



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

- AMPLE PARKING
- HOT TUB
- LARGE PLOT
- 45 X 22FT
- PRIVATE BOAT PARKING
- PRIVATE DECKING

PROPERTY DESCRIPTION

C40 is a unique 45 x 22ft beach chalet on the prestigious Warren holiday park in Abersoch, North Wales. The chalet offers a fantastic, huge plot with plenty of parking for cars and boats, an excellent patio/decking area all around chalet to ensure access to sunshine from morning until evening.

Internally the chalet is an open plan layout with patio doors on to the front decking with distant views towards the sea and Llanbedrog headland. There is a separate patio area on the back of the chalet with storage sheds, heated outdoor shower and access to 2 of the bedrooms via double doors. In addition, there is a fenced off area for dogs with a gate.

The chalet briefly comprises of 3 good size bedrooms, a family bathroom and an ensuite off the master bedroom. The spacious open plan living area has a dining area, lounge area and a fully equipped kitchen with integrated appliances and a social central island with a basin and bar stools.

SOLD FULLY FURNISHED, Including Hot Tub *Outdoor furniture available by separate negotiation
Site fees payable are in the region of £10,800 per annum. This does not include rates or utilities.

The Warren benefits from a beach front restaurant (The Sandbar) and a club house on site. 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 Technology
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 licence expires in March 2037. The chalet 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.

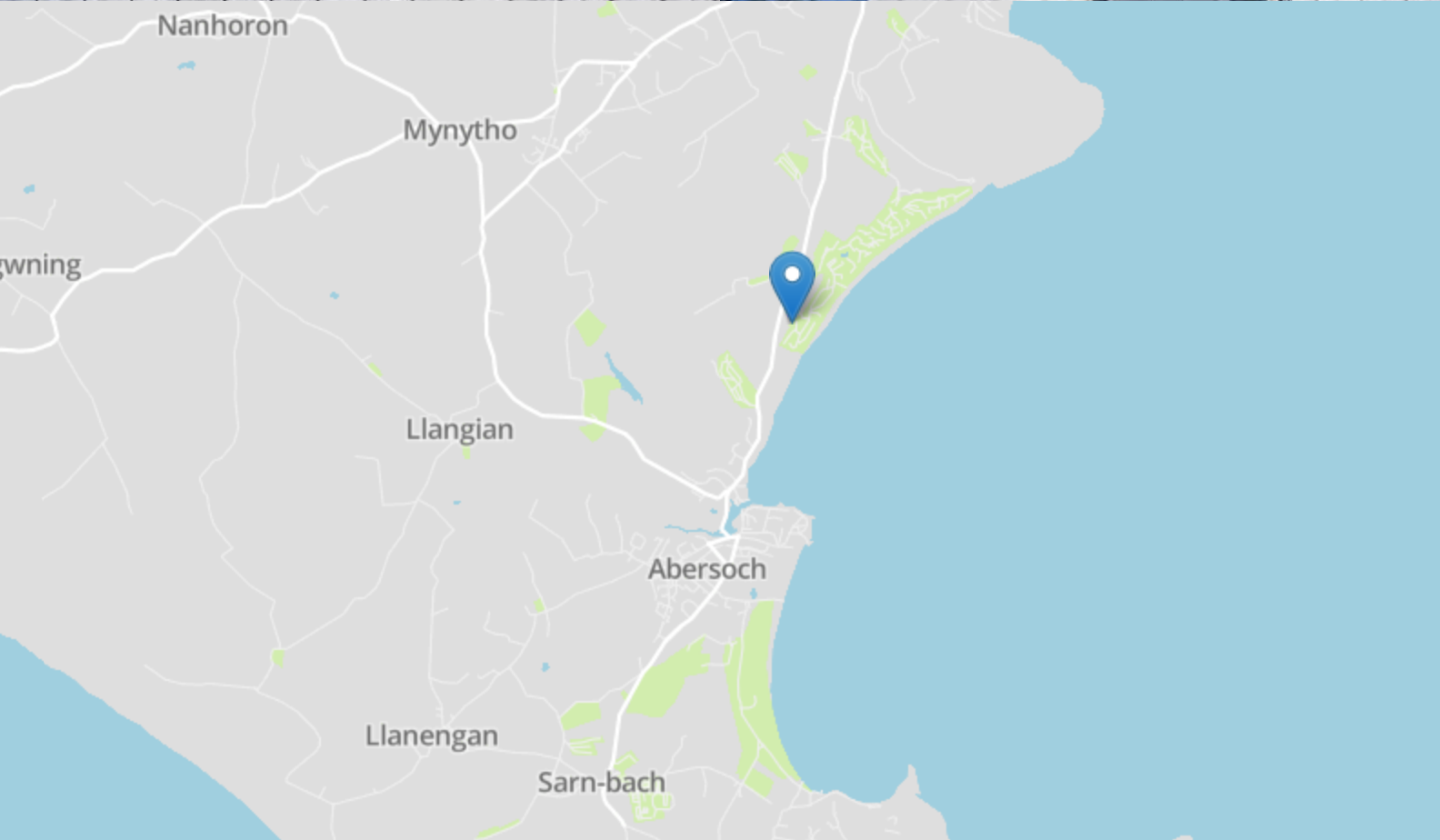
Viewing

Viewing is strictly by appointment only with Elvins Estate Agents

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FLOORPLAN



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