



## R15 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- BRAND NEW WITH 20 YEAR LICENCE
- GENEROUS DECKING
- 3 DOUBLE BEDROOMS
- PRIVATE PARKING
- FULLY FURNISHED

## PROPERTY DESCRIPTION

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R15 The Warren is a brand new, 34 x 22 Ft Prestige Oyster Catcher ideally located on the prestigious park. Just a short walk to the extensive facilities and a stones throw from The Warren beach. Benefitting from excellent private and off road parking and a generous private decking to the front and side of the chalet.

Internally the chalet comprises of a spacious open plan living area, 3 double bedrooms, a family bathroom and an en-suite shower room off the master bedroom. The open plan living area has a fully equipped kitchen with built in appliances and dedicated lounge and dining areas. The space also benefits from two sliding patio doors that provide access to the private decking.

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

