



Wayside Hermon

Bodorgan, LL62 5LH

- Character Semi Detached Cottage
- Full Renovation Project
- Off Road Parking for 1 Small Vehicle
- Council Tax Band B
- Mains Electric, Water & Drainage
- With Planning Permission to Extend Planning Application HHP/2026/41
- Generous Rear Garden
- EPC G
- Please note there is no central heating for this property





Located in the village of Hermon, Bodorgan, this quaint semi-detached cottage offers a unique opportunity for those seeking a renovation project with character. The property spans 775 square feet and features one reception room, one bedroom, and one bathroom, and attic room, making it an ideal canvas for personalisation.

The cottage has planning permission for extension, allowing for the potential to expand and create a more spacious living environment tailored to your needs. The generous rear garden provides ample outdoor space, additionally, there is off-road parking available for one small vehicle.

While the property currently holds an Energy Performance Certificate rating of G, this presents an exciting opportunity for improvement and modernisation, allowing you to enhance both the comfort and efficiency of your new home.

Due to the extent of the renovation works required and lack of central heating, the property is unlikely to qualify for a mortgage, buyers should of course make their own enquires with a certified lender/broker.

Plans for proposed extension are available upon request.

Lounge

13'6" x 14'11"

Featuring Inglenook with log burner.

Kitchen

8'7" x 9'11"

This kitchen space, currently in an unfinished state, has a large window overlooking the rear garden allowing plenty of natural light.

Bathroom

8'6" x 5'0"

The bathroom is compact and functional, with basic sanitary fittings including a toilet, basin, and a walk-in shower. There is a frosted window providing natural light and ventilation.

Bedroom 1

11'5" x 6'10"

Attic Room

23'1" x 15'1"

The attic presents a large open space with sloping ceilings and exposed roof beams. A significant area that could be transformed into a versatile room such as a bedroom, office, or storage area. The space benefits from natural light through a skylight window.

Rear Garden

The rear generous garden is bordered by mature hedging. The garden extends to the side of the property, with a paved path leading back to the house.

Side Access

This narrow side access runs along the side of the property, allowing access for bins etc.

Parking

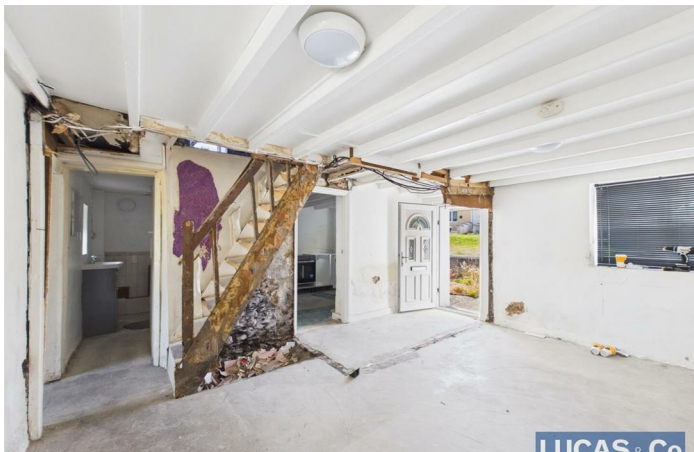
Off road parking for one vehicle.

Location

Hermon is a village located in the Bro Aberffraw electoral ward, approximately 6 miles south-west of Llangefni. Hermon's location offers a scenic view of the surrounding landscape, making it a picturesque spot for visitors and residents alike.

Services

Please note there is no central heating system, the property's primary heating source is a log burner in the lounge.

