



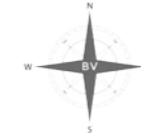
BAY VIEW APARTMENTS
FFLATIAU GOLYGFA'R BAE

ANGLESEY

53.3°N | -4.2°W



Developing a different view on quality living



CONTENTS

53.3°N | -4.2°W



Bay View Apartments	1
Welcome	4
Living on the Bay	8
On the Beach	14
The Development	18
Features	22
Site Plan	23
Specification	25
Apartment Floor Plans	27
Disclaimer	40
Contact	41





WELCOME
ANGLESEY

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A bespoke collection of 18 brand new luxury apartments with stunning coastline views next to the beautiful award winning 'blue flag' sandy beach of Benllech Bay. This is a rare opportunity to reside in a contemporary apartment set within private gated, landscaped grounds designed to reflect the relaxed atmosphere of this seaside location.





LIVING ON THE BAY
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Benllech Bay sits on the Anglesey Coastal Path, a path running around the island's coastline linking the areas of Outstanding Natural Beauty. Benllech Bay is also adjacent to the historic and picturesque village of Red Wharf Bay, an immense sandy bay supporting wildlife, particularly waterfowl and wading birds.

There is the impressive Castell Mawr Rock, expansive views across the sands towards Llanddona and some of the area's most desirable restaurants including the 'Historic' Ship Inn, The Boat House and The Tavern on the Bay, where delicious speciality sea food and steak dishes are popular fayre.

For local supplies, Benllech Village is within walking distance, catering for all essential needs with local independent shops including; a family butchers, delicatessen, fish & seafood shop. There are three convenience stores, a chemist, hairdressers and a pet shop. There are also a number of cafes, public houses and restaurants.







ON THE BEACH
ANGLESEY

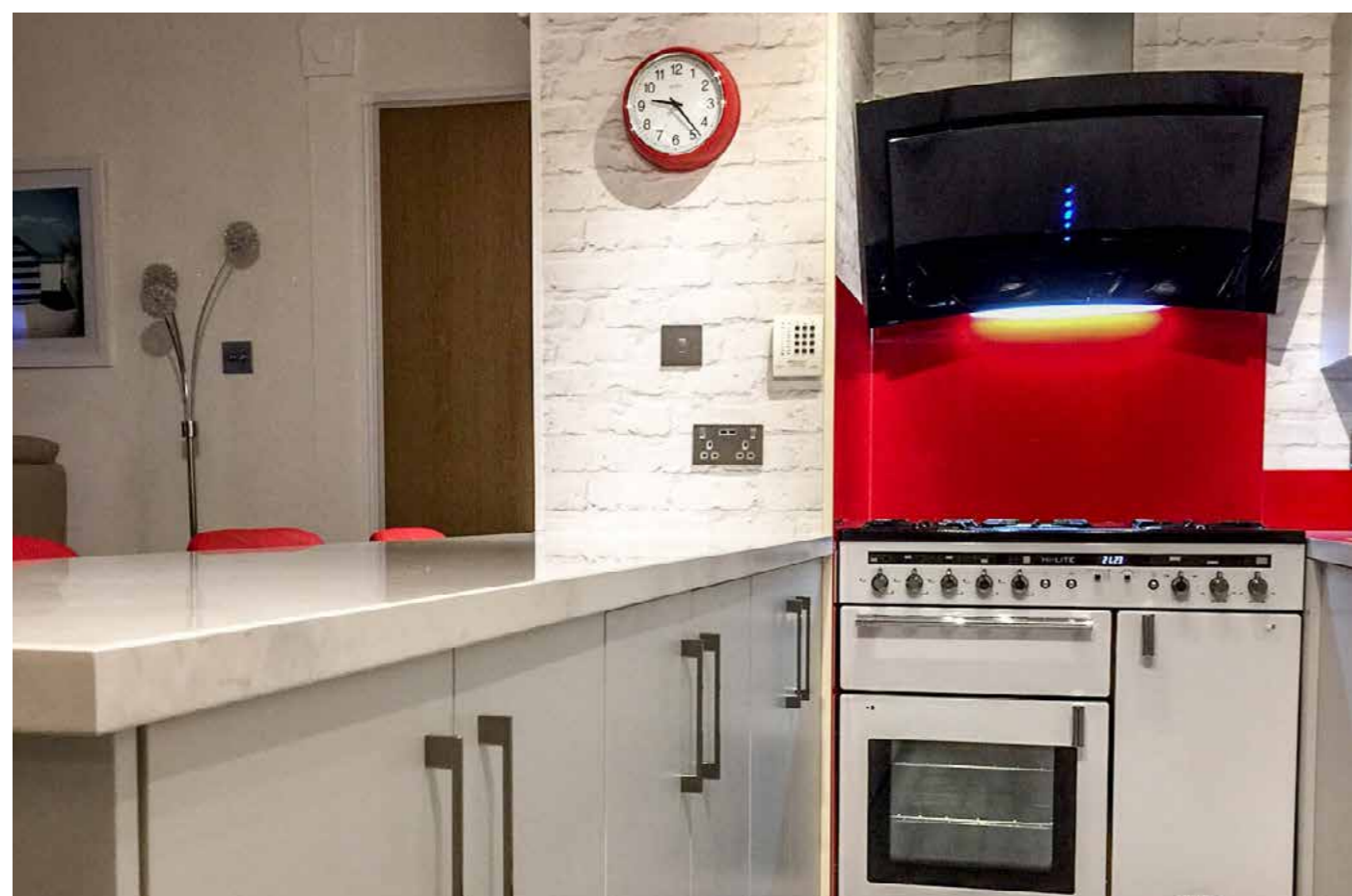
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Bay View Apartments look out towards the sea and the coastal headland. With its vast golden sands the beach is one of the most treasured on Anglesey.

