

# Abersoch, Pwllheli, Gwynedd

## . LL53 7AA

- LARGE PLOT
- GOOD PARKING FOR MULTIPLE VEHICLES/BOAT
- ELEVATED PLOT
- LICENCE UNTIL AUGUST 2036
- LEISURE FACILITIES
- OPEN PLAN

## PROPERTY DESCRIPTION

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Located on a prime elevated plot on the highly sought after The Warren holiday park in Gwynedd, North Wales, P40 offers comfortable family accommodation with a pleasant countryside outlook. Benefitting from a generous decking that gains plenty of sun, ample parking and a short walk to the beach and facilities.

The open plan living area comprises of a kitchen with breakfast bar, dining area and sitting area. Double patio doors provide access to the private decking. The fully equipped kitchen benefits from integrated appliances including a gas hob, electric oven, dishwasher and fridge/freezer. There are 3 spacious bedrooms, a double and two twin rooms, all with built in storage. The chalet is serviced by a family bathroom and a second family shower room.

Externally there is excellent parking to the rear for multiple vehicles with outdoor storage. The chalet also benefits from a generous decking to the front and side with a pleasant outlook.

Site fees payable are in the region of £11,270 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 August 2036. 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.

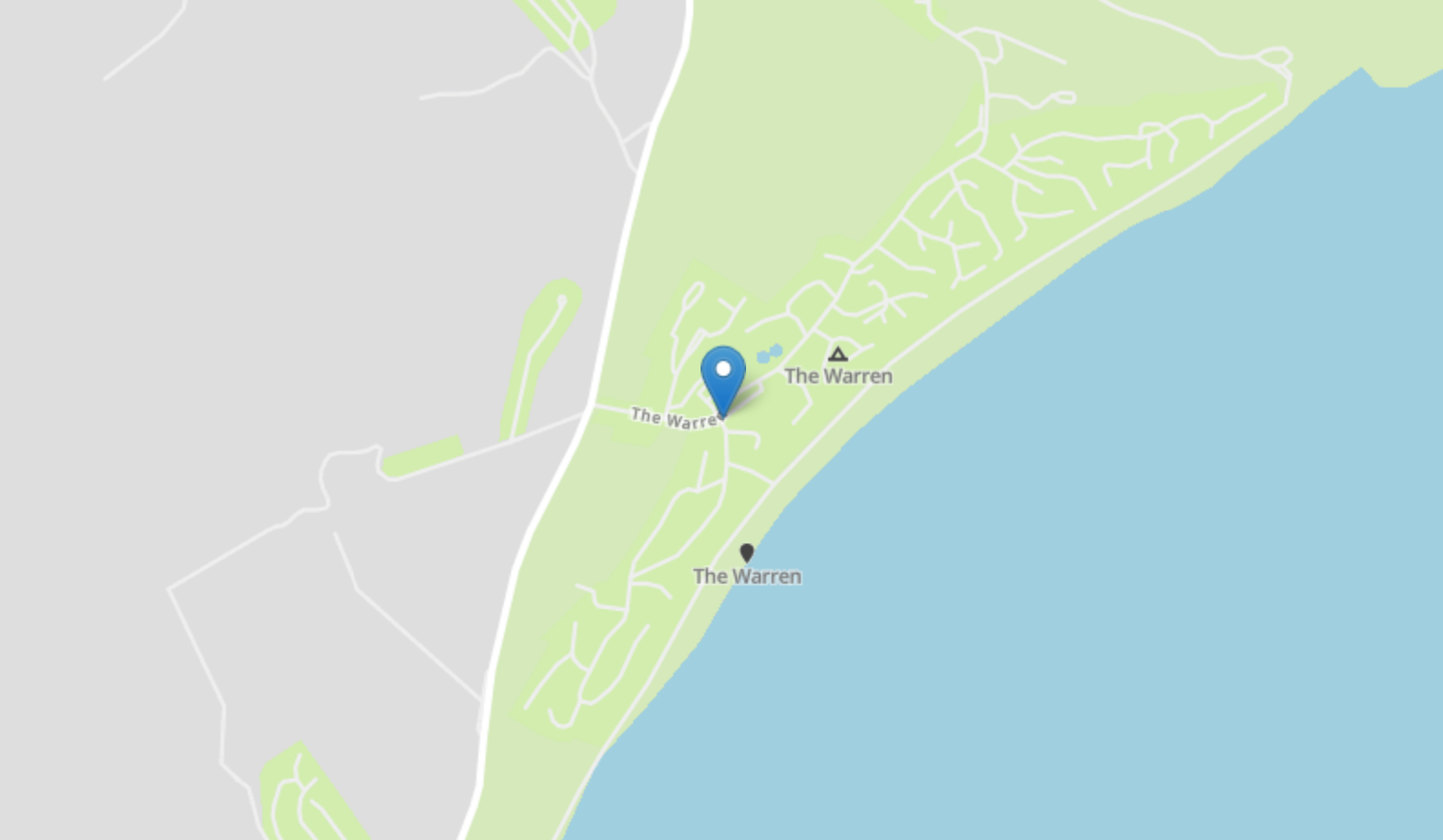
Services Mains water, drainage and electricity. Gas-fired boiler, central heating

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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