



Wayside Hermon

Bodorgan Isle of Anglesey LL62 5LH

£115,000 Freehold

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





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.

Services

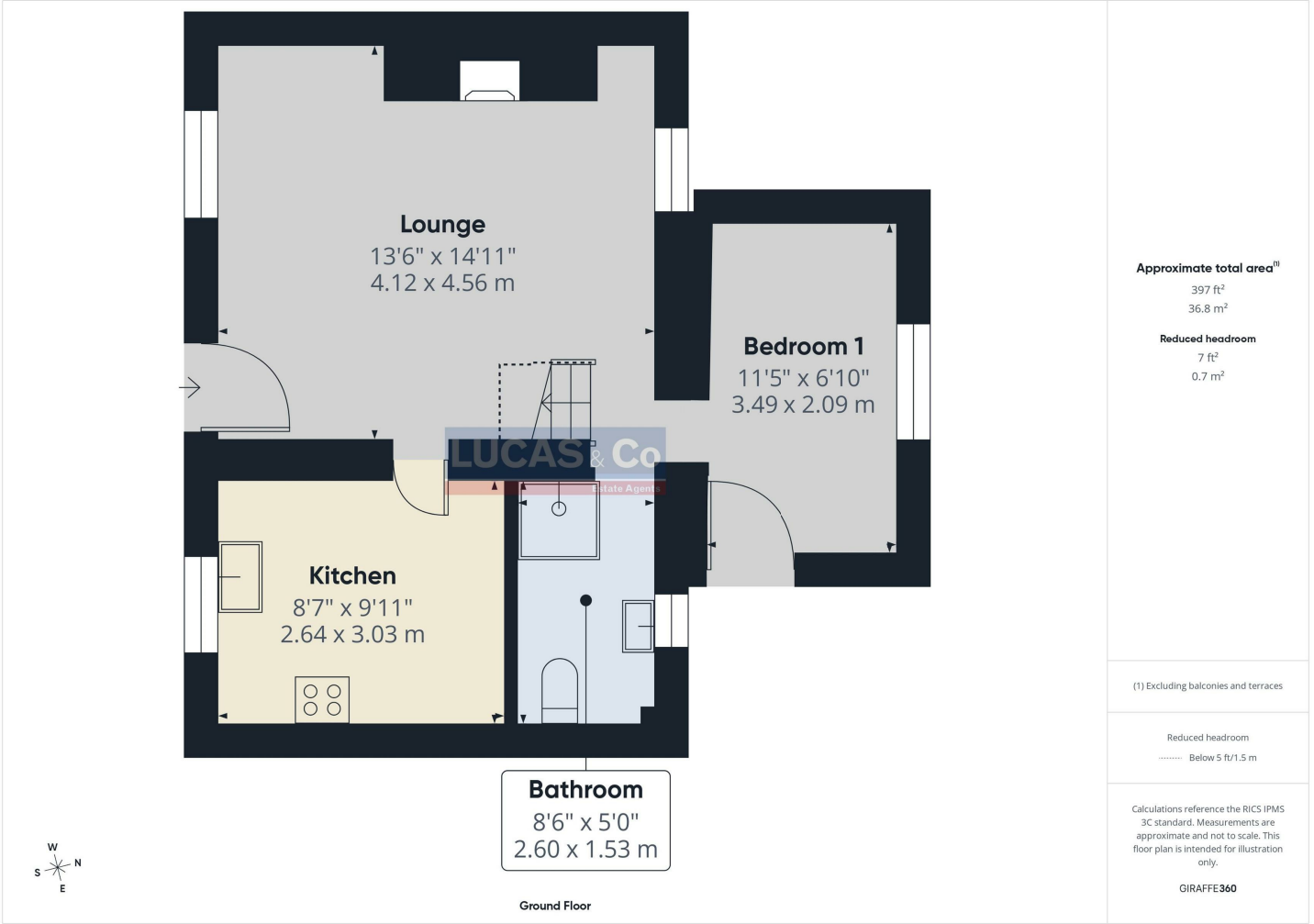
Please note there is no central heating system, log burner in the lounge which has not been connected.

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.







Lucas & Co Estate Agents Office
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.