



B34 Tal Y Fan, Abersoch, Pwllheli, Gwynedd. LL53 7UD

- NEAR THE BEACH

- LEISURE FACILITIES

PROPERTY DESCRIPTION

B34 Tal Y Fan is an immaculately presented and well maintained park home on the highly sought after park which benefits from being a short walk to The Warren beach and offers the use of The Warren holiday park leisure facilities. This caravan is in an excellent position with private parking and overlooking the stream.

This comfortable 3 bedroom park home features an open plan living area with a fully equipped kitchen with a breakfast bar, dining area, and lounge area with patio doors providing access to the front decking. Internally there are three double bedrooms, there is a main shower room and a W/C off the main bedroom.

Externally there is a private decking to the front and side benefitting from far reaching views and a sunny aspect gaining sun all day. The chalet also has private allocated parking to the rear, and external storage sheds.

Site fees payable are in the region of £7,290 per annum. This does not include rates or utilities.

Note: Tal Y Fan offers the option to privately sublet the caravan, using a letting agent or advertising on Airbnb privately.

Leisure facilities available on The Warren holiday park which consist of; Indoor heated pool complex Outdoor heated pool complex with pool bar and flume Fitness centre, Including fully equipped Technogym Indoor Badminton, Squash and outdoor Tennis courts Health and Beauty Spa Sauna and Steam rooms Golf and Games Simulators Climbing Wall and Skate Park Teenagers gaming zone, Kids craft room and cinema WiFi internet connection

Tenure The Haulfryn group issues a 15 year licence which expires in June 2032. The rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

Services Mains water, drainage and electricity. Gas-fired boiler, central heating

Location Information Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles . Manchester 130 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

MISREPRESENTATION DISCLAIMER: Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.







Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk