



Tai Porth Llechog

Bull Bay

Isle of Anglesey



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Introduction

Dafydd Hardy Estate Agents on behalf of AH2 Bull Bay are proud to present Tai Porth Llechog. Formerly the site of the Bull Bay Hotel, this new development sits in an impressive, elevated position on the Isle of Anglesey.

The exciting development offers luxury accommodation across three property types, catering for a range of needs. Three detached houses, one detached dorma bungalow, and nine apartments (one being a mews).

The architect drawn plans have been carefully designed to take advantage of the incredible views, where possible. The use of open-plan design gives the properties a light and airy feel, whilst still feeling homely.

The three houses feature an upside down layout to maximise the enjoyment of those stunning sea views, with a balcony off the living room flooding the room with light. The easy to maintain rear gardens enjoy countryside views towards the Anglesey Coastal Path. The dorma bungalow is sheltered in its own courtyard garden with views of the meadow.

In a location that's as dramatic as you'd like, this remarkable setting is just a stone's throw from the sea and the beautifully rugged Bull Bay. The development enjoys a slightly elevated position so you can enjoy exceptional sea and coastal views. Whilst also located within a section of Anglesey's celebrated heritage coastline and an Area of Outstanding Natural Beauty.

There is an occupancy restriction from Anglesey Planning Authority whereby none of the properties can be used as the primary dwelling by any prospective purchaser.



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Location



Bull Bay enjoys the distinction for being Wales' most northerly conurbation, bordering an AONB (Area of Outstanding Natural Beauty), which encompasses much of the immediate coastline stretching towards Amlwch to the east and Cemaes to the west. Bull Bay, also known as Porth Llechog, is very popular with fishermen, with a large slipway providing easy access to the sea. There are also popular fishing areas in the seas that surround the beach. The beach welcomes dogs throughout the year, and has a nearby Café.

For those who haven't ventured to this corner of Anglesey, you'll find the scenery quite mesmerising. Places of initial interest either side of Bull Bay are the lighthouse at Point Lynas (located beyond Amlwch) and the natural cove of Porth Wen lying in the opposite direction. Porth Wen is home to an abandoned Victorian brickworks which really stands out against this spectacular and rugged Bay.

The position of Bull Bay means that at times the mountainous outline of the Isle of Man can clearly be seen on the horizon, lying less than fifty miles to the north!

Bull Bay is also home to a popular 18-hole golf course; well-known for its superb views means playing golf will never be the same again! If being on the water is something you enjoy as much as admiring it, you'll find the Ynys Môn Rowing Club situated in Bull Bay.

The main thoroughfare of the A5025 passes through Bull Bay, offering easy and convenient travel to nearby Amlwch, but also crosses the north of the island towards the ferry port at Holyhead. This in turn allows easy access to the main A55 expressway which crosses the entire island onto the mainland and beyond. Amlwch can easily cater for your day-to-day requirements whilst Anglesey as a whole has much to offer in the way of sailing, water sports, climbing and motorsports together with the fantastic coastal path that offers some 125 miles of breathtaking walks.





3 Detached Houses



GROUND FLOOR

Hallway	
Bedroom 1	4.00m x 2.99m
Bath En-Suite	1.71m x 2.84m
Bedroom 2	4.16m x 2.66m
Shower En-Suite	1.12m x 2.66m
Bedroom 3	2.58m x 3.32m
Shower En-Suite	1.45m x 2.00m
Utility Room	1.22m x 1.45m

FIRST FLOOR

Kitchen / Lounge	7.16m x 5.81m*
WC	1.08m x 2.13m
Balcony	4.00m x 1.15m

*max. dimensions



BEDROOMS: 3



BATHROOMS: 3



FLOORSPACE: 98m²





Dorma Bungalows



GROUND FLOOR

Hallway	
Kitchen/Diner	5.42m x 5.26m
Utility Room	2.11m x 1.35m
Living Room	3.46m x 4.81m
Bedroom 3	2.58m x 3.02m
Shower Room	1.35m x 2.89m

FIRST FLOOR

Landing	
Storage	1.00m x 1.01m
Bedroom 1	3.12m x 4.12m
Shower En-Suite	1.96m x 1.70m*
Bedroom Storage	2.18m x 1.11m
Bedroom 2	4.12m x 3.02m*
Bedroom Storage	0.87m x 1.01m

*max. dimensions



BEDROOMS: 3



BATHROOMS: 2



FLOORSPACE: 109m²



*images are for illustration of the style only and don't represent the bungalow. The image of a view is from nearby and not visible from the bungalow.

Specification

KITCHEN -

German Handleless Kitchens
Silestone Quartz Worktops
Elica Extraction
NEFF and BOSCH Integrated Appliances

BATHROOMS & EN-SUITE -

White Contemporary Sanitaryware by Duravit
Black framed Shower Screens (where applicable)
Black Thermostatic Mixer Showers & Taps by Crosswater

ELECTRICAL -

LED Lighting Throughout
Wired TV & Data Points to Lounge & Bedrooms
Wiring for EV Charger
Wired Ring Doorbell

HEATING -

Energy Efficient WiFi Controlled Electric Heating with White Glass Panel
Solar Panels

EXTERNAL -

External Lighting
Glass Balustrade to Balconies (where applicable)
Large Patio Area
Landscaped Gardens
Electric and Water Connection Point, Hot Tub Ready
Parking

COUNCIL TAX -

The properties have not yet been banded for council tax. It is estimated that the houses will be band F, and the bungalow band E. These could be subject to change, and we update them as the development progresses. Please make your own enquiries before purchasing.