From warm morning walks to beach picnics and barbeques during the Summer afternoons and evenings. From moonlight star gazing to brisk wintery day hikes, the beach is your own year-round coastal garden.





THE DEVELOPMENT

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From the first point of entry, BAY VIEW APARTMENTS makes the statement of “pure exclusivity”. You will enter the development through an access controlled gateway, flanked by lovely high stone walling to ensure resident privacy. A private driveway leads down through landscaped areas to the rear car parking area and private gardens beyond. The building façade and elevations will be finished in a white render complimented by grey brick detailing. To complete the contemporary look, all soffits, fascia, rainwater gutters and window frames will benefit from a complementary grey finish.

Two main entrances will be accessed at the rear of the building from the security monitored car park, with each entrance providing access to nine apartments a piece via a modern ‘nautical’ themed staircase and a passenger lift. The communal areas ensure a pleasurable approach to each home with crisp decoration, recessed lighting, tiled and carpeted flooring.

High-end specification and quality fixtures and fittings continue throughout the apartments, complementing the contemporary, well-designed interior space. Apartments will benefit from white painted bright rooms, enhanced by glazed doors with glass Juliette balconies and/or walk-in bay windows. Details such as; under floor heating; LED flush ceiling light fittings; stainless door furniture; stainless steel lighting switches and power sockets and video access control system provide fabulous finishing touches.

Contemporary high-gloss or matt Kitchens will be custom designed, manufactured and installed by IMAGES of Chester, complemented by under unit lighting and glass splash backs. Purchaser will have the opportunity to add personal accessories and options through IMAGES of Chester, subject to the time of reservation and additional cost. NEFF appliances compliment the kitchens with oven, hob, extraction unit and microwave alongside an integrated dishwasher and fridge/freezer.

The bathrooms are equally special, fitted with stylish white coloured ROCA bathroom suites with contrasting Spanish imported wall tiles to provide an amazing ‘chic’ finish to all bathrooms and en-suite shower rooms.





