

**96 Marine Road, Prestatyn,
Denbighshire, LL19 7HE**

£225,000

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EPC - D62

Council Tax Band - C

Tenure - Freehold

Marine Road, Prestatyn

3 Bedrooms - House - Semi-Detached

Welcome to this charming semi-detached house located on Marine Road. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

Whether you're looking to settle down in a tranquil setting or seeking a place to create new memories, this semi-detached house on Marine Road is sure to captivate your heart. Don't miss out on the opportunity to make this house your home sweet home in Prestatyn.



Accommodation

via a uPVC obscured double glazed door leading into;

Entrance Hall

Having lighting, alarm system, power points, cupboard housing consumer unit, under stairs storage cupboard, uPVC obscured double glazed window to the side, stairs to first floor landing and doors off;

Living Room

12'07 x 11'05 (3.84m x 3.48m)

Having lighting, power points, t.v. aerial point, feature fireplace, two radiators and bay window to the front elevation with made to measure wooden shutters.

L-Shape Kitchen/Diner

14'02 x 17'08 (4.32m x 5.38m)

The kitchen comprises a range of modern wall, drawer and base units with quartz worktop and lighting beneath, single drainer sink with mixer tap over, integrated fridge and freezer, integrated dual oven with four ring induction hob and extractor hood above, inset spotlighting, power points, and uPVC double glazed window overlooking the garden.

The dining area has ample space for a dining, further power points, lighting, feature fireplace and arch-shaped uPVC double glazed door leading into the rear garden.



Stairs To First Floor Landing

Having lighting, power points, airing cupboard, loft access hatch with pull down loft ladder and uPVC double glazed window to the side elevation.

Bedroom One

16'03 x 10'02 (4.95m x 3.10m)

A good size bedroom having lighting, power points, feature fireplace, two radiators, free-standing wardrobes and uPVC double glazed bay window to the front elevation.



Bedroom Two

11'02 x 8'07 (3.40m x 2.62m)

Comprising lighting, power points, radiator, feature fireplace and uPVC double glazed window overlooking the rear garden.

Bedroom Three

5'10 x 9'05 (1.78m x 2.87m)

Having lighting, power points, radiator, internet access and uPVC double glazed window overlooking the front elevation.

Bathroom

8'08 x 7'10 (2.64m x 2.39m)

Comprising pedestal hand wash basin with mixer tap over, low flush W.C., panelled bath with mixer tap over and wall-mounted shower head, walk-in shower enclosure with rainforest and telephonic shower head, lighting, extractor fan, fully tiled walls and uPVC obscured double glazed window to the rear elevation.

Loft Room

11'01 x 9'07 (3.38m x 2.92m)

Accessed via pull down ladder, having lighting, power points, carpeted floors, storage into eaves and Velux window with views towards the hillside.

Garden Room

17'0 x 12'05 (5.18m x 3.78m)

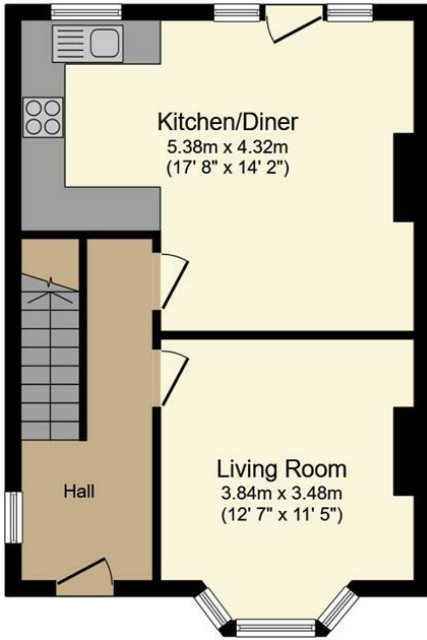
Having lighting and power points and uPVC double glazed windows and door.

Outside

The property is approached via pathway leading up to the accommodation, the front garden is landscaped with gravel for ease of low maintenance.

To the rear the garden is large with two outbuildings for storage and one outbuilding with power and plumbing for washing machine. The garden is landscaped with both lawn and artificial grass and enclosed by mature hedging. The patio in this south-facing garden enjoys all-day sun, ideal for al-fresco dining.

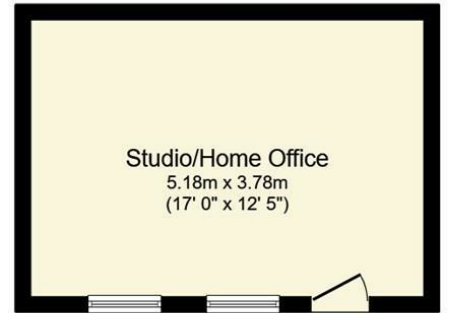




Ground Floor
Floor area 41.9 m² (451 sq.ft.)



First Floor
Floor area 41.9 m² (451 sq.ft.)



Outbuilding
Floor area 20.3 m² (218 sq.ft.)

TOTAL: 104.0 m² (1,119 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		86
(69-80) C		
(55-68) D	62	
(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.