GENERAL -

6 Year ABC+ Professional Consultant Certificate
uPVC Double Glazing Throughout
High Thermal Efficiency
Mist Fire Suppression System
Mains Powered Smoke & Heat Detectors
Carpets and Flooring throughout

TENURE -

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

SERVICES & CHARGES -

We are informed by the seller that the properties benefit from Mains Water, Electricity and Drainage.

We have been informed there is a small management charge to cover communal areas. An annual service charge of approx. £341 for the shared facilities/servicing of private driveway access, and boundaries - terms and conditions are TBC. Buyers' solicitors should confirm these points.

Reservation fee £2,000 subject to reservation agreement, available on request.

SAP RATINGS -


SAP Rating Bungalow: B81
SAP Rating Houses: C76

Site Plan

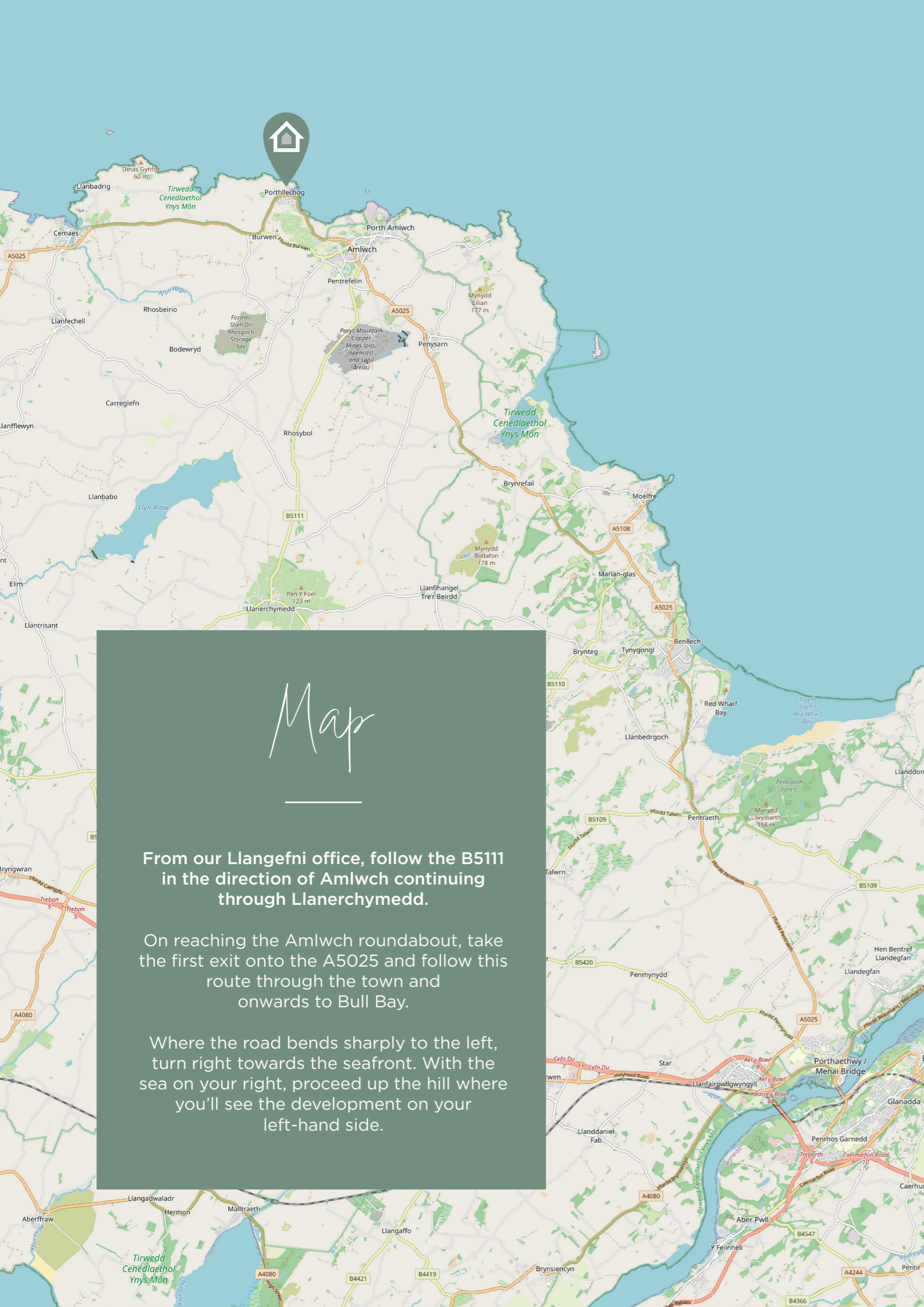


KEY:

 Houses

 Bungalow

 Apartments



Map

From our Llangefni office, follow the B511 in the direction of Amlwch continuing through Llanerchymedd.

On reaching the Amlwch roundabout, take the first exit onto the A5025 and follow this route through the town and onwards to Bull Bay.

Where the road bends sharply to the left, turn right towards the seafront. With the sea on your right, proceed up the hill where you'll see the development on your left-hand side.





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