





# 4 Graham Avenue, Meliden, LL19 8LS

£180,000

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Nestled in the picturesque village of Meliden, this delightful detached bungalow presents an exciting renovation opportunity. Tucked away in a peaceful cul-de-sac, it's perfectly located just moments from local amenities. With a bit of updating and your personal touch, this could easily become your dream home.

Positioned on a desirable corner plot, the property boasts a private patio garden, ideal for enjoying your morning coffee or simply relaxing in the sun. Upon entering, you're welcomed by an inviting hallway that leads to the spacious living room – the perfect setting for intimate gatherings or cosy evenings by the fire. The kitchen offers plenty of space for both cooking and dining. Two generously sized double bedrooms await, with the master bedroom extended to provide a versatile extra area – whether for a dressing room, study, hobbies room, or second living space, the options are endless. A three-piece bathroom suite completes the internal accommodation.

Outside, the corner plot shines with its peaceful patio garden, offering a serene outdoor space to unwind. The garage and off-road parking provide both convenience and security, while the nearby amenities, including shops, the town centre, and healthcare facilities, are just a short drive away.

Located in the highly sought-after village of Meliden, known for its welcoming community and stunning mountain views, this bungalow offers the best of both tranquillity and convenience. With scenic walks nearby, you'll enjoy a peaceful retreat with easy access to everything you need.

Don't miss out on the chance to make this charming bungalow your own. Get in touch today to schedule a viewing and start imagining your future in this idyllic village setting.

Measurements:

Entrance Porch:

Lounge: 4.85m x 3.89m

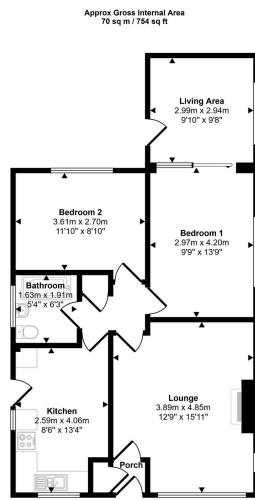
Kitchen: 4.06m x 2.59m

Bedroom One: 4.20m x 2.97m

Living Area: 2.99m x 2.94m







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Detached Bungalow In A Pleasant Position
- Two Double Bedrooms
- Extended To The Rear - Lovely Extra Space Off The Master Bedroom
- Corner Plot With Private Patio Garden Area
- Short Drive To All Amenities and short walk to local convenience shops and bus stops
- Views Towards The Mountains
- Garage And Off Road Parking



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