



14 Glascoed Hermon Bodorgan LL62 5LF  
Freehold Mid Terrace House  
NEW PRICE £199,000

- Very Well Appointed & Extended Mid Terrace House Is Sought After Village Of Hermon, Bodorgan
- 3 Bedrooms/1 Bathroom/3 Receptions
- Recent New Central Heating Boiler & Re Wired Throughout
- Generous Rear Garden With Useful Storage Buildings & Backing Onto Fields
- Well Placed For Malltraeth & Aberffraw Beach
- Pleasant Outlook To Front Aspect With Low Maintenance Front Garden Area
- Off Road Parking Available
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Oil Fired

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## Property Summary

A Very Well Appointed & Extended Mid Terrace House In The Sought After Village Of Hermon, Bodorgan Having Been Upgraded & Modernized By The Current Owner. Ideally Located & Most Accessible For The Beautiful Coastline And Amenities In Neighbouring Villages Of Aberffraw & Malltraeth. The Property Backs Onto Open Countryside Whilst Offering Far Reaching Views Of The Anglesey Countryside From The Front And Comes With Off Road Parking, Low Maintenance Gardens & Storage Buildings.

The accommodation which benefits from oil fired central heating(recent new boiler) and double glazing & having very recently been rewired briefly comprises front door into entrance hallway with useful built in understairs storage cupboard, stairs to first floor, Karndean floor covering, frosted window to front, doors leading off into living room with log effect electric fireplace, coved ceiling, low maintenance floor covering, window to front aspect overlooking sheltered garden, dining room with a bank of useful storage cupboards, Karndean floor covering, coved ceiling, door leading off into utility room/Wc with base and wall cupboards with enamel sink ,space and plumbing for washer, Karndean floor covering, door to rear garden area, sliding door through into a useful separate wc with newly fitted RAK rimless toilet, vanity sink base unit and Karndean floor covering.

Continuing off the dining room is a square opening leading through into the fitted kitchen with a range of base and wall storage cupboards including drawer pack with complimentary matching work surfaces, integrated eye level double oven, ceramic hob with integrated extractor over, free standing dishwasher, American style tall fridge/freezer, Karndean floor covering , complimentary tiled splash backs, square opening hatch into dining room, window to side aspect, French doors opening into sun room/conservatory that enjoys plenty of light with windows to three sides, French style door to side and rear gardens and low maintenance floor covering.

The first floor briefly comprises landing with access to loft space and doors leading off into bedroom 1 with window to rear aspect boasting views overlooking the garden and open fields beyond, bedroom 2 with a bank of fitted wardrobes and window to front aspect boasting lovely views in between properties of open fields and beyond, bedroom 3 with built in storage cupboard with window to front aspect boasting lovely views in between properties of open fields and beyond and completing the internal accommodation is the main bathroom briefly comprising panelled bath with electric shower and glass screen, low flush wc, pedestal wash hand basin, complimentary wall and floor tiles,extracor fan, frosted windows to rear and chrome heated towel rail.

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### Externally

To the front is a part slate gravelled and fairly private forecourt garden with a well-stocked shrubbery along with outside water tap and electric point. To the rear is a spacious decorative brick paved garden and seating area together with a host of plants and shrubs. There's also a useful garden shed and store along with outside water tap.

### Location

Hermon is located along the southern edge of Anglesey between the scenic coastal villages of Aberffraw and Malltraeth thereby offering no shortage of sandy beaches and striking coastal scenery. Access to the main A55 expressway can be made at junction 6 making commuting easy to the port of Holyhead, Llangefni and the mainland. Llangefni offers excellent amenities, schools and further education facilities. Of course, Anglesey has over 120 miles of coastal pathways at your disposal to enjoy.

