



Gwel Y Mor Apartments
Bull Bay | Amlwch | Anglesey | LL68 9DJ

GWEL Y MOR APARTMENTS

A landmark coastal development of eight luxury holiday apartments and a Mews House. Situated in a magnificent location overlooking Bull Bay and within walking distance of The Trecafell Hotel, Bull Bay Golf Club and the Anglesey Coastal Path.











An Exceptional Coastal Opportunity

Set in a commanding, elevated position overlooking one of North Wales' most dramatic shorelines, Gwel Y Môr represents a rare convergence of lifestyle, design and long term investment potential. Formerly the site of the historic Bull Bay Hotel, this thoughtfully conceived development has been reimagined to deliver a collection of beautifully crafted homes, each designed to maximise light, space and most importantly those superb sea views.

Comprising a selection of eight luxury apartments and a mews house, the development has been meticulously planned to appeal to astute investors seeking a foothold in an increasingly sought after coastal location.

Position, Setting & Natural Beauty

Occupying a prime position within Bull Bay (Porth Llechog), Wales' most northerly coastal settlement, Gwel Y Môr enjoys an enviable setting bordering an Area of Outstanding Natural Beauty. Here, the coastline stretches for miles in either direction, offering a spectacular backdrop of rugged cliffs, hidden coves and endless sea horizons.

The setting is nothing short of captivating. From the iconic lighthouse at Point Lynas to the striking, abandoned Victorian brickworks at Porth Wen, the surrounding landscape is rich in character and visual drama. On clear days, even the distant outline of the Isle of Man can be seen on the horizon.

For those drawn to the outdoors, the Anglesey Coastal Path spanning some 125 miles offers world class walking, while sailing, fishing, golf and watersports ensure year round appeal. This is a location that effortlessly blends tranquillity with activity, making it as desirable for lifestyle as it is for investment.

A Development Designed for Living & Investment

What sets Gwel Y Môr apart is not just its setting, but the strategic thinking behind the design. The development has been carefully structured to appeal to the thriving holiday let market, with occupancy restrictions ensuring properties are used as secondary residences rather than primary homes. Due to the second home restrictions, all apartments are exempt from the Council Tax Premium and therefore only attract the standard rate.

This creates a unique proposition, one that naturally aligns with strong and consistent demand for high quality coastal accommodation. Combined with the scarcity of such developments in protected coastal locations, Gwel Y Môr presents a compelling opportunity for both income generation and long term capital appreciation.

Contemporary Design & Thoughtful Specification

Internally, each property has been designed to reflect the quality of its surroundings. Open plan layouts create a wonderful sense of space and flow, while expansive glazing invites natural light and frames the ever changing coastal views.

Kitchens are fitted with sleek German handleless cabinetry, complemented by Silestone quartz worktops and a suite of integrated appliances by NEFF and BOSCH delivering both style and functionality. Bathrooms and ensuites feature contemporary sanitaryware by Duravit, paired with elegant black fittings and high quality finishes throughout.

Energy efficiency is a key consideration, with modern heating systems, high thermal performance and smart technology ensuring comfort and sustainability in equal measure

Accommodation & Versatility

The apartments offer beautifully proportioned two bedroom accommodation, with carefully considered layouts designed for both comfort and flexibility. One of the ground floor units provides seamless indoor outdoor living, with French doors opening onto generous south facing private terrace, ideal for relaxing or entertaining while enjoying views across the bay.

Upper level apartments benefit from Juliet balconies and elevated vantage points, while the penthouses occupy the most privileged positions within the development featuring private balconies and breathtaking panoramic sea views. Here, long summer evenings can be spent watching the sun set over the horizon, a daily reminder of the uniqueness of this location.

The mews house offers a stylish alternative, with ground floor bedrooms and first floor living that maximises views from the principal living space, while its private entrance enhances the sense of exclusivity..





SELLER INSIGHT



What attracted you to the development site?

"The amazing views and how peaceful the location is."

What is your favourite aspect of the development?

"The tranquillity along with its incredible sea views."

Tell us about Bull Bay and the surrounding location?

"Bull Bay is set along incredible North Wales coastline. Bull Bay golf club is a short walk away and a range of amenities are available in neighbouring Amlwch."

What are you most proud of with the development?

"The build quality."

Tell us a bit about the holiday let business you have created?

"We have already built up a constant stream of bookings reaching weekend capacity from April onwards."

Who would be the ideal buyer?

"An investor, someone with a love of North Wales or anyone wanting quality holiday accommodation."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















External Spaces & Lifestyle Appeal

Externally, residents enjoy access to beautifully maintained communal gardens and a south-facing terrace, perfectly positioned to take in the sheltered bay and surrounding coastline. The development also benefits from a communal car park and thoughtfully designed shared spaces that enhance both convenience and community.

Gwel Y Môr delivers a lifestyle defined by fresh sea air, natural beauty and understated luxury.

Connectivity & Convenience

Despite its peaceful coastal setting, Bull Bay remains exceptionally well connected. The nearby A5025 provides easy access across the island, linking to the A55 expressway and onward travel to the mainland. The port of Holyhead offers further connectivity, while the nearby town of Amlwch caters for everyday amenities. A summer, village café has been proposed for a nearby boat yard within the village.

This balance of seclusion and accessibility only adds to the development's appeal offering the best of both worlds for owners and visitors alike.

A Rare & Finite Opportunity

Developments of this calibre, in locations of such natural beauty and with planning restrictions that limit future supply, are inherently scarce. When combined with the continued growth in demand for premium coastal accommodation, the long term appeal of Gwel Y Môr becomes clear.

This is more than just a property purchase it is an opportunity to secure a position in one of North Wales' most desirable coastal settings, with an asset designed to deliver both enjoyment and enduring value.





Apartment 1



Apartment 2



Apartment 3



Apartment 4



Apartment 5



Apartment 6



Apartment 7



Apartment 8



Apartment 9



Additional Information

Services: Mains electricity, water and drainage. Electric heating.

Council Tax: Apartments 1-8 are Band C. Mews House is Band D. Please note, due to the second home restrictions, all apartments are exempt from the Council Tax Premium and therefore only attract the standard rate.

Local Authority: Anglesey

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 7 Mbps (highest available download speed) – 0.8 Mbps (highest available upload speed)
Superfast – 55 Mbps (highest available download speed) – 15 Mbps (highest available upload speed)

Mobile coverage: Good Outdoor /Variable Indoor

**We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. **

Directions: Using the app what3words type in: finger.purchaser.manly

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GWEL Y MOR APARTMENTS
BULL BAY
ANGLESEY

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For illustrative purposes only. Not to scale.

Guide price £2,500,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.05.2026

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We value the little things that make a home



TOM CARTER
PARTNER AGENT

Fine & Country North Wales
Tel: 07855 834282
Email: tom.carter@fineandcountry.com



JAMIE TULLOCH
PARTNER AGENT

Fine & Country North Wales
Tel: 07376 075257
Email: jamie.tulloch@fineandcountry.com



MARK FISH
PARTNER AGENT

Fine & Country North Wales
Tel: 07301 229088
Email: mark.fish@fineandcountry.com

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Fine & Country North Wales
01492 458020 | northwales@fineandcountry.com

