



# Abersoch, Pwllheli, Gwynedd . LL53 7AA

- PRIVATE ELEVATED SITTING AREA ON THE DUNES WITH PANORAMIC VIEWS
- LONG LICENCE - 18 YEARS
- LIKE NEW - IMMACULATLY PRESENTED
- GOOD PARKING FOR MULTIPLE VEHICLES/BOAT
- A STONES THROW FROM THE RESTAURANTS AND FACILITIES

## PROPERTY DESCRIPTION

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Perched in the prestigious Warren development in Abersoch, H8 The Warren presents a rare opportunity to own a truly exceptional modern beach chalet. This immaculately presented 40 x 20ft property is more than just a holiday home; it's a gateway to an unparalleled coastal lifestyle, perfectly designed for relaxation and enjoyment.

What sets H8 apart is its unique plot, offering an exclusive and coveted feature: an elevated sitting area directly on the dunes. From this private vantage point, you'll be captivated by truly panoramic sea views, stretching across the bay – a perfect spot for morning coffee, evening sundowners, or simply soaking in the breathtaking scenery.

The chalet itself is a testament to modern design and comfort, offering a stylish and inviting interior. With an impressive 18 years remaining on the licence, you can look forward to many years of enjoyment in this stunning location.

Outdoor living is paramount at H8, with fantastic outdoor space that truly enhances the experience. A generous wrap-around patio area provides ample room for al fresco dining, sunbathing, or entertaining friends and family, all while maintaining good privacy. Convenience is also a key feature, with plenty of parking at the back for multiple vehicles and watercraft, making it ideal for those who enjoy boating or simply need extra space for guests.

Location-wise, H8 is superb. It's just a stone's throw from the leisure facilities and restaurants at The Warren, meaning world-class amenities are practically on your doorstep. And for those drawn to the sand and sea, a short stroll to the beach ensures easy access to the pristine shores of Abersoch.

H8 The Warren offers a unique blend of luxurious accommodation, unparalleled views, and an enviable position within one of Abersoch's most sought-after locations. It's an ideal retreat for those seeking the ultimate coastal escape.

Site fees payable are in the region of £10,800 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 on 30th June 2043. 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.

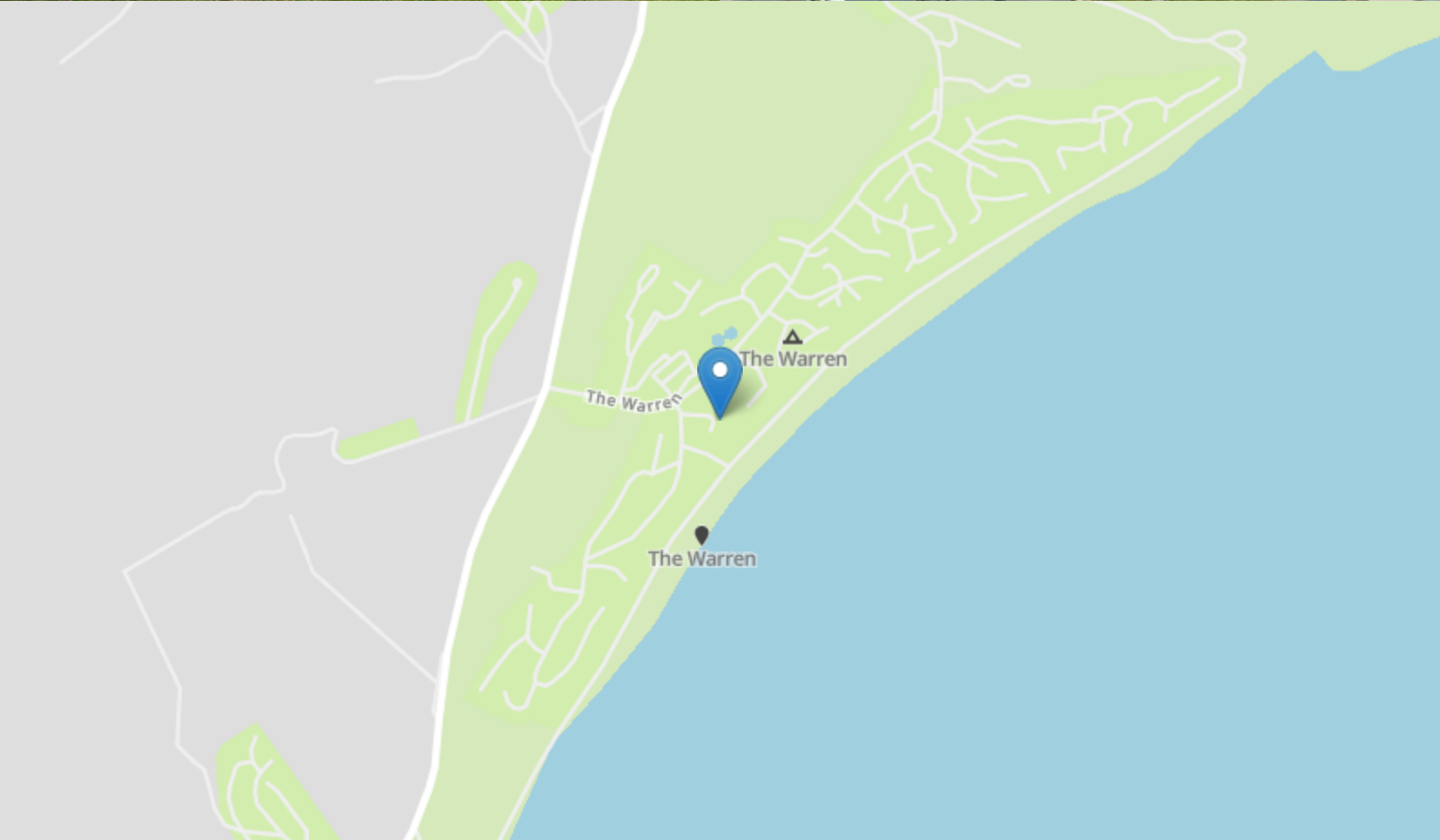
Services Mains water, drainage and electricity. Gas-fired boiler, central heating

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 is strictly by appointment only with Elvins Estate Agents

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