



2 The Brae, Meliden LL19 8RB

£400,000

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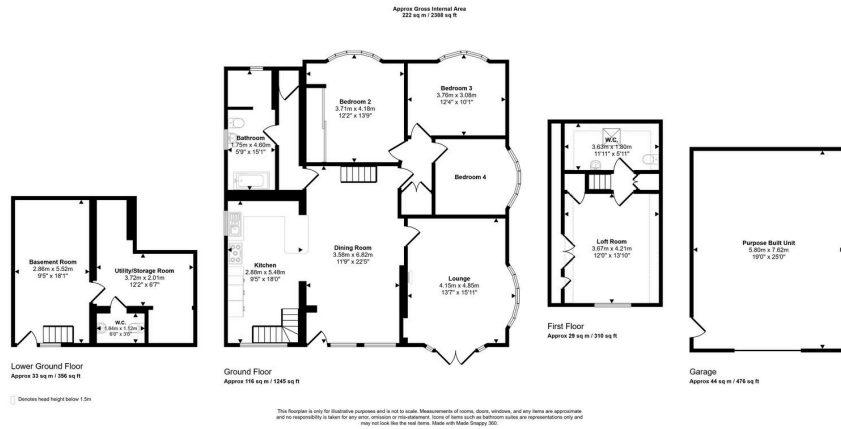


This truly exceptional detached house offers a unique position and expansive accommodation that is sure to impress. Set in a location that combines the best of both worlds, the property enjoys a peaceful setting with stunning views, yet is just moments away from scenic walks, including those along the old railway line leading to Dyserth and direct access to hillside trails right from your doorstep.

Upon entering, you are greeted by a spacious and inviting living/ dining area that flows seamlessly into the kitchen. This open-plan space is perfect for both entertaining and family living, with plenty of room to relax and enjoy meals. The kitchen offers a practical layout and leads directly to a rear corridor that connects to the newly fitted bathroom. This well-designed space ensures convenience and privacy for the entire family. Just off the living/dining area, a stunning veranda awaits, providing an ideal spot to sit back, unwind, and enjoy the warmth of the evening sun. The area is an extension of the living space, offering both charm and functionality. There is also a beautifully maintained lounge at the front of the property, featuring immaculate presentation and French doors that open onto the veranda, further enhancing the flow between the inside and outdoors. The property's basement has been thoughtfully converted over the years and is incorporated into the main house. Stairs lead down from the kitchen to this multi-purpose space, which offers a range of potential uses including a snug, playroom, home gym, or even a home office. The basement is fully functional with a utility room and a separate toilet, making it a flexible area that can cater to a variety of needs. Back up to the main floor, the property offers three generously sized bedrooms, each with ample space and natural light. Stairs from the living area lead up to a further room, which benefits from its own en-suite toilet & dressing area with ample storage.

Externally, the grounds surrounding the property are just as impressive as the interior. Standing on a large plot the grounds provide ample parking, a purpose built unit that is currently used as a gym & to the rear a well maintained lawn plus a covered seating/ entertaining area.





- Tenure: Freehold
- Services: Mains gas, electric, water and drainage.
- Boiler info: Located in the basement. Age: approx. 5 years old.
- EPC: D
- Council Tax Band: E
- The property had a new roof in 2021.
- The loft room was fully converted by the previous owners 20+ years ago, and we are unsure what paperwork is in place for the conversion.
- Purpose built unit has full planning permission which was granted in 2021. The contents of the unit which is currently a gym, is available by separate negotiation.



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High Street, Rhuddlan LL18 2UA

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