FEATURES

53.3° N | - 4.2° W

- Location! Location! Location!
- Exclusive Development of Luxury Apartments
- Contemporary Designed Interiors
- High Specification with Quality Fixtures & Fittings
- Under Floor Heating
- Bespoke designed & manufactured Kitchens by “IMAGES” of Chester
- “NEFF” Appliances – oven/hob; integrated dishwasher & fridge/freezer
- Stylish “ROCA” Bathroom Suites with Spanish Tiling
- Lifts & Staircase to All Floors
- Gated Entry with Video Access Control
- Stunning Coastline Views
- Many Rooms with Juliette Balconies or Bay Windows
- Garden Apartments available
- Residents Communal Garden with a natural stream
- Benllech Bay – with an award winning ‘Blue Flag’ beach
- Walking distance to Benllech Village
- Private Car Park with Allocated Visitor Spaces



Image Disclaimer
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SPECIFICATION

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EXTERNAL

- Double glazed opening windows and doors with 'contemporary grey' external finish and 'fresh white' internal finish
- Glazed double opening doors with glass Juliette balconies to all Lounges and bedrooms (except apartments: 1, 4, 10 & 12A)
- Walk-in bay windows to Lounges and Master Bedroom – apartments 1, 4, 10 & 12A

COMMUNAL GROUNDS

- Video entry, access control vehicle and pedestrian gates
- Communal gardens to the rear of the development separated by a small stream with footbridge over
- Allocated car parking space for each apartment
- Communal bin storage and refuse area

COMMUNAL INTERNAL AREA

- Video entry access control system for the main entrance door to each apartment
- 6 person passenger lifts to all floors (one in each block)
- Staircase to all floors
- Lower ground floor secure post room, plant & communications room and cleaners store

DECORATION

- Communal area painted in white
- Apartments to be finished with white walls and woodwork
- Brushed chrome ironmongery

FLOORING

- Tiling to the principle ground floor communal areas
- Carpeting to communal stairways and landings
- Tiled flooring to bathrooms

KITCHENS

- Contemporary high-gloss or matt kitchen units – custom designed, manufactured and installed by IMAGES of Chester
- Glass splash backs
- Under unit lighting
- Built-in NEFF oven, hob, microwave and extractor hood unit
- Integrated NEFF appliances to include; Fridge / Freezer – (full size freezer)
- Compact dishwasher

BATHROOM

- Chic and stylish ROCA Bathroom suites
- Spanish imported tiles
- Full height wall tiling around bath
- Shower fittings over bath with screen or shower cubical with screen
- Chrome heated towel rail

