



**108 Marion Road, Prestatyn,
Denbighshire, LL19 7DH**

£205,000

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EPC - D56 Council Tax Band - C Tenure - Freehold

Marion Road, Prestatyn

3 Bedrooms - Bungalow - Detached

Welcome to this charming detached bungalow located on Marion Road in the picturesque town of Prestatyn. This lovely property boasts two spacious reception rooms, three cosy bedrooms, there is plenty of space for everyone to unwind and enjoy a good night's sleep. Situated on a generous plot, this bungalow offers parking space for up to three vehicles, making it ideal for those with multiple cars or visitors. Located in a desirable area, this detached bungalow provides a peaceful retreat while still being close to local amenities and transport links.



Accommodation

via a uPVC door, leading into the;

Entrance Porch

Having lighting, radiator, uPVC window to the side elevation and an opening into the;

Entrance Hall

Having meter cupboard, lighting, power point, radiator and stairs to the first floor and doors off.

Living Room

15'4" x 11'11" (4.67 x 3.63)

Having lighting, power points, radiator and a large uPVC double glazed window onto the front elevation

Kitchen

10'10" x 10'7" (3.30 x 3.23)

Comprising a range of modern wall, drawer and bay units with worktops over, void for fridge and freezer, stainless steel electric oven with gas hob over and extractor hood above, complementary tiled splash backs, single stainless steel sink and drainer with mixer tap, wooden cupboards incorporating the combination central heating and hot water boiler, power point, high gloss, quality laminate flooring, and uPVC window to the rear and door leading into the dining room.



Dining Room

13'1" x 8'11" (3.99 x 2.72)

Having lighting, matching quality laminate flooring, power points and radiator. A good sized fold in timber and glass door leads into the

Sun Room

12'5" x 17'5" (3.78 x 5.31)

Having wooden flooring, uPVC window surrounding, power points, uPVC french doors leading to the decked patio and garden area.



Bedroom One

13'10" x 7'10" (4.22 x 2.39)

A good sized double room with radiator, power points, fitted wardrobes and uPVC window to the front elevation.

Bathroom

7'7" x 7'7" (2.31 x 2.31)

Comprising modern white suite with low flush W.C, vanity washbasin with chrome mixer tap, panelled bath with over head wall mounted shower, mounted chrome heated towel rail, fully tiled walls and tiled flooring, inset spot lighting, uPVC window to the side.



Stairs To First Floor Landing

Having smoke detector, lighting, power points and small storage within the eaves.

Bedroom Two

13'5" x 10'4" (4.09 x 3.15)

Having lighting, radiator, power points, storage into the eaves and two velux ceiling windows.

Bedroom Three

10'4" x 8'4" (3.15 x 2.54)

Having laminate flooring, storage into the eaves, power points, lighting, radiator and two Velux ceiling windows.

Outside

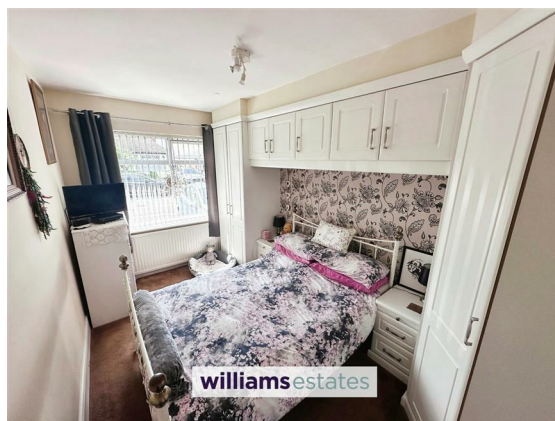
The property is approached by a tarmac driveway offering ample off street parking to the front elevation. With timber gate providing access into the rear garden.

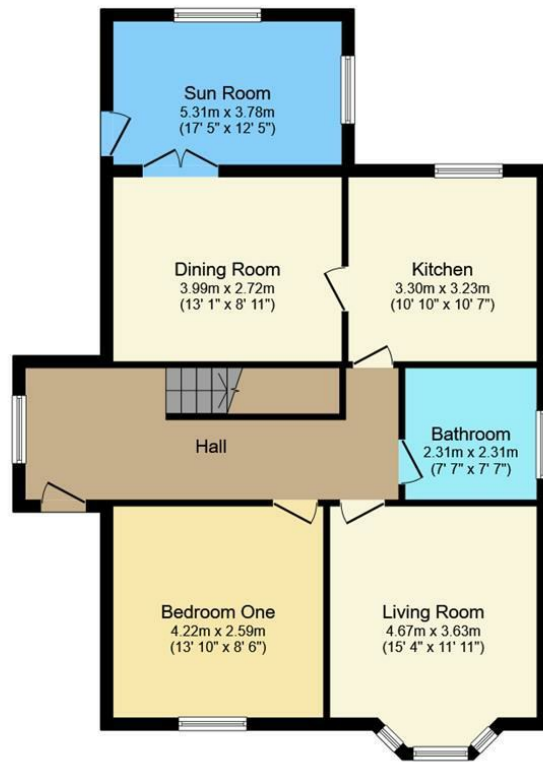
The enclosed rear garden has a decked patio area to enjoy the afternoon sun, an area laid with lawn and surrounding borders and bound with timber fencing. The property has the benefit of an outside timber store.



Directions

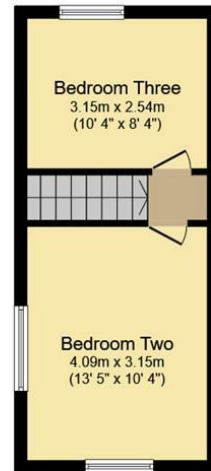
From our Prestatyn office proceed towards the mini roundabout taking the second exit, immediately, turn left onto Fforddisa. Continue along Fforddisa and then turn right onto Ffordd Penrhwylyfa. Proceed along Ffordd Penrhwylyfa and turn left onto Lon Dyfi. Proceed straight onto Marion Road. Turn left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





Ground Floor

Floor area 85.1 sq.m. (916 sq.ft.)



First Floor

Floor area 24.3 sq.m.
(262 sq.ft.)

TOTAL: 109.4 sq.m. (1,178 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.