



Gwel Y Môr



Bull Bay
Isle of Anglesey



DAFYDD HARDY
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Call Now 01248 72 33 22 | llangefni@dafyddhardy.co.uk | www.dafyddhardy.co.uk



Introduction

Dafydd Hardy Estate Agents on behalf of AH2 Bull Bay are proud to present Gwel y Mor. 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 Apartments and Mews House all benefit from spectacular sea views, not forgetting the stunning scenery of the Anglesey Coastal Path. All residents will be able to enjoy the use of a communal south facing terrace, which enjoys picturesque views over the sheltered bay of Porth Llechog.

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 of 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.



Apartments



APARTMENT 1 - ground floor

Hallway

Bedroom 1

Shower En-Suite

Bedroom 2

Bathroom

Kitchen / Lounge

Storage

2.84m x 3.83m

1.22m x 3.19m

2.91m x 3.83m

2.52m x 2.89m*

5.84m x 4.56m*

1.47m x 1.21m



BEDROOMS:
2

BATHROOMS:
2

FLOORSPACE:
67m²

*max. dimensions



APARTMENTS 2,4 & 6 -

ground floor / first floor / second floor

Hallway

Bedroom 1

Shower En-Suite

Bedroom 2

Bathroom

Kitchen / Lounge

Storage

2.85m x 3.82m

1.22m x 3.19m

2.90m x 3.82m

2.52m x 2.89m*

5.84m x 4.56m*

1.47m x 1.21m

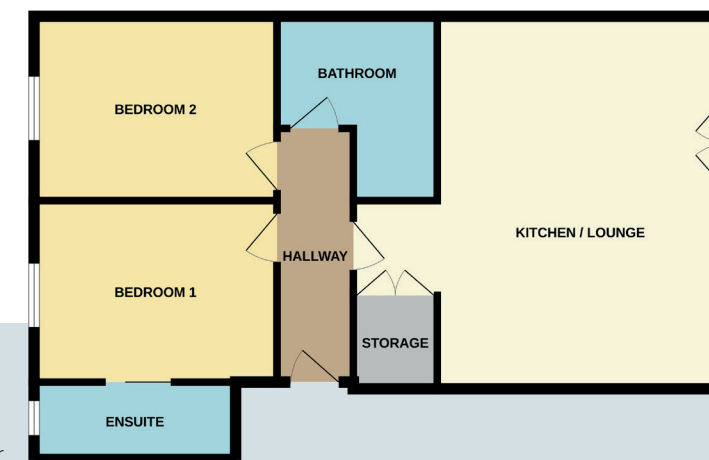


BEDROOMS:
2

BATHROOMS:
2

FLOORSPACE:
67m²

*max. dimensions



APARTMENTS 3 & 5 -

first floor / second floor

Hallway

Bedroom 1

Shower En-Suite

Bedroom 2

Bathroom

Kitchen / Lounge

Storage

2.84m x 3.82m

1.22m x 3.19m

2.91m x 3.81m

2.53m x 2.89m*

5.84m x 4.56m*

1.47m x 1.21m

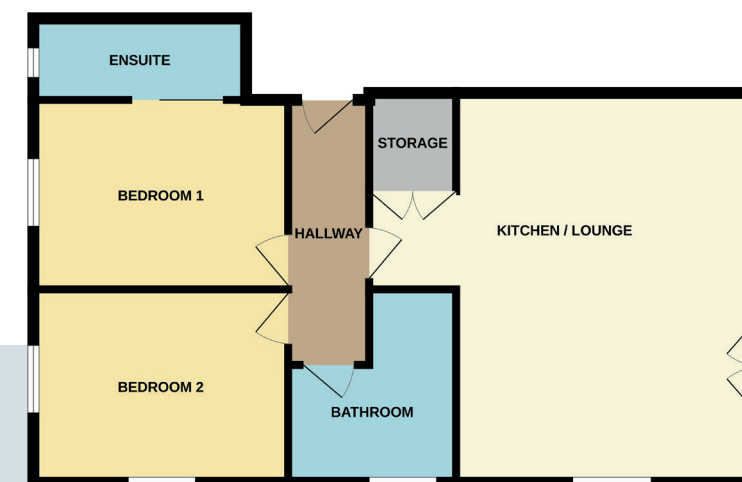


BEDROOMS:
2

BATHROOMS:
2

FLOORSPACE:
67m²

*max. dimensions

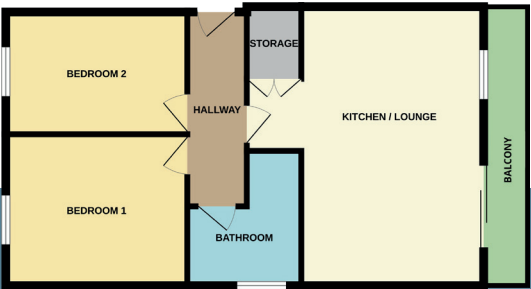


For those looking for a little more outside space, this apartment features a large private south facing patio (approx. 50m²) and high ceilings. The architects have designed the space to effortlessly blend into the outside, with patio doors to both the primary bedroom and living room. From the patio you can enjoy views over Bull Bay and the Anglesey Coastline beyond.



Penthouses

"The Mews"



APARTMENT 7 - third floor

Hallway	
Bedroom 1	3.10m x 3.70m
Bedroom 2	2.50m x 3.70m
Bathroom	2.33m x 2.69m*