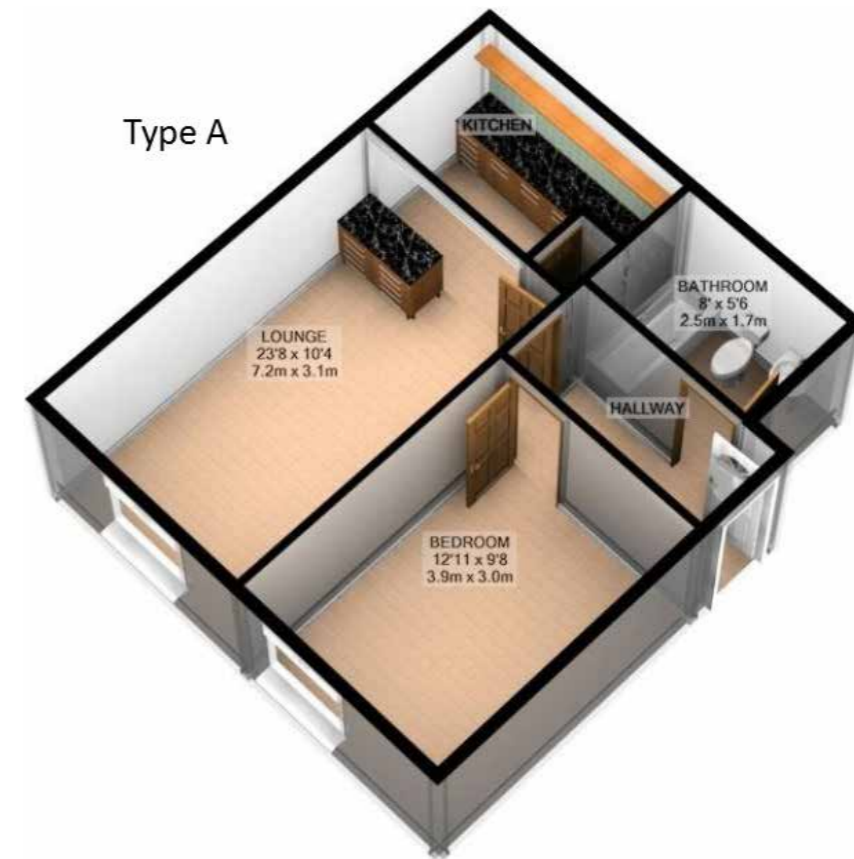
ELECTRICAL

- Electrical Under Floor Heating
- Mechanical air circulation system
- LED flush ceiling down lighters
- TV points in living rooms and bedrooms

APARTMENT FLOOR PLANS
1 BEDROOM APARTMENT - TYPE A

Plots: 2, 5, 8, 11, 14 & 17 – Ground Floor, First Floor & Second Floor

Hallway:	9'8" x 4'5"	(2.95 x 1.36)
