



**31 Marion Road, Prestatyn,  
Denbighshire, LL19 7DA**

**£220,000**

 3  1  1  C

**EPC - C70    Council Tax Band - C    Tenure - Freehold**

# Marion Road, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A spacious detached bungalow located in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of hallway, lounge, modern fitted kitchen diner, three bedrooms and a modern fitted four piece bathroom. Outside having low maintenance gardens to both front and rear with driveway for off road parking with detached garage. Viewing is highly recommended.



### Accommodation

Via a uPVC double glazed obscure door leading into the kitchen diner.

### Kitchen Diner

13'10" x 8'9" (4.23 x 2.69 )

Comprising of wall, drawer and base units with complementary worktops over, stainless steel sink and drainer with stainless steel mixer tap over, integrated oven with four ring gas hob and stainless steel extractor fan above, integrated fridge, integrated freezer, void for a washing machine, space for dining, lighting, power points, radiator, a uPVC double glazed window onto the side elevation and door off into the inner hallway.

### Inner Hallway

Having lighting, power points, radiator, store cupboard and doors off.

### Lounge

14'4" x 11'10" (4.37 x 3.61 )

Having lighting, power points, wall mounted modern radiator, TV aerial point, telephone point and a uPVC double glazed bay window overlooking the front elevation.

### Bedroom Three

12'0" x 9'6" (3.67 x 2.90)

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

### Bathroom

7'1" x 6'3" (2.18 x 1.93)

Comprising of a low flush W.C., bath with stainless steel mixer tap over, walk in shower enclosure with a wall mounted shower head, hand wash basin with stainless steel mixer tap over, wall mounted modern heated towel rail, inset spot lighting, loft access hatch, extractor fan and a uPVC double glazed obscure window onto the side elevation.



### Bedroom One

13'1" x 7'4" (4.0 x 2.26 )

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

### Bedroom Two

10'2" x 7'1" (3.11 x 2.17 )

Having lighting, power points, radiator, TV aerial point, fitted wardrobes and a uPVC double glazed window onto the rear elevation.

### Outside

The property is approached via a paved front garden providing ample off road parking. Double wrought iron gates lead to a detached garage. The rear garden having a paved patio, laid with artificial grass and is bound by fencing.

### Garage

19'9" x 10'2" (6.03 x 3.12)

Having an up and over door, lighting, power points, glazed window to the side elevation and personal door providing access onto the rear garden.

### Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and first left onto Fforddisa. Continue along to the crossroads and turn right onto Ffordd Penrhylfa. Continue along over the railway bridge and take the second left onto Lon Dwyi. At the T junction turn left onto Marion Road and follow the road along. This property can be found on the left hand side.





**Floor Plan**  
 Floor area 76.6 sq.m. (824 sq.ft.)

**Garage**  
 Floor area 18.8 sq.m. (203 sq.ft.)

Total floor area: 95.4 sq.m. (1,027 sq.ft.)

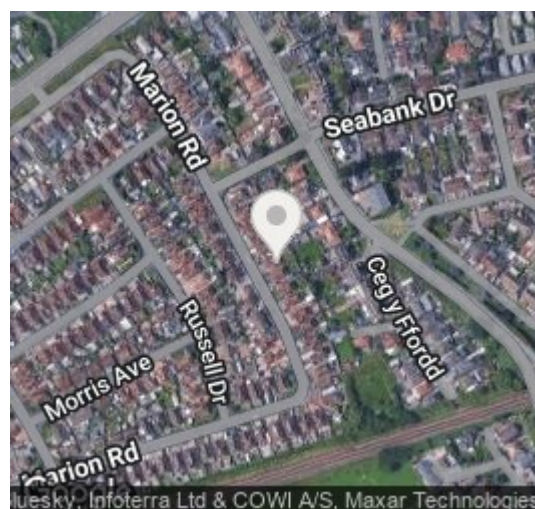
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

**williams**  
 estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

**williams**estates

Call us on  
 01745 888900  
 Prestatyn@williamsestates.com