

Jones & Redfearn

ESTATE AGENTS



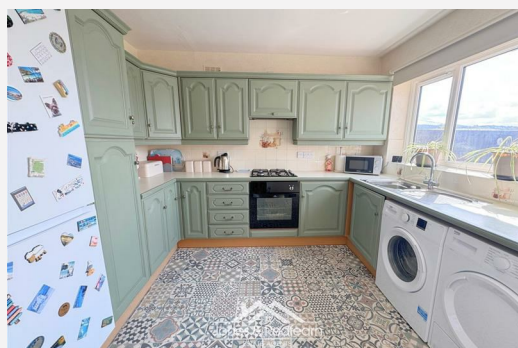
Marion Road, Prestatyn

£210,000

Situated on the picturesque Marion Road in Prestatyn, this charming detached bungalow combines comfort, style, and convenience in a highly sought-after location. Enjoy easy access to local amenities including shops, schools, and parks, all within a friendly, well-established community. The peaceful setting offers a relaxed lifestyle while still being just minutes from the vibrant town centre.

Recently updated throughout, the property has been tastefully redecorated in the past 12 months and now features brand new windows, flooring, gutters, and a newly fitted bath. The layout includes a welcoming porch, inner hallway, spacious lounge, well-equipped kitchen, bright conservatory, two generous double bedrooms, and a modern bathroom—perfectly suited for comfortable, single-storey living. The front and rear gardens have been recently landscaped and are beautifully presented, providing tranquil outdoor spaces ideal for both relaxation and entertaining. A private driveway offers off-road parking and leads to a detached garage for additional storage or practical use.

Whether you're looking to downsize or purchase your first home, this beautifully presented bungalow offers an exceptional opportunity to enjoy a peaceful lifestyle in a desirable location. Don't miss the chance to make this inviting property your new home.



Entrance Vestibule

Hall

Lounge

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

Kitchen

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

Conservatory

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

Wet Room

Bedroom 1

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

Bedroom 2

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

Exterior

The exterior of the property is both practical and well-maintained, offering a driveway to the front that provides convenient off-road parking. Gated access leads to the enclosed rear garden, which has been thoughtfully landscaped to include a combination of lawn and paved/slabbed areas—perfect for outdoor dining, relaxing, or entertaining. The outdoor space strikes a great balance between functionality and low-maintenance appeal.

Detached Garage

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 4th July 2025
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.
10. COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential		
Energy Efficiency Rating					
Very energy efficient - lower running costs					
(92 plus) A		(92 plus) A			
(81-91) B		(81-91) B			
(69-80) C		(69-80) C			
(55-68) D		(55-68) D			
(39-54) E		(39-54) E			
(21-38) F		(21-38) F			
(1-20) G		(1-20) G			
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales					
Current: 60		Potential: 82			
Environmental Impact (CO₂) Rating					
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
EU Directive 2002/91/EC					
England & Wales					



jonesandredfearn.com



01745 351111



info@jonesandredfearn.com