Lounge / Kitchen:	23'8" x 10'3"	(7.22 x 3.13)
Bedroom:	13'0" x 9'8"	(3.94 x 2.95)
Bathroom / WC:	8'.0" x 5'6"	(2.45 x 1.68)
Est. Internal Area:	446 sq.ft.	(41.4 sq.m)



Floor Plan Disclaimer

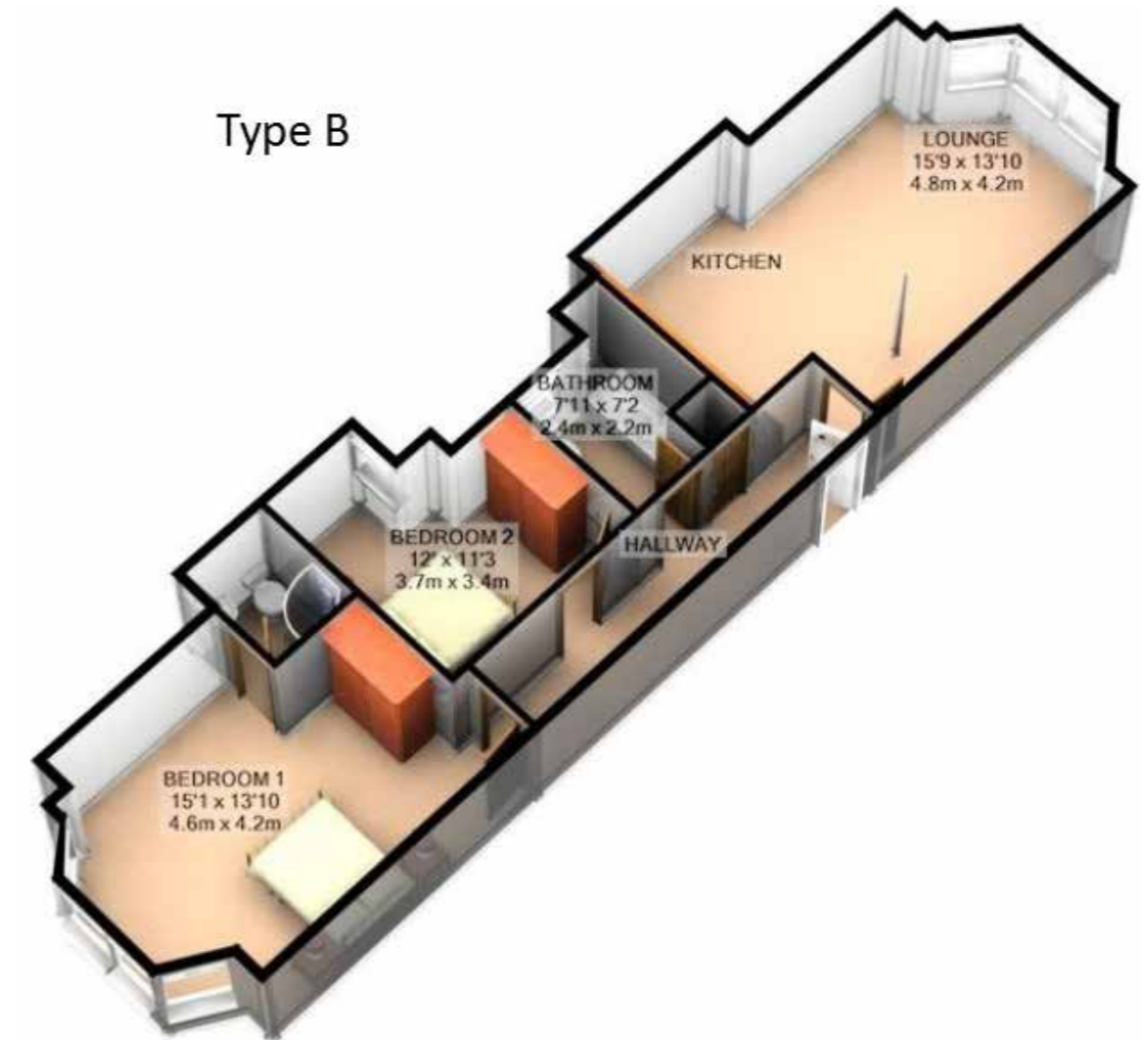
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APARTMENT FLOOR PLANS
2 BEDROOM APARTMENT - TYPE B