### Council Tax Band B

### Exact Location

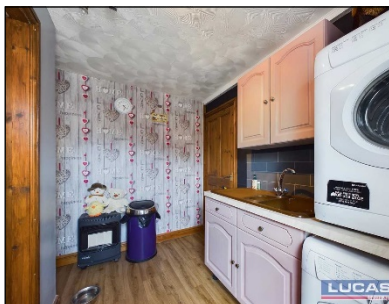
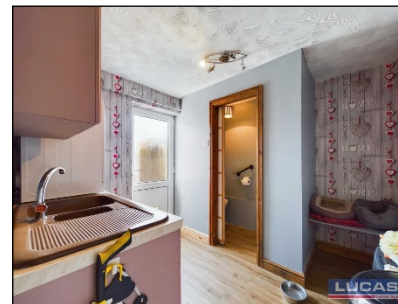
what3words ///lawful.investors.lotteries

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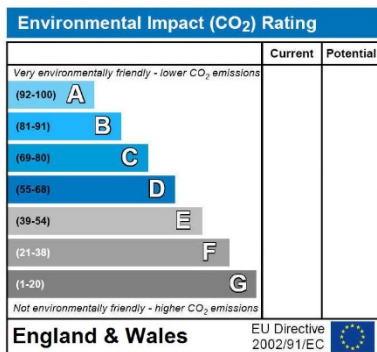
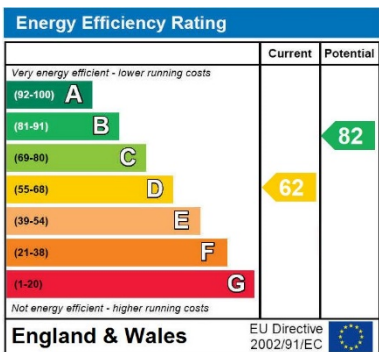
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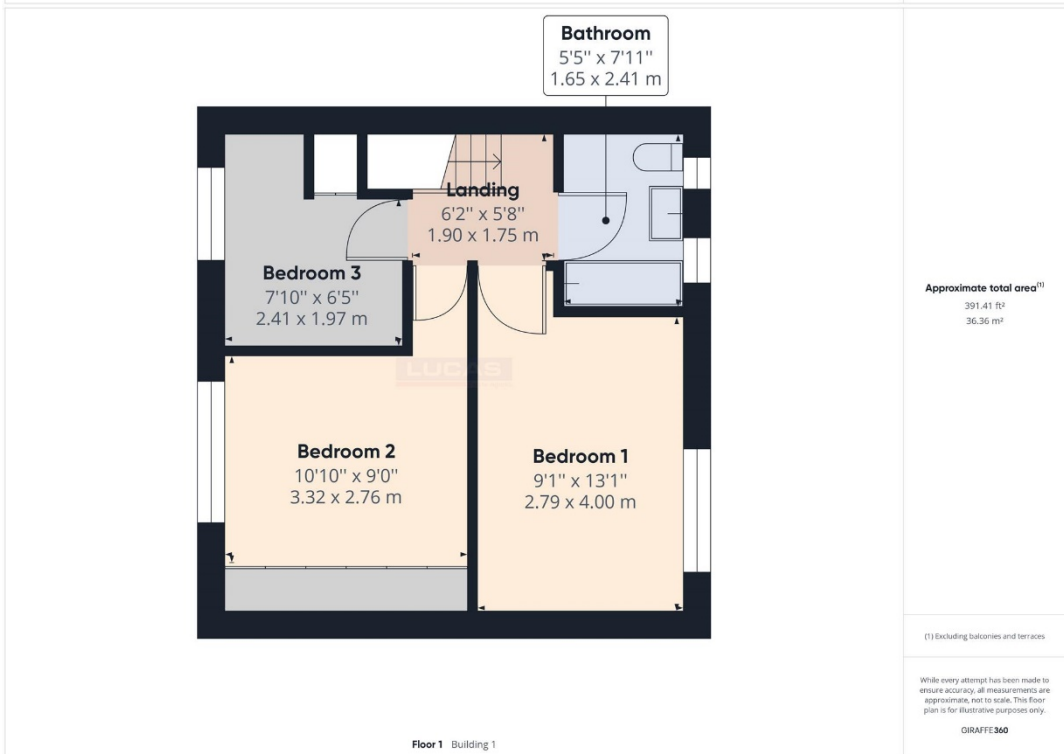


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