



L10 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- 16 YEAR LICENCE
- SHORT WALK TO THE BEACH
- A STONES THROW FROM THE RESTAURANTS AND FACILITIES
- FULLY FURNISHED, INCLUDING HOT TUB
- PRIVATE PATIO AREA
- GOOD PARKING FOR MULTIPLE VEHICLES/BOAT

PROPERTY DESCRIPTION

L10 The Warren, a modern and stylish chalet perfectly situated in the highly sought-after Warren holiday park in Abersoch. Unwind in style as this chalet offers a truly contemporary living experience. The open-plan living area is designed for comfort and relaxation, bathed in natural light thanks to dual patio sliding doors that seamlessly connect your indoor and outdoor spaces.

Whether you're enjoying a family meal, lounging with a good book, or entertaining friends, this versatile space caters to all your needs. A Sun-Drenched outdoor living space is one of the standout features of this exceptional chalet as well as the private patio area. Positioned to capture good sun exposure throughout the entire day, it's the ideal spot for al fresco dining, sunbathing, or simply enjoying a morning coffee in the fresh air.

Ample Parking & Convenience - L10 boasts ample parking for multiple vehicles and boats to both sides of the chalet, providing ultimate convenience for you and your guests. Plus, with a long licence remaining, you can enjoy peace of mind for years to come.

You're just a stone's throw from the leisure facilities and restaurants on site, offering a wealth of activities and dining options right on your doorstep. And when the urge for sand and sea calls, a short walk will take you directly to the beautiful beach

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

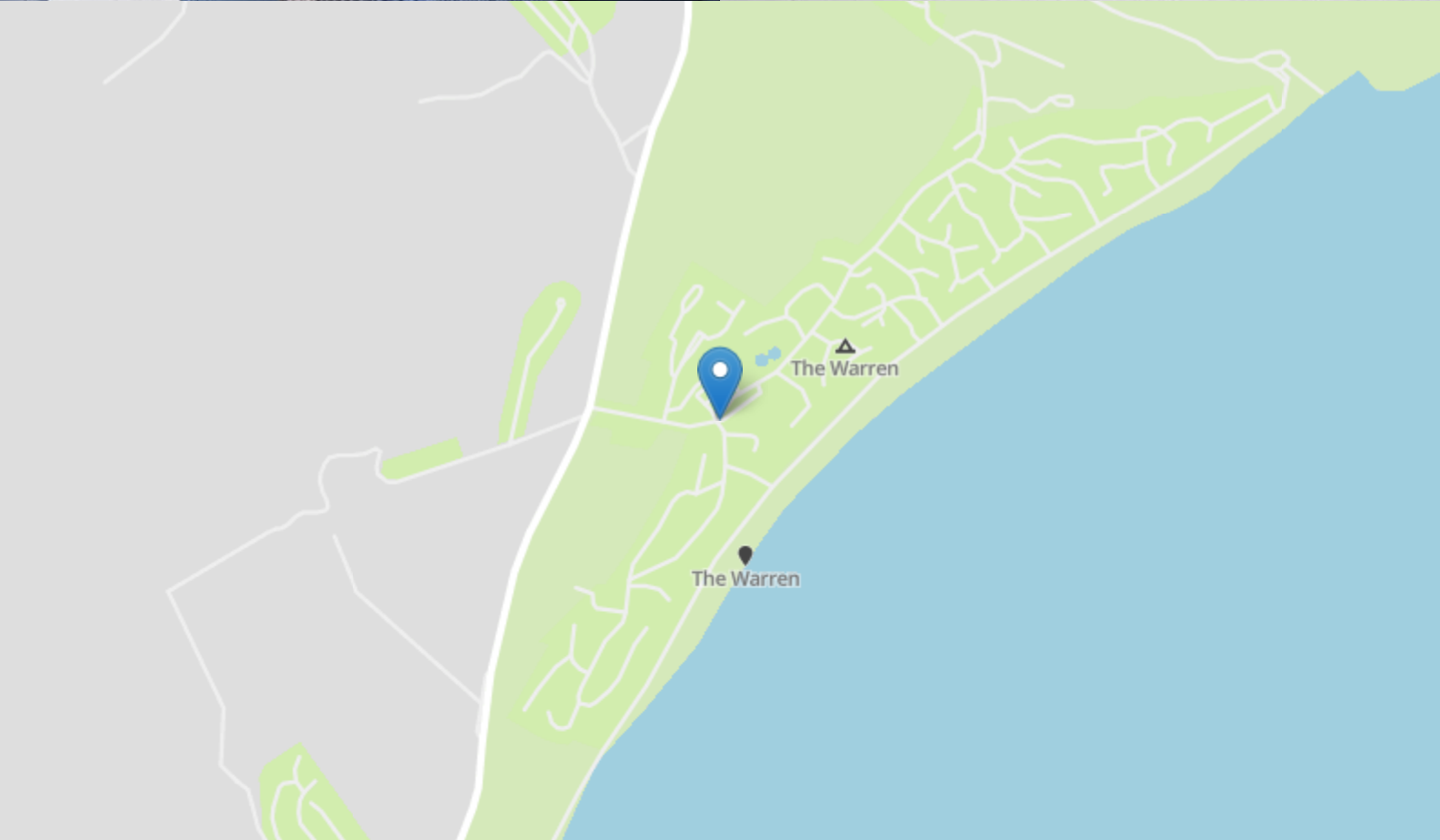
Site fees payable are in the region of £11,000 per annum. This does not include rates or utilities. The Warren benefits from a beach front restaurant (The Sandbar) and a club house on site.

Tenure We believe the chalet to be leasehold and the licence expires on 26th 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 is strictly by appointment only with Elvins Estate Agents

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