



## Y17 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- BEACH FRONT CHALET
- OPEN PLAN
- PRIVATE STEPS TO THE BEACH
- LARGE DECKING
- LEISURE FACILITIES

## PROPERTY DESCRIPTION

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Y17 is a stunning sea front chalet on the prestigious The Warren site in Abersoch on the Llyn Peninsula. The chalet is a Lissett 46x22Ft luxury chalet located on a corner plot at the quarry beach with headland views. An open plan living area benefits from full width bi-fold doors that open onto the generous, private decking overlooking Abersoch, The Warren beach and mountain range in the far distance.

The generous open plan living area extends seamlessly onto the decking with the bi-fold doors allowing plenty of light to enter the room and bi-fold windows to frame the exceptional views. The kitchen benefits from built in Bosch appliances. The chalet also benefits from 3 comfortable bedrooms, a family bathroom and an en-suite off the master bedroom.

Externally the chalet benefits from uninterrupted sea views and private steps to the beach off the generous front decking. There is also parking for multiple vehicles to the back of the chalet. The chalet is within walking distance to the Sand Bar and to all leisure facilities.

This property comes highly recommended for viewing to fully appreciate what it has to offer and is strictly by appointment only.

Site fees payable are in the region of £12,000 per annum. This does not include rates or utilities.

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

Tenure We believe the chalet to be Leasehold and the lease expires in April 2035. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information.

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

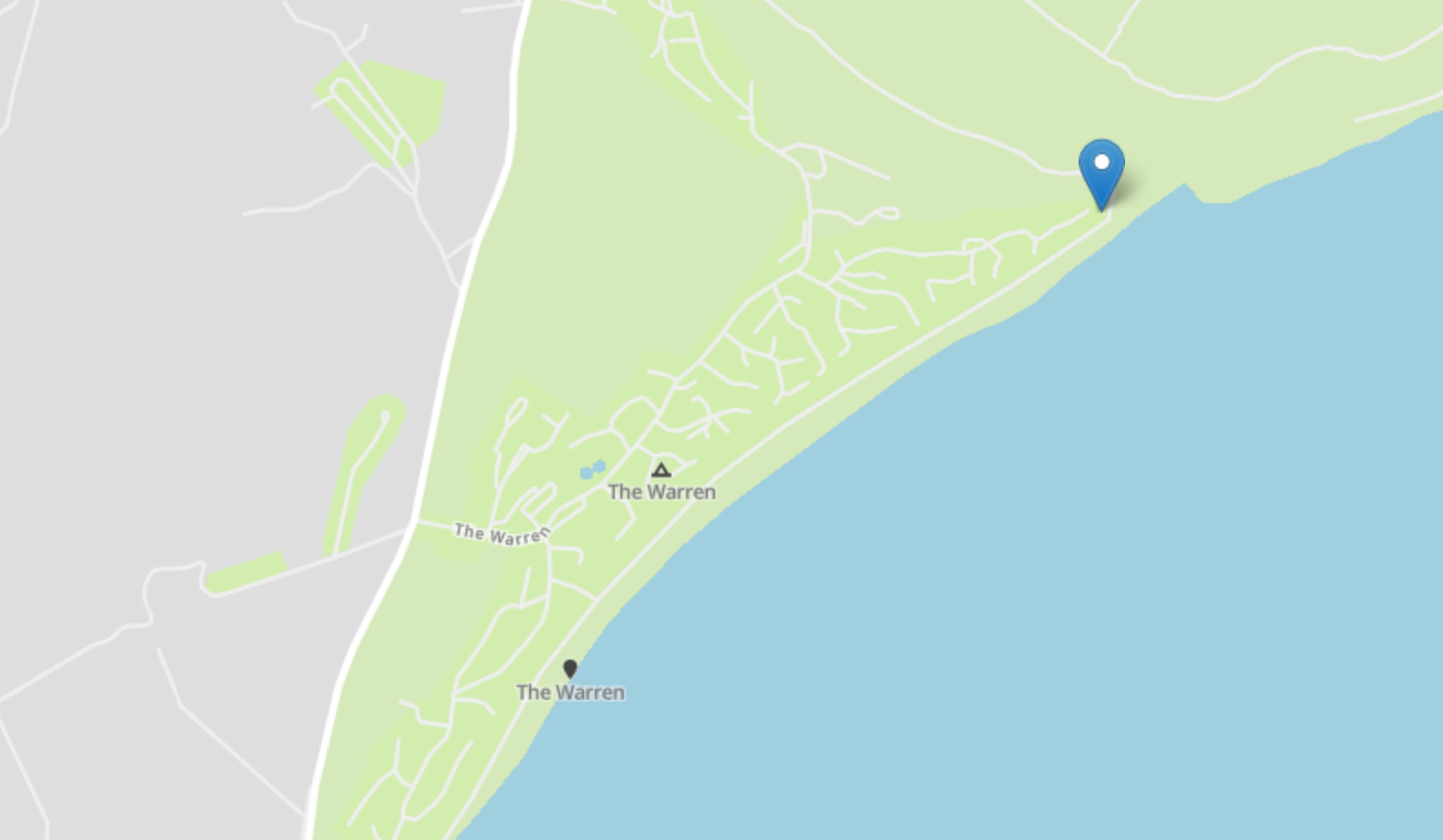
Location Information Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles . Manchester 130 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents.

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## MATERIAL INFORMATION

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**Parking Types:** Allocated. Communal. Driveway. EV Charging. Private. Rear.

**Heating Sources:** Central. Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**  
No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





Elvins Estate Agents  
6 High Street, Abersoch, LL53 7DY  
01758 712003  
[sales@elvinsestateagents.co.uk](mailto:sales@elvinsestateagents.co.uk)