



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

- LARGE PLOT
- LONG LEASE
- PRIVATE BOAT PARKING
- PRIVATE DECKING
- LEISURE FACILITIES
- OPEN PLAN

PROPERTY DESCRIPTION

Tucked away on a small private cul-de-sac on The Warren holiday park, U7 is a pleasant 2020 Wessex Classic 38 x 20ft beach chalet. The property has a generous private patio which is not overlooked with a private hot tub*, and offers comfortable accommodation across 3 bedrooms.

Internally the chalet benefits from a large open plan living area with kitchen, dining and sitting area. The kitchen is fully equipped with integrated electric appliances, including oven, hob, dishwasher and fridge/freezer. The kitchen also benefits from a breakfast bar. The living area also benefits from double bi-fold doors which open onto the private patio, seamlessly extending the living space. The master suite is generous and benefits from built in storage and an ensuite shower room with w/c and sink. There are also two comfortable twin bedrooms with built in storage, serviced by a family bathroom with shower over bath and w/c.

Externally the chalet has ample parking for multiple vehicles, a generous patio to the front and side with private hot tub. There is also an outdoor storage shed to the rear. The chalet is within walking distance to the newly renovated Sand Bar and to all leisure facilities.

Site fees payable are in the region of £10,800 per annum. This does not include rates or utilities.

*Hot Tub available by separate negotiations *Outdoor furniture not included*

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 on 27th May 2041. 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

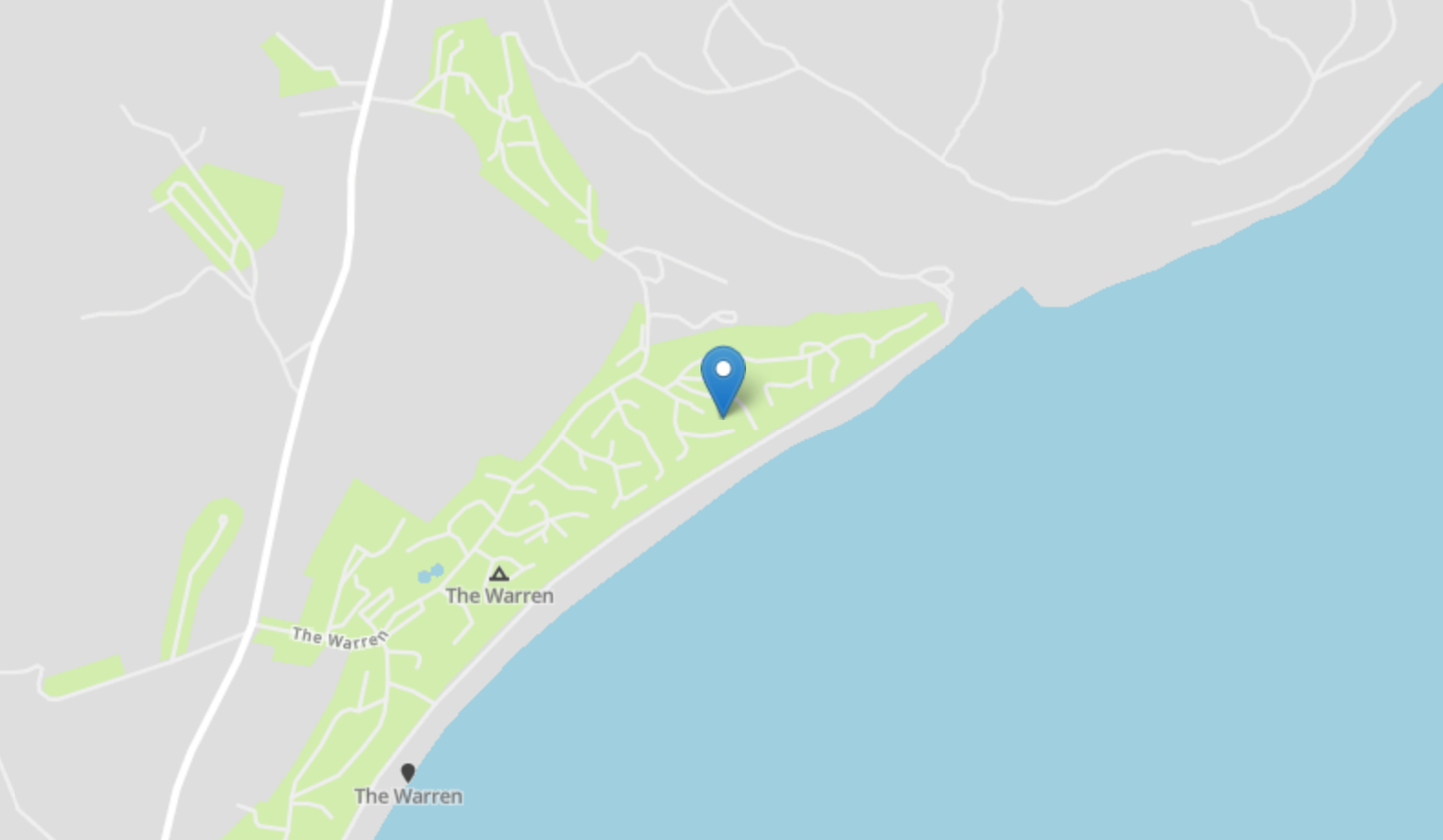
Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles . Manchester 130 miles.

Viewing

Viewing is strictly by appointment only with Elvins Estate Agents

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FLOORPLAN



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