



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

- 50 X 22FT
- GATED DEVELOPMENT
- EXCELLENT LOCATION
- LEISURE FACILITIES
- OPEN
- VAULTED CEILINGS

PROPERTY DESCRIPTION

4 Brackenholme is a luxury modern 4 bedroom chalet desirably located in a private, gated development on the highly sought after The Warren holiday park in Abersoch, North Wales. This property is an immaculate 50 x 22ft chalet which is one of only 6 on this unique development, just a short walk from both the leisure facilities and the highly sought after beach.

The chalet offers generous holiday accommodation with 4 double bedrooms serviced by a family bathroom and an en-suite off the master bedroom. The open plan living area features a spacious kitchen with integrated appliances and an island and breakfast bar. Appliances include fridge, freezer, dishwasher, electric oven, gas hob and wine fridge. The living space also offers a large lounge area and dining area with access through double bifold doors to the front decking, flooding the chalet with light.

Externally the chalet benefits from a large wrap around and tiered decking to the front, side and rear of chalet. Offering multiple spaces to entertain and make the most of the sun throughout the day. There is outdoor storage to the rear and 2 private parking spaces to the front.

Site fees payable are in the region of £12,000 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 lease expires on April 2035. 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.

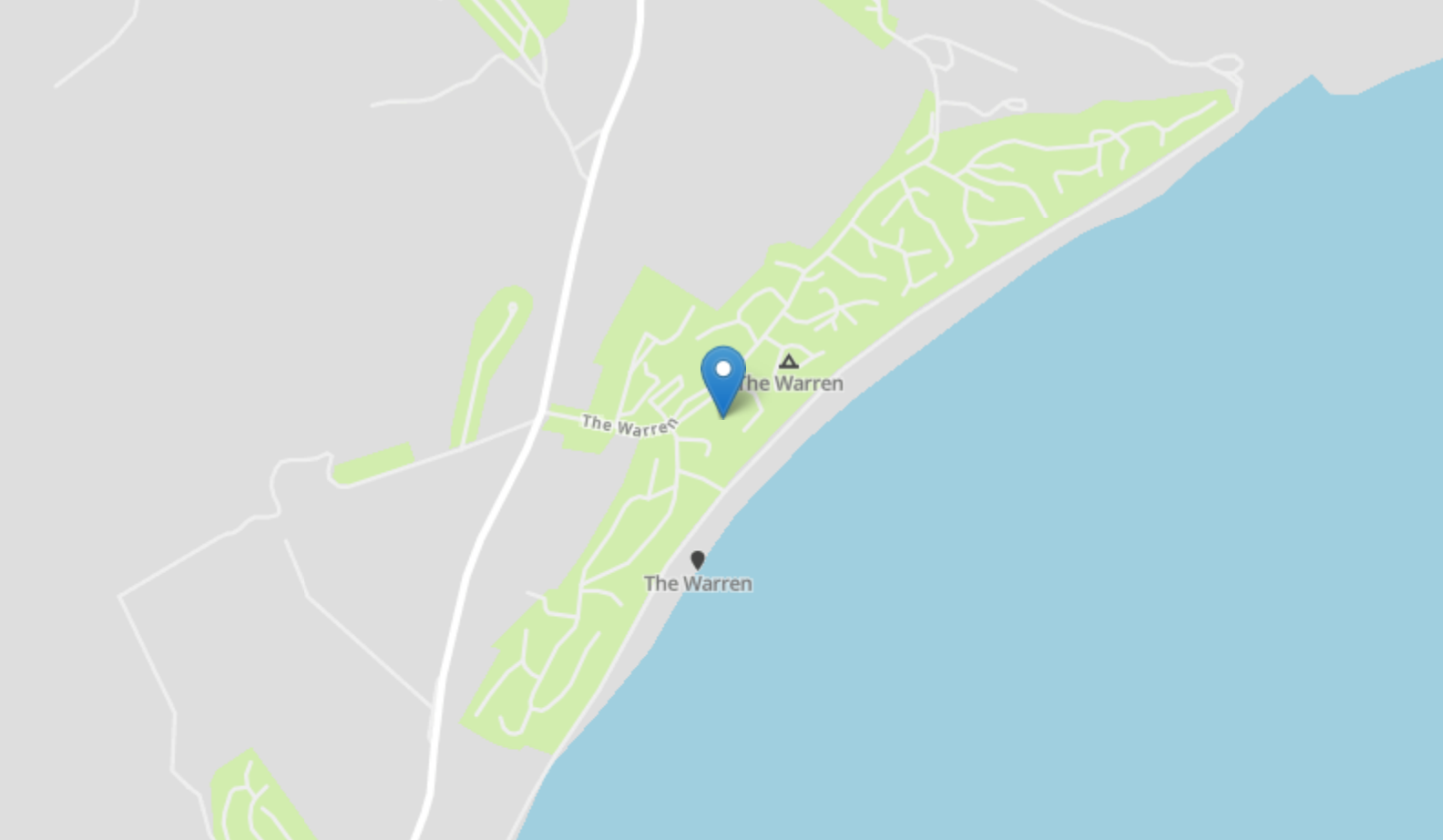
Viewing

Viewing is strictly by appointment only with Elvins Estate Agents

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FLOORPLAN



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