



9 Marion Road | | Prestatyn | LL19 7DA

A detached bungalow located that is an easy stroll from the beach and seawall promenade on the popular Ffrith side of Prestatyn. Shops, a post office and bus stops for both Prestatyn and Rhyl are only a few minutes from the door door. The accommodation comprises living room, conservatory, kitchen, two bedrooms and bathroom. There is a long driveway with off-road parking, a garage and low maintenance gardens to front and rear. It has gas central heating and double glazing throughout. Available with vacant possession and no onward chain.

£129,950

- DETACHED BUNGALOW
- TWO BEDROOMS
- LEVEL LOCATION
- GARDENS
- PARKING & GARAGE

Double glazed door into:-

### ENTRANCE CONSERVATORY

9' 11" x 7' 1" (3.04m x 2.16m) Having a radiator, double glazed door with panel to side into:-

### RECEPTION HALL

With a double panelled radiator and power points.

### LOUNGE

14' 4" x 11' 10" (4.39m x 3.62m) With double panelled radiator, power points and a double glazed bay window giving an aspect over the front.

### KITCHEN/DINER

13' 11" x 7' 11" (4.26m x 2.43m) Having a range of units comprising wall cupboards with worktop surface, single drainer sink unit with drawers and base units beneath, electric oven, plumbing installed for automatic washing machine, storage cupboard housing the electric meter, further cupboard housing the gas fired wall mounted boiler serving the domestic hot water and heating system, radiator, power points, part tiled walls, double glazed window to side and double glazed door giving access to the side driveway.

### BATHROOM

7' 3" x 6' 3" (2.23m x 1.91m) Having a three piece suite in white comprising panelled bath with shower over and privacy curtain, pedestal wash hand basin, low flush w.c., part tiled walls and radiator.

### BEDROOM ONE

11' 11" x 9' 5" (3.64m x 2.89m) With radiator, power points and a double glazed window to the rear.

### BEDROOM TWO

13' 1" x 7' 5" (4.00m x 2.27m) With radiator, power points and a double glazed window to the rear.

### OUTSIDE

The property is approached over a driveway providing off road parking leading to a GARAGE with up and over door. There are paved gardens to the front with surrounding beds. A timber gate gives access to an enclosed rear garden which is gravelled for ease of maintenance.

### SERVICES

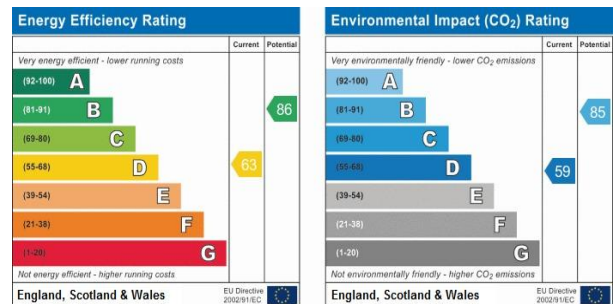
Mains electric, gas and drainage are believed available or connected to the property with water by way of a meter. All services and appliances are not tested by the Selling Agent.

### DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout turn right and immediately left onto Fforddisa, continue to the crossroads and turn left onto Fford Penrhwylyfa and proceed straight across at the mini roundabout and over the railway bridge turning left onto Lon Dyfi and right onto Marion Road where the property will be found on the right hand side.



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**  
08/10/2020  
Review ed: 20/11/2020

### Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

[www.peterlarge.com](http://www.peterlarge.com)

01745 888100

prestatyn@peterlarge.com

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

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.