



12 Marion Road | | Prestatyn | LL19 7DB

£147,500

A detached two double bedroom bungalow situated in a popular residential location and benefits from lounge, shower room, kitchen, gas fired heating and double glazing. Standing in easy to maintain gardens to the front and rear with off road parking and a detached garage. Ideally suited to the retirement market.

- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- EASY TO MAINTINE GARDENS
- OFF ROAD PARKING
- GARAGE

uPVC and double glazed door into **ENTRANCE PORCH** 7' 6" x 5' 7" (2.29m x 1.71m) With power points and further uPVC door into:-

ENTRANCE HALL

9' 9" x 4' 4" (2.98m x 1.34m) With radiator and power points.

LOUNGE

12' 11" x 12' 7" (3.96m x 3.85m) With uPVC double glazed bay window having an outlook over the front, power points, double panelled radiator and electric fire.

KITCHEN

9' 1" x 8' 0" (2.77m x 2.45m) Having a range fitted of timber fronted base cupboards and drawers with worktop surface over, double wall mounted units, plumbing for automatic washing machine, space for fridge and freezer, single drainer sink with mixer tap over, part tiled walls, power points, tongue and groove clad ceiling with a loft access point, built-in storage cupboard with shelving and further cupboard housing the 'Worcester' gas fired boiler serving the domestic hot water and heating system and meters. uPVC double window and door giving access and outlook to side elevation.

SHOWER ROOM

8' 2" x 5' 8" (2.49m x 1.74m) Having a walk-in shower, low flush w.c., pedestal wash hand basin, radiator, fully tiled walls and two obscure glazed windows.

BEDROOM ONE

13' 2" x 8' 5" (4.02m x 2.58m) Having a range of mirror fronted fitted wardrobes with drawer unit, uPVC double glazed window overlooking the rear garden, coved ceiling, radiator and power points.

BEDROOM TWO

11' 0" x 9' 1" (3.37m x 2.79m) With radiator, power points, coved ceiling and uPVC double glazed window overlooking the rear.

OUTSIDE

The property is accessed via pedestrian gate with pathway leading to the front entrance with double gates which provide access onto a paved effect driveway, gardens to front are gravelled for ease of maintenance, a further double gate leads to side elevation with further parking facility and accesses the GARAGE with double doors. Gardens to the rear are paved and bounded by hedging affording privacy with small timber constructed garden store.

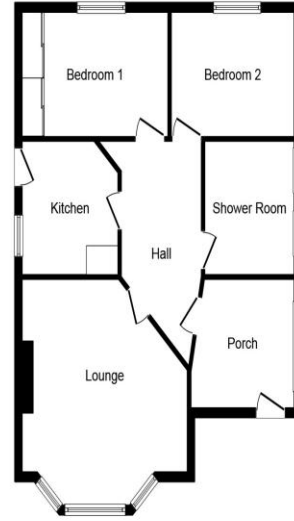
SERVICES

Mains electric, gas and drainage are believed available or

connected to the property. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road at the mini roundabout turn right and immediately left onto Fforddisa and at the crossroads turn right onto Ffordd Penrhwyfla. Continue straight across the mini roundabout and over the railway bridge and take the second left onto Lon Dyfi, left onto Marion Road and the property can be found on the right hand side.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
02/10/2020

Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

www.peterlarge.com

01745 888100

prestatyn@peterlarge.com

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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