

# Jones & Redfearn

## ESTATE AGENTS



## Marion Road, Prestatyn

**£200,000**

Situated in the popular residential area of Marion Road in Prestatyn, this charming detached bungalow combines comfort 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.

The layout includes a welcoming entrance hall, inner hallway, spacious lounge, well-equipped kitchen, bright conservatory, two generous bedrooms, and a shower room. To the exterior there are garden areas to front and rear with a driveway providing off road parking and detached shed for additional storage or practical use.

Whether you're looking to downsize or purchase your first home, this 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 Hall

9'7 x 7'6 (2.92m x 2.29m)

### Inner Hallway

### Lounge

13'5 x 11'9 (4.09m x 3.58m)

### Kitchen

11'5 x 8'2 (3.48m x 2.49m)

### Bedroom 1

10'10 x 9'9 (3.30m x 2.97m)

### Bedroom 2

13'7 x 7'6 (4.14m x 2.29m)

### Shower Room

7'4 x 6'3 (2.24m x 1.91m)

### Conservatory

17'2 x 5'3 (5.23m x 1.60m)

### Exterior

There are garden areas to the front and rear. The front garden features concrete pathways and a driveway providing off-road parking, along with pebble-dashed sections. The rear garden includes both pebble-dashed and paved areas, a raised decking area, and a useful storage shed.

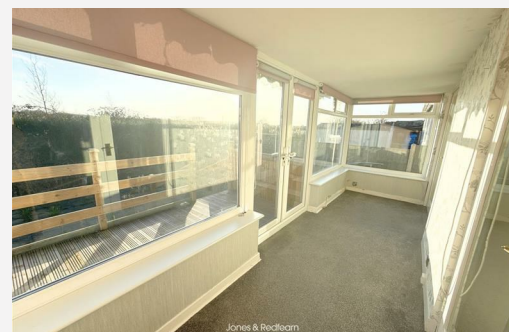
### Directions

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 87 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 5th November 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 <sub>2</sub> ) Rating |           |
|-----------------------------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                                         | Potential | Current                                        | Potential |
| <b>Energy Efficiency Rating</b>                                 |           |                                                |           |
| 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                                         |           | EU Directive 2002/91/EC                        |           |
| England & Wales                                                 |           | England & Wales                                |           |
| Current                                                         | Potential | Current                                        | Potential |
| 52                                                              | 71        |                                                |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |           |                                                |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                                                |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                |           |
| EU Directive 2002/91/EC                                         |           | EU Directive 2002/91/EC                        |           |
| England & Wales                                                 |           | England & Wales                                |           |



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