



**50 Marion Road, Prestatyn,  
Denbighshire, LL19 7DE**

**£185,000**

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**EPC - D65    Council Tax Band - C    Tenure - Freehold**

# Marion Road, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A well presented two bedroom detached bungalow, situated in a popular location within the seaside town of Prestatyn. Benefitting from off-road parking, gardens to the front and rear, double glazing and central heating. Comprising two bedrooms, living room, kitchen, bathroom and conservatory. Internal viewing is highly recommended.



### Accommodation

via a uPVC double glazed door, with obscured glazed panelling adjacent, leading into the;

### Porch

6'6" x 3'6" (2.0 x 1.09)

Having space for shoe storage and coat hanging and a timber framed obscure glazed door leading into the;

### Hallway

Having lighting, radiator, uPVC double glazed window onto the front elevation and door into the;

### Living Room

14'6" x 10'11" (4.44m x 3.33m)

Having lighting, power points, radiator, telephone point, television aerial point, uPVC double glazed window onto the front elevation enjoying hillside views and door into the;

### Inner Hallway

Having lighting, radiator and doors off.

### Kitchen

9'1" x 7'9" (2.77m x 2.37m)

Comprising of wall, drawer and base units with worktop over, integrated oven with four ring gas hob and extractor fan above, wall mounted boiler, stainless steel sink and a half and drainer with mixer tap over, space for a freestanding fridge/freezer, void for under the counter washing machine, lighting, power points, uPVC double glazed window onto the rear and a door leading into the;

### Conservatory

7'10" x 7'4" (2.39m x 2.25m)

Having lighting, uPVC double glazed units and a door leading into the garden.

### Bedroom One

12'2" x 10'2" (3.72m x 3.11m)

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



### Bedroom Two

8'8" x 8'7" (2.66m x 2.63m)

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

### Bathroom

6'3" x 5'8" (1.93m x 1.74m)

Comprising of a low flush W.C., hand-wash basin with tap over, P- shaped bath with taps over and wall mounted shower head, tiled walls, lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the rear elevation.

### Outside

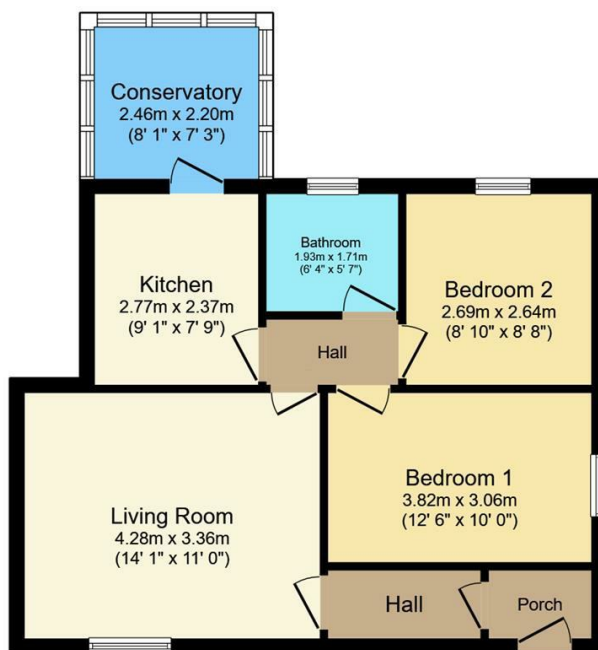
The property is approached via a driveway with ample space for off-road parking, with the front garden being of ease and low maintenance. There is access down both sides of the property to the rear via timber gates. The rear garden enjoys a sunny aspect all day long and ideal for alfresco dining. Having a raised decked area and a lower patio to the far end of the garden. The rear garden has space for a shed and houses the garage.

### Garage

17'0" x 8'2" (5.19m x 2.51m)

Having lighting, power and double timber doors to the front.





## Floor Plan

Floor area 55.5 m<sup>2</sup> (598 sq.ft.)

TOTAL: 55.5 m<sup>2</sup> (598 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

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>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</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<br>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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