£135,000 Leasehold
FOR SALE



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

- AMPLE PARKING
- EXCELLENT CONDITION
- OPEN PLAN
- LEISURE FACILITIES
- CENTRAL HEATING
- PRIVATE DECKING

6 High Street, Abersoch, LL53 7DY

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PROPERTY DESCRIPTION

T24 is a 3 bedroom beach chalet on The Warren holiday park, located within a short walk to the beach. This modern, open plan beach chalet has ample parking, a private decking and provides comfortable holiday accommodation across 3 double bedrooms.

Internally the chalet benefits from a generous open plan living space. The fully equipped kitchen benefits from integrated appliances including gas hob, electric oven, dishwasher and fridge/freezer. There are also patio doors which open onto the private decking which also let in plenty of light, while vaulted ceilings give a great feeling of space. There are two twin rooms and a double bedroom which are all comfortable sizes. The chalet also benefits from a family bathroom and an ensuite off the master bedroom.

Externally the chalet benefits from good parking to the front and rear of the chalet and also a large outdoor storage shed. There is also a comfortable, private decking to the front of the chalet and a patio area to the side.

Site fees payable are in the region of £10,000 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 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

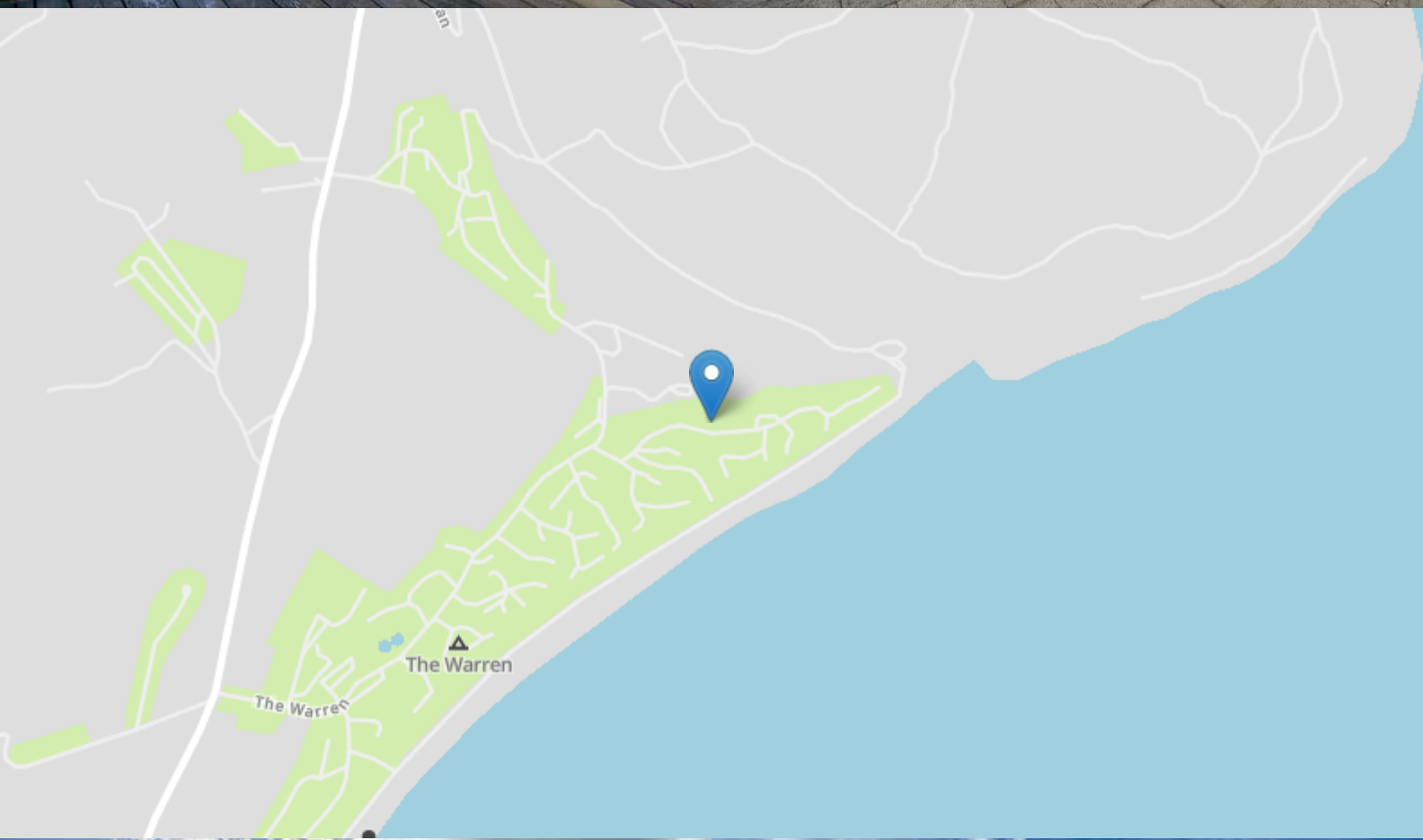
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The Warren
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FLOORPLAN



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