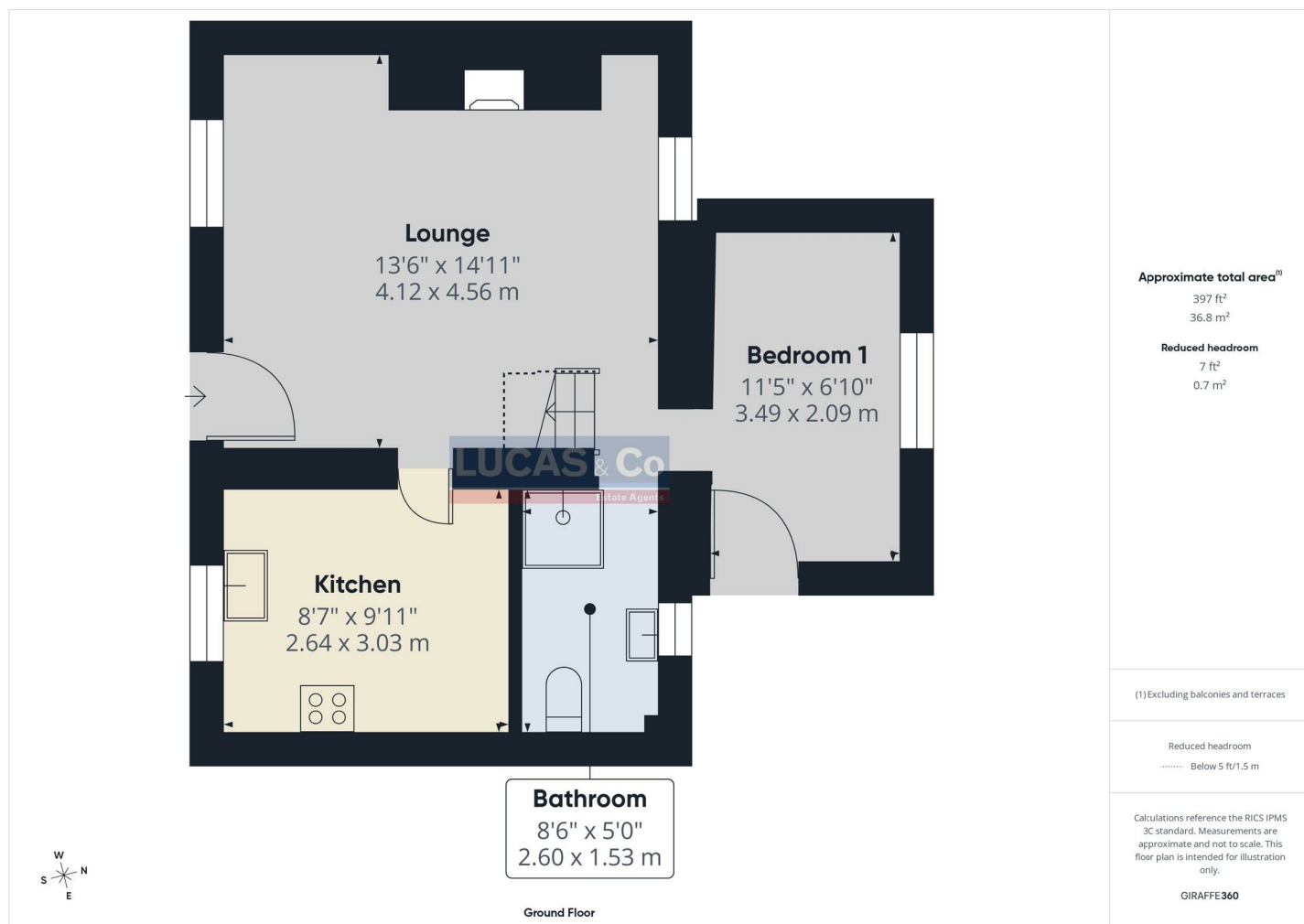
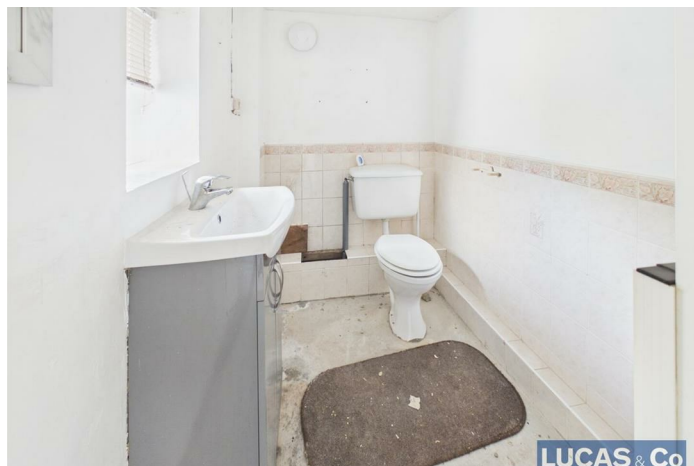


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Local Authority **Isle of Anglesey**
Council Tax Band **B**
EPC Rating **G**



Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.