Plots: 1*, 4, 10* & 12a – Ground Floor & First Floor

Hallway:	20'8" x 4'1"	(6.32 x 1.26)
Lounge / Kitchen:	15'8" x 13'10"	(4.79 x 4.22) Plus bay window & Kitchen recess
Bedroom 1:	15'0" x 13'10"	(4.59 x 4.22) Plus bay window
En-suite:	6'1" x 4'10"	(1.87 x 1.49)
Bedroom 2:	12'0" x 11'3"	(3.66 x 3.43) Maximum points
Bathroom / WC:	7'11" x 7'1"	(2.42 x 2.18)
Est. Internal Area:	813 sq.ft.	(75.5 sq.m)

*NB: Ground Floor Plots 1 & 10 have private garden areas



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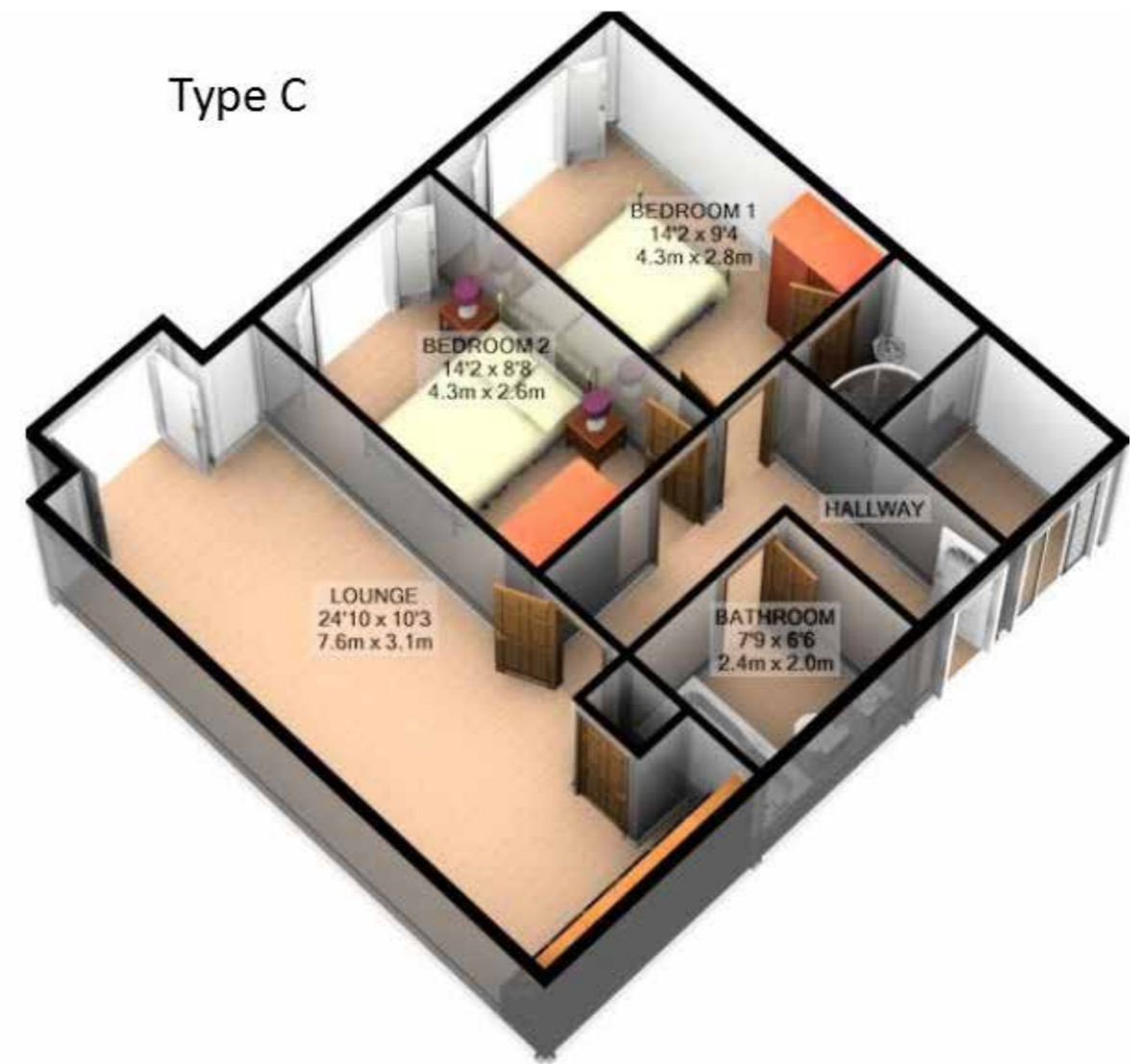
APARTMENT FLOOR PLANS
2 BEDROOM APARTMENT - TYPE C

Plots: 3*, 6, 9, 12*, 15 & 18 – Ground Floor, First Floor
& Second Floor

'L' Shaped Hallway:	12'4" x 10'5"	(3.77 x 3.18)
Lounge / Kitchen:	24'10" x 10'3"	(7.57 x 3.14) Plus window recess
Bedroom 1:	14'3" x 10'2"	(4.32 x 2.84)
En-suite:	5'9" x 5'1"	(1.77 x 1.51)
Bedroom 2:	14'3" x 8'7"	(4.32 x 2.64)
Bathroom / WC:	7'8" x 6'5"	(2.36 x 1.98)
Est. Internal Area:	714 sq.ft.	(66.3 sq.m)