Kitchen / Lounge	5.70m x 3.73m*
Storage	1.47m x 1.00m
Balcony	5.70m x 0.90m

*max. dimensions



BEDROOMS:
2



BATHROOMS:
1



FLOORSPACE:
57m²



APARTMENT 8 - third floor

Hallway	
Bedroom 1	3.10m x 3.70m
Bedroom 2	2.50m x 3.70m
Bathroom	2.52m x 2.89m*
Kitchen / Lounge	5.70m x 3.73m*
Storage	1.47m x 1.00m
Balcony	5.70m x 0.90m

*max. dimensions



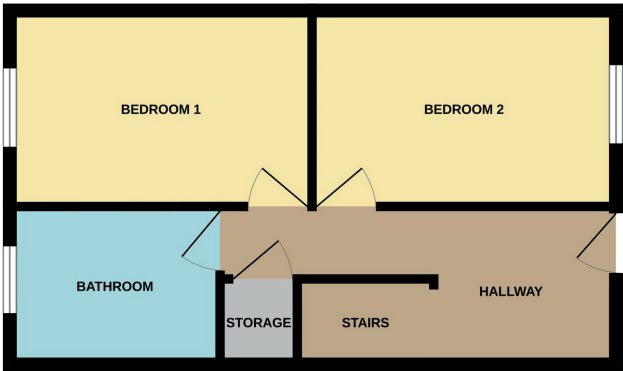
BEDROOMS:
2



BATHROOMS:
1



FLOORSPACE:
57m²



GROUND FLOOR

Hallway	
Bedroom 1	2.49m x 3.88m
Bathroom	2.69m x 2.01m
Bedroom 2	2.49m x 3.86m



BEDROOMS:
2



BATHROOMS:
1



FLOORSPACE:
71m²

FIRST FLOOR

Kitchen / Lounge	4.61m x 7.89m*
Utility Room	1.91m x 1.30m
Storage	0.66m x 1.30m

*max. dimensions

These two penthouses benefit from wide balconies allowing you to enjoy those magnificent views, whilst taking in that incredible sea air. Long summer nights will never be the same again.

A stylish two storey mews house with its own private entrance and upside-down layout. The upstairs living room with wide windows and Juliet balcony allow you to enjoy those incredible views from the comfort of your sofa.



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
Intercom Entry System
Wired Ring Doorbell (mews only)

HEATING -

Energy Efficient WiFi Controlled Electric Heating with White Glass Panel
Air Source Hot Water

EXTERNAL -

External Lighting
Penthouse Balconies (where applicable)
Large Patio Area (Apt 1 only)
Private Entrance (Mews only)
Communal Car Park
Communal Gardens and Large Terrace with Sea Views
Juliet Balconies to the Living Room (Apt 2 - 6)

COUNCIL TAX -

The properties have not yet been banded for council tax. It is estimated that the apartments will be band D. 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 leasehold with vacant possession upon completion of sale. The lease will be for 999 years with a shareholding in the management company. 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 service charge to cover communal areas. An annual service charge of approx. £1600 for the shared facilities/services, car park, and boundaries - terms and conditions are TBC. Buyers' solicitors should confirm these points.

Reservation deposit £1,500 subject to reservation agreement, available on request.

