



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

- COUNTRYSIDE OUTLOOK
- MAINS GAS
- OPEN PLAN
- EXCELLENT LOCATION
- EV CHARGER
- PRIVATE DECKING

## PROPERTY DESCRIPTION

---

Paddock 1 is a Prestige, Casa Di Lusso (canexel) 45 x 22ft luxury chalet on The Warren holiday park in North Wales. The high spec chalet benefits from a countryside outlook from the quiet The Paddocks development on the sought after holiday park and is in excellent condition due to light use.

This chalet boasts 3 generous bedrooms, a family bathroom and an en-suite shower room to the master bedroom. The generous open plan living space benefits from high ceilings and a contemporary design with patio doors providing direct access to the front patio. The kitchen comes fully equipped with integrated appliances including dishwasher, fridge/freezer, oven hob and integrated wine fridge. The chalet also benefits from a mains gas connection and a private connection to BT.

This chalet benefits from a private EV charger.

The Paddocks is a unique development on the Haulfryn site where a limited number of chalets benefit from a private location which is not overlooked. The chalets also benefit from private allocated parking and pleasantly landscaped communal gardens under a countryside backdrop.

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 Technogym
- 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 21st September 2035. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information.

### Services

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

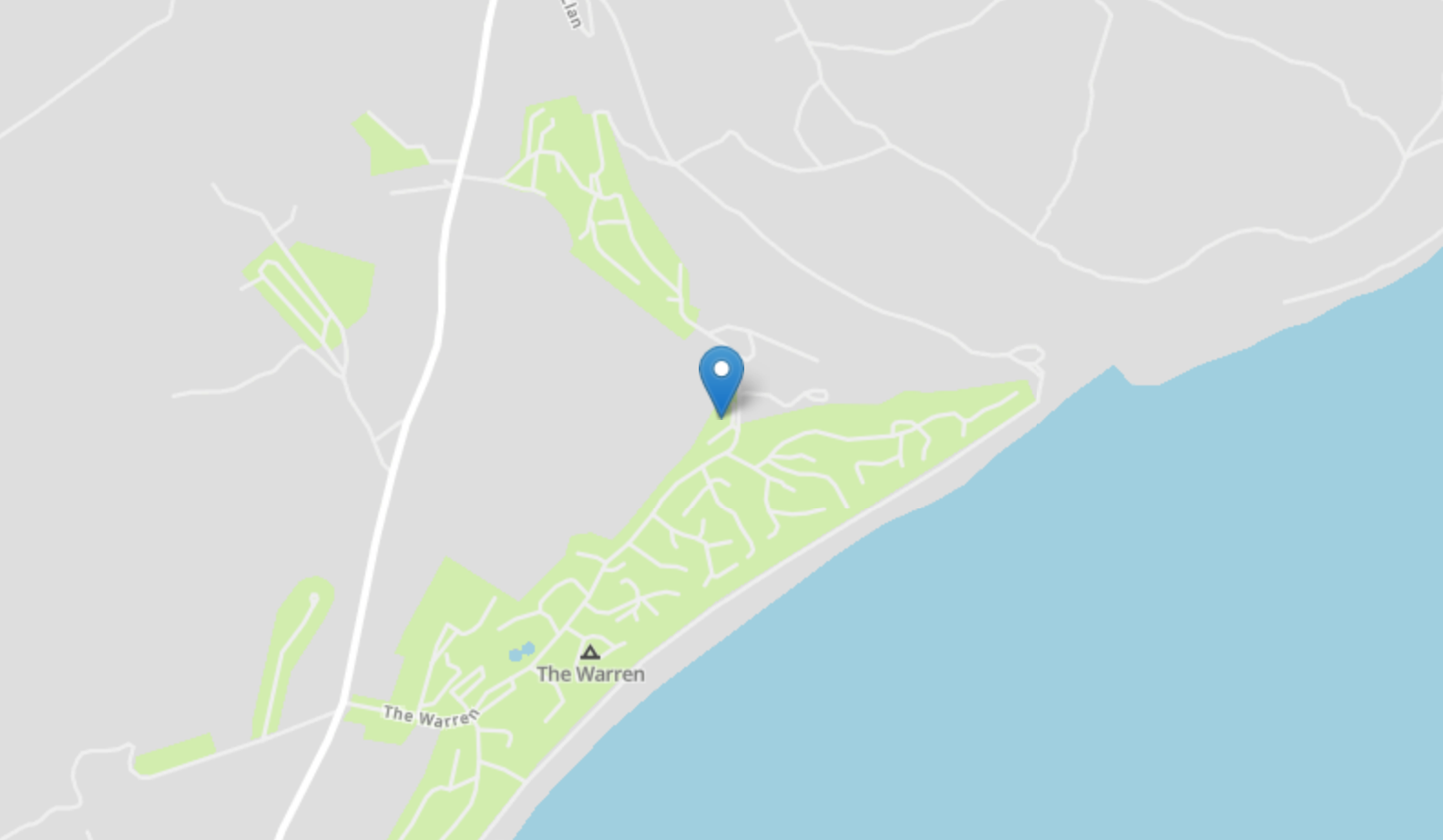
### Location Information

Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles . Manchester 130 miles.  
Viewing is strictly by appointment only with Elvins Estate Agents.

### MISREPRESENTATION DISCLAIMER:

Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.





# FLOORPLAN



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