

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

**£210,000**

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



# Marion Road, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Nestled on the charming Marion Road in Prestatyn, this delightful detached bungalow offers a perfect blend of comfort and convenience. This older property has been tastefully modernised, showcasing contemporary decor throughout.

The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it is ideal for small families, couples, or those seeking a peaceful retreat.

Completing the interior is a cloakroom, adding to the practicality of the home. Outside, the property boasts beautifully maintained gardens, a driveway with parking for up to three vehicles, and a garage, ensuring convenience for residents and guests alike. Additionally, a charming summerhouse offers a perfect spot for enjoying the outdoors, whether for leisure or as a creative workspace.

Situated close to local amenities, this bungalow provides easy access to shops, cafes, and essential services, making daily life effortless. With its appealing features and prime location, this property is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely bungalow your new home.



### Accommodation

via a modern front door, leading into the;

### Porch

Having a timber door, leading into the;

### Entrance Hallway

Having lighting, power point, radiator, loft access hatch and doors off.

### Bedroom Two

11'3" x 8'11" (3.44m x 2.72m)

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

### Cloakroom

5'11" x 2'5" (1.81m x 0.74m)

Comprising a low flush W.C., lighting and a uPVC double glazed obscure window onto the side elevation.

### Bathroom

5'10" x 5'3" (1.78m x 1.62m)

Comprising of a bath with stainless steel taps over and a wall mounted shower head, partially tiled walls, hand-wash basin with stainless steel taps over, lighting and a uPVC double glazed obscure window onto the side elevation.

### Dining Room

9'10" x 7'6" (3.00m x 2.31m)

Former third bedroom, having lighting, power points, radiator, uPVC double glazed window onto the side elevation and an opening into the;

### Lounge

16'6" (into the bay) x 10'10" (5.05m (into the bay) x 3.32m )

A light and airy room, having lighting, power points, radiator and a uPVC double glazed bay window onto the front elevation.

### Bedroom One

12'0" x 9'10" (3.66m x 3.02m)

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



### Kitchen

10'10" x 9'8" (3.32m x 2.96m)

Comprising of wall, drawer and base units with a complementary worktop over, integrated double oven with induction hob above, sink and drainer with a stainless steel mixer tap over, space for a free standing fridge/freezer, lighting, power points, partially tiled walls, wall mounted boiler, window onto the rear elevation and an obscure glazed door leading into the;

### Conservatory / Utility

10'8" x 5'8" (3.27m x 1.73m)

Having lighting, power points, void for washing machine and tumble dryer, uPVC double glazing and a uPVC double glazed door leading into the;

### Summerhouse

15'10" x 7'11" (4.85m x 2.42m)

### Garage

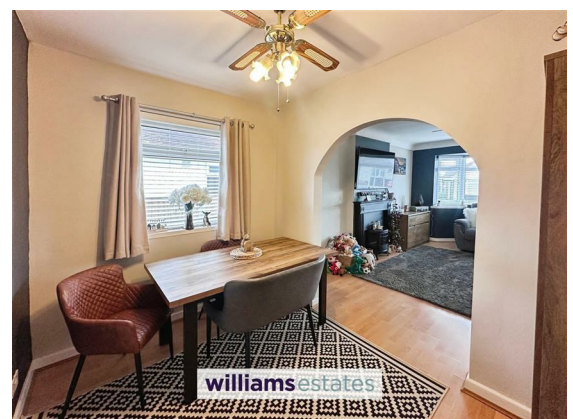
15'10" x 7'10" (4.85m x 2.39m)

Being ideal for storage, having double doors onto the front with a timber door onto the side and a workbench.

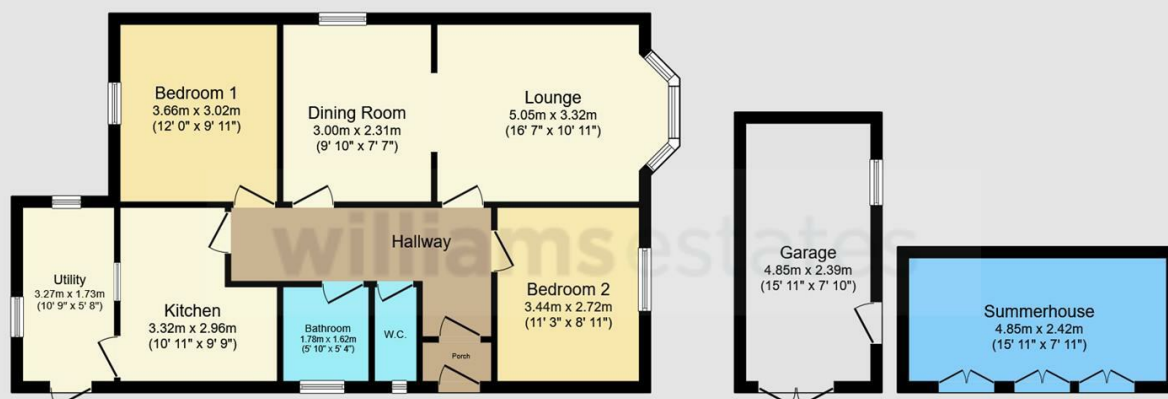
### Outside

The property is approached via a concreted driveway, providing ample for off-road parking. The front garden is laid to slate chippings and bound by timber fencing.

To the rear, the garden is beautifully presented having a paved area ideal for alfresco dining and an area that is laid to lawn. Enjoying a sunny aspect all day long and benefitting from a a garage and summer house, with plenty of space for an outside shed and greenhouse.







**Floor Plan**

Floor area 72.3 sq.m. (779 sq.ft.)

**Outbuilding**

Floor area 22.7 sq.m. (244 sq.ft.)

Total floor area: 95.0 sq.m. (1,023 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

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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>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(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.

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