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**8 Marine Road, Prestatyn, Denbighshire,  
LL19 7HD**

**£245,000**

 4  1  2  B

**EPC - B86   Council Tax Band - C   Tenure - Freehold**

# Marine Road, Prestatyn

## 4 Bedrooms - House - Terraced

Nestled on Marine Road in the charming town of Prestatyn, this delightful four-bedroom stone terraced house offers a perfect blend of character and modern living. The property is ideally situated close to a variety of local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away.

As you step inside, you will be greeted by good-sized rooms adorned with high ceilings, which create a sense of space and light throughout the home. The original features have been lovingly preserved, adding a touch of historical charm that enhances the overall appeal of the property. Each room offers a unique character, making it a wonderful canvas for personalisation.

This terraced house is perfect for families or those seeking a spacious home in a vibrant community. With its prime location and attractive features, it presents an excellent opportunity for anyone looking to settle in Prestatyn. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Don't miss the chance to make this charming house your new home.



### Accommodation

4'10" x 5'2" (1.49m x 1.58m )

Having a triple-glazed composite front door giving access to:

### Entrance Porch

4'10" x 5'2" (1.49m x 1.58m )

Having original tiled flooring, space for coats and shoes and a timber door giving access to the inner hallway.

### Inner Hallway

21'7" (max) x 7'0" (6.58m (max) x 2.15m)

Having stairs to the first floor, lighting, a radiator, power points, having an under-stairs storage cupboard and doors off.

### Dining Room

12'5" x 11'8" (3.79m x 3.58m)

Having a UPVC triple-glazed window onto the rear garden, lighting, power points, a radiator, and original hardwood flooring.

### Living Room

13'9" x 14'7" (4.20m x 4.45m )

Having lighting, power points, a radiator, a telephone point, a triple glazed UPVC window onto the front elevation, and an original cast iron fireplace with a complementary surround.

### Kitchen

10'9" x 12'2" (3.30m x 3.72m )

Comprising of wall, drawer and base units with complimentary worktop over, inset spot lighting, power points, wall mounted modern radiator, feature timber beams on the ceiling, stainless steel sink and half with drainer and stainless steel mixer tap over, uPVC triple glazed window onto the side elevation, void for a dual oven set beautifully in a chimney breast with original arch brick work over, void for an american fridge freezer, integrated dishwasher, tiled flooring and a timber door with glazed feature leading to an utility room and french doors out to the rear garden.



## Utility Room/ W.C.

Having a low flush W.C., with stainless steel mixer taps over, lighting, plumbing for a washing machine, a void for a dryer, a void for a chest freezer,

## Rear Hallway

8'1" x 4'4" (2.47m x 1.33m )

Having lighting, a radiator and uPVC triple-glazed French doors giving access to the rear garden and a uPVC triple-glazed window onto the side elevation.



## Bathroom

7'1" x 6'0" (2.18m x 1.84m)

Comprising of a glass walk-in shower cubicle with wall mounted stainless steel rainfall shower head, a low flush W.C., a hand-wash basin with a stainless steel mixer tap over, UPVC triple obscure glazed window on the side elevation, fully tiled walls and flooring and a wall-mounted heated radiator.



## Bedroom One

12'6" x 11'10" (3.82m x 3.63m )

Having lighting, power points, a radiator, UPVC triple glazed window onto the front elevation and an original cast iron fire with complimentary surround.

## Bedroom Two

12'4" x 11'9" (3.76m x 3.60m )

Being a good size, having lighting, a radiator, power points, an original cast iron fire and UPVC triple glazed window onto the rear elevation.

## Bedroom three

10'10" x 5'4" (3.32m x 1.63m )

Having lighting, a radiator, a telephone socket, power points, a storage cupboard housing the fairly new boiler and a uPVC triple glazed window onto the rear elevation.



## Bedroom Four

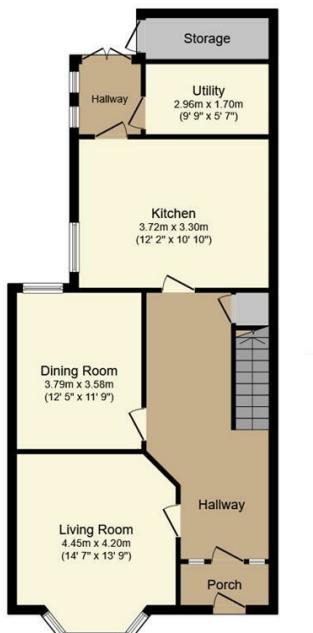
9'1" x 7'0" (2.78m x 2.15m )

Having lighting, power points, a radiator, and a UPVC triple-glazed window onto the front elevation.

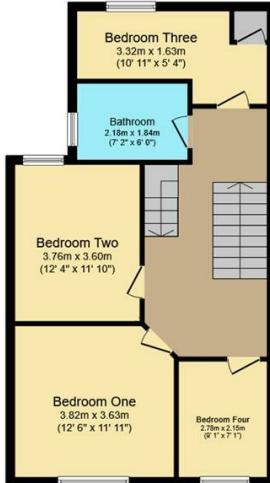
## Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue past the bus station over the railway bridge to the traffic lights. Turn left onto Marine Road and the property can be found on the right hand side.





Ground Floor  
Floor area 74.8 sq.m. (805 sq.ft.)



First Floor  
Floor area 62.0 sq.m. (668 sq.ft.)

Total floor area: 136.8 sq.m. (1,472 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](http://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) A	86	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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Call us on  
01745 888900  
[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)