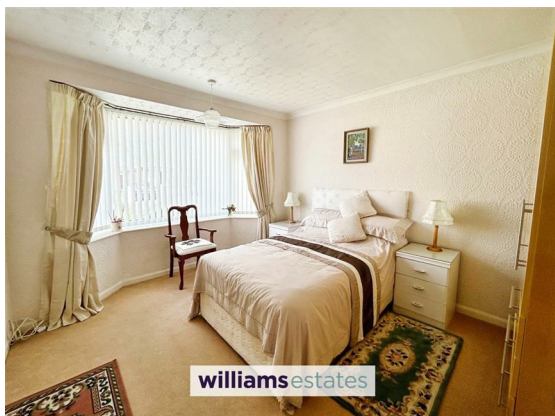
20'09 x 6'11 (6.32m x 2.11m)

Being uPVC double glazed, having lighting, power points, an air conditioning unit and patio doors providing access into the rear garden

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed bay window to the front of the property.



Bedroom Two

13'02 x 10'3 (4.01m x 3.12m)

Having lighting, power points, radiator, fitted wardrobes with matching bedside tables and a uPVC double glazed bay window to the front.

Shower Room

7'8 x 4'2 (2.34m x 1.27m)

Having a shower enclosure with wall mounted shower, low flush WC, vanity hand wash basin, tiled walls and floors, in-built storage cupboards, lighting and a uPVC double glazed obscure window to the side.

Outside

To the front the property is approached via a brick-laid driveway with a garden area adjacent with stone chippings and mature bushes and hedges.

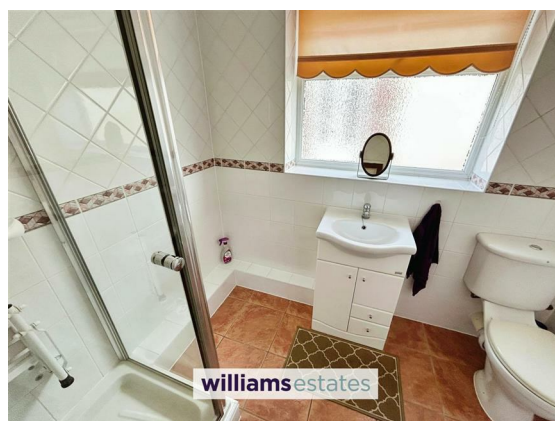
To the rear the property is laid with paving slabs and mainly laid with stone chippings ideal for placing planters and plant pots. Enclosed by timber fencing and having access to the detached garage

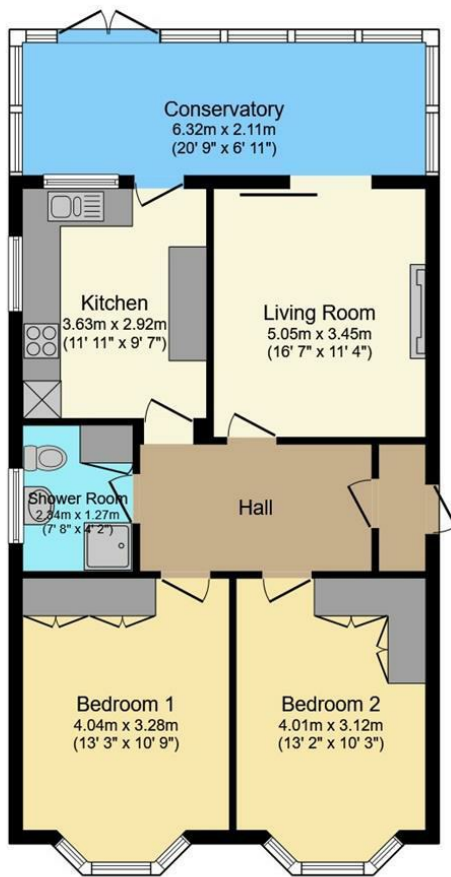
Directions

From our Prestatyn office proceed towards the mini roundabout taking the second exit, immediately, turn left onto Fforddisa. Continue along Fforddisa and then turn right onto Ffordd Penrhwylyfa. Proceed along Ffordd Penrhwylyfa and turn left onto Lon Dyfi. Proceed straight onto Marion Road. Turn left and follow the road round, you will find this property on your left hand side.

Notes

The property has installed spray foam insulation in the loft.





TOTAL: 81.2 m² (874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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 are advised to recheck the measurements themselves.

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