

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
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The Property Ombudsman Registration Number - N00766-0



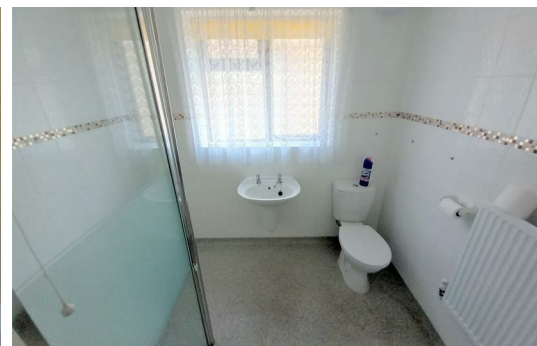
159 Marion Road, Prestatyn, Denbighshire LL19 7DG

Offers Around £179,950

NO ONWARD CHAIN

An opportunity to acquire a Detached Bungalow in a popular residential area of Prestatyn and within a short distance of the Promenade and Sea Front.

The property briefly affords: Entrance Vestibule, Hall, Lounge, Conservatory, Fitted Kitchen, Wet Room and two Bedrooms. Gas Central Heating. There are garden areas to the front and rear, front garden being ornamentally laid out and providing off road parking. Good sized rear garden with open aspect towards distant hillside. Detached Garage.



Twin single glazed doors to

Entrance Vestibule

Glazed door to

Hall

Radiator, carpet and meter cupboard.

Lounge

15'4(into bay window) x 12' (4.67m(into bay window) x 3.66m)

Timber fire surround with glazed display cabinets having living flame coal effect gas fire fitted sat on a marble hearth with marble insets. Radiator, carpet, power points, coved ceiling and sealed unit double glazed bay window.

Kitchen

10'5 x 10'10 (3.18m x 3.30m)

Fitted out with a range of timber faced base and wall mounted units complimented by formica topped work surfaces with timber trim and tiled splash backs. Inset stainless steel sink unit with mixer tap and single drainer. Inset New World gas hob with filter hood over in canopy and electric oven below. Built in fridge and freezer and space and plumbing for automatic washing machine. Power points, carpet, radiator and sealed unit double glazed window and sealed unit double glazed door leading to

Conservatory

5'6 x 12'8 (1.68m x 3.86m)

Electric radiator, carpet, PVC double glazed windows and door to the exterior.

Wet Room

Having anti slip flooring and shower area with Mira electric shower control unit and glazed splash screen. Floating wash hand basin and close couple WC. Built in cupboard with slatted shelving and built in boiler cupboard with Logic gas fired combination central heating boiler and storage space. Radiator, tiled walls, extractor fan and sealed unit double glazed window.

Bedroom 1

13'9 x 7'10 (4.19m x 2.39m)

Range of fitted wardrobe with matching bedside cabinets, chest of drawers and storage lockers over space for double bed. Radiator, power points, carpet and sealed unit double glazed window to the front.

Bedroom 2

13' x 9' (3.96m x 2.74m)

Fitted wardrobe with mirrored sliding doors. Radiator, power points and carpet.

Exterior

Double metal gates to ornamentally laid out front garden with gravel and central circular paved area and flower beds. Paved driveway provides parking and access to the Garage.

Enclosed rear garden being ornamentally laid out with paving and having brickwork raised flower beds.

The Bungalow is not overlooked to its rear and has aspect towards distant hillsides.

Detached Garage

Concrete sectional Garage with metal up and over door, side personnel door and double glazed window.

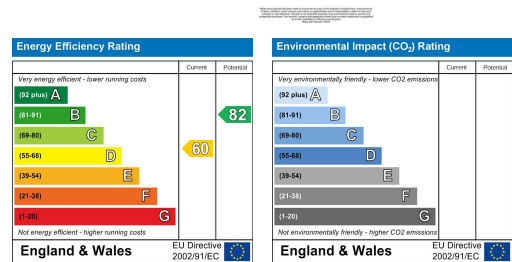
Directions

From Rhyl proceed via the A548 Coast Road and onto Prestatyn. At the former Clwyd Carpet Centre bear right onto the service road and continue down taking a right turn into Methven Drive. At the end turn right onto Stephen Road, take a left onto The Boulevard and first left onto Marion Road and Number 159 will be found on the left hand side.

Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 7th June 2023
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.



Nicholas Redfearn
Non Practising Consultant - David K. Jones BSc(Hons) FRICS Registered Valuer
Practice Manager- Louise Bullock