SAP RATINGS -


Apt 1: C76
Apt 2: C79
Apt 3: C76
Apt 4: B81
Apt 5: B83
Apt 6: B81
Apt 7: B81
Apt 8: C78
Apt 9: C78

Site Plan

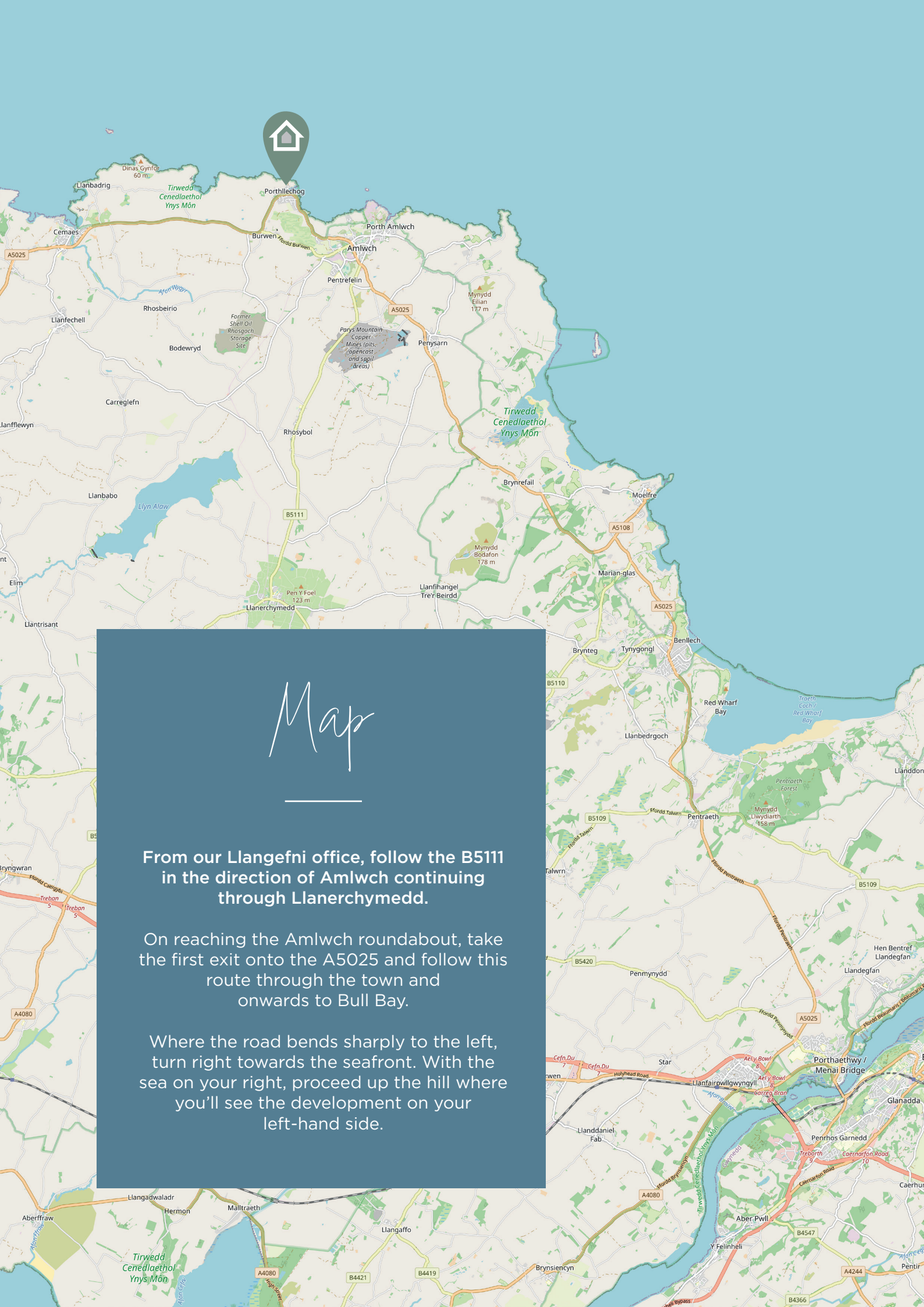


KEY:

 Houses

 Bungalow

 Apartments



Map

From our Llangefni office, follow the B5111 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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01248 72 33 22 | llangejni@dafyddhardy.co.uk

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