*NB: Ground Floor Plots 3 & 12 have private garden areas

Type C



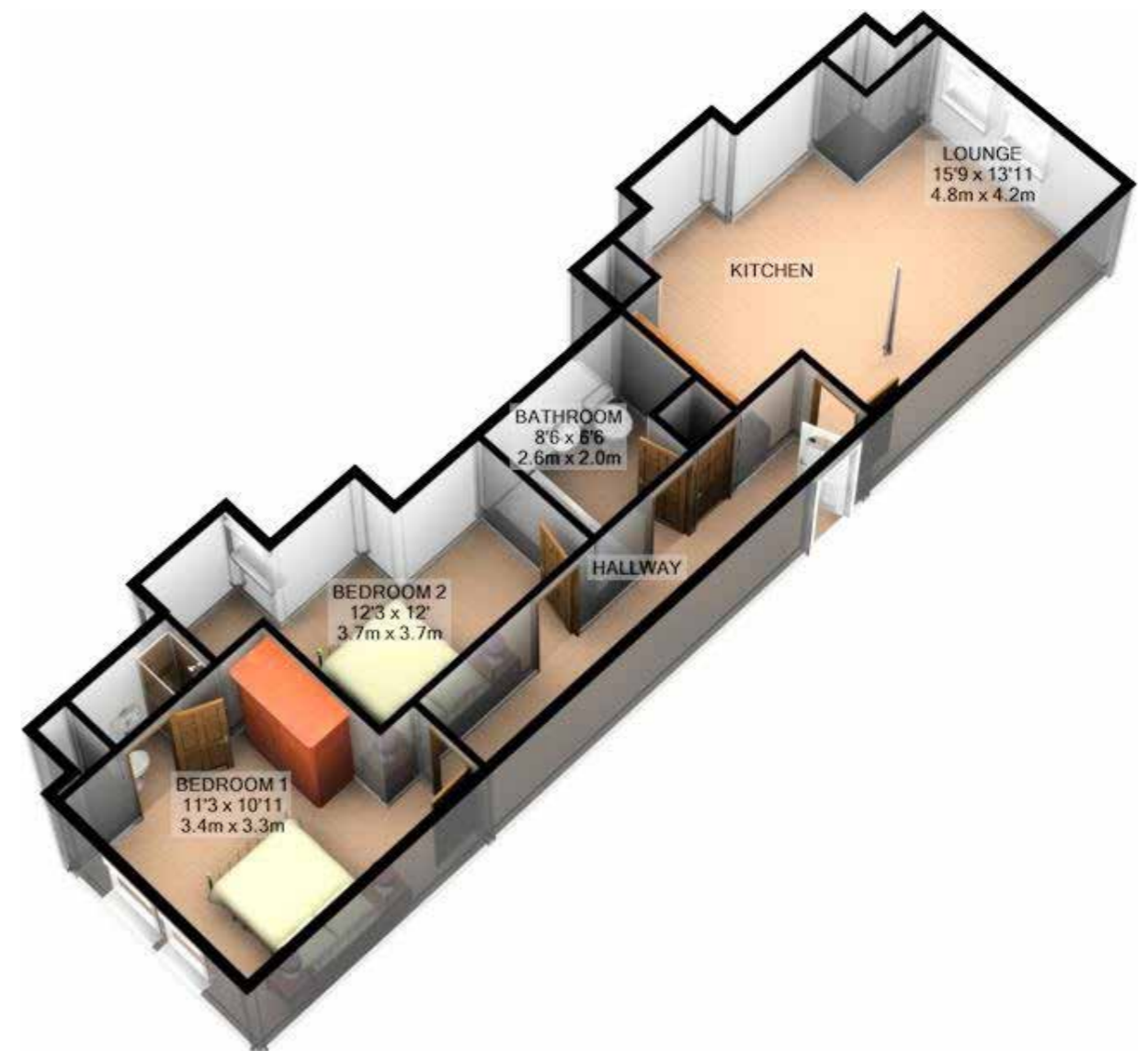
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APARTMENT FLOOR PLANS
2 BEDROOM APARTMENT - TYPE D

Plots: 7 & 16 – Second Floor

Hallway:	22'10" x 4'1"	(6.96 x 1.26)
Lounge / Kitchen:	15'8" x 13'10"	(4.79 x 4.23) Plus bay window & Kitchen recess
Bedroom 1:	11'5" x 10'11"	(3.48 x 3.33) Plus bay window
En-suite:	5'5" x 2'9"	(1.67 x 0.85)
Bedroom 2:	12'3" x 12'0"	(3.74 x 3.66) Maximum points
Bathroom / WC:	8'5" x 6'6"	(2.58 x 1.99)
Est. Internal Area:	697 sq.ft.	(64.7 sq.m)



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BAY VIEW APARTMENTS
FLOOR PLANS

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GROUND FLOOR



PLOTS: 1, 2 & 3

PLOTS: 10, 11 & 12

FIRST FLOOR



PLOTS: 4, 5 & 6

PLOTS: 12a, 14 & 15

SECOND FLOOR



PLOTS: 7, 8 & 9

PLOTS: 16, 17 & 18

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DISCLAIMERS

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All measurements are approximate.

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Master Sales Agent

**O'Connor
Bowden**

Architect

**Cassidy+
Ashton**

Warranty Provider

**premier
guarantee**



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