

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
Gwerthwyr Tai ac Arwerthwyr

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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.



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

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 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B	60	
(70-80)	C		
(55-69)	D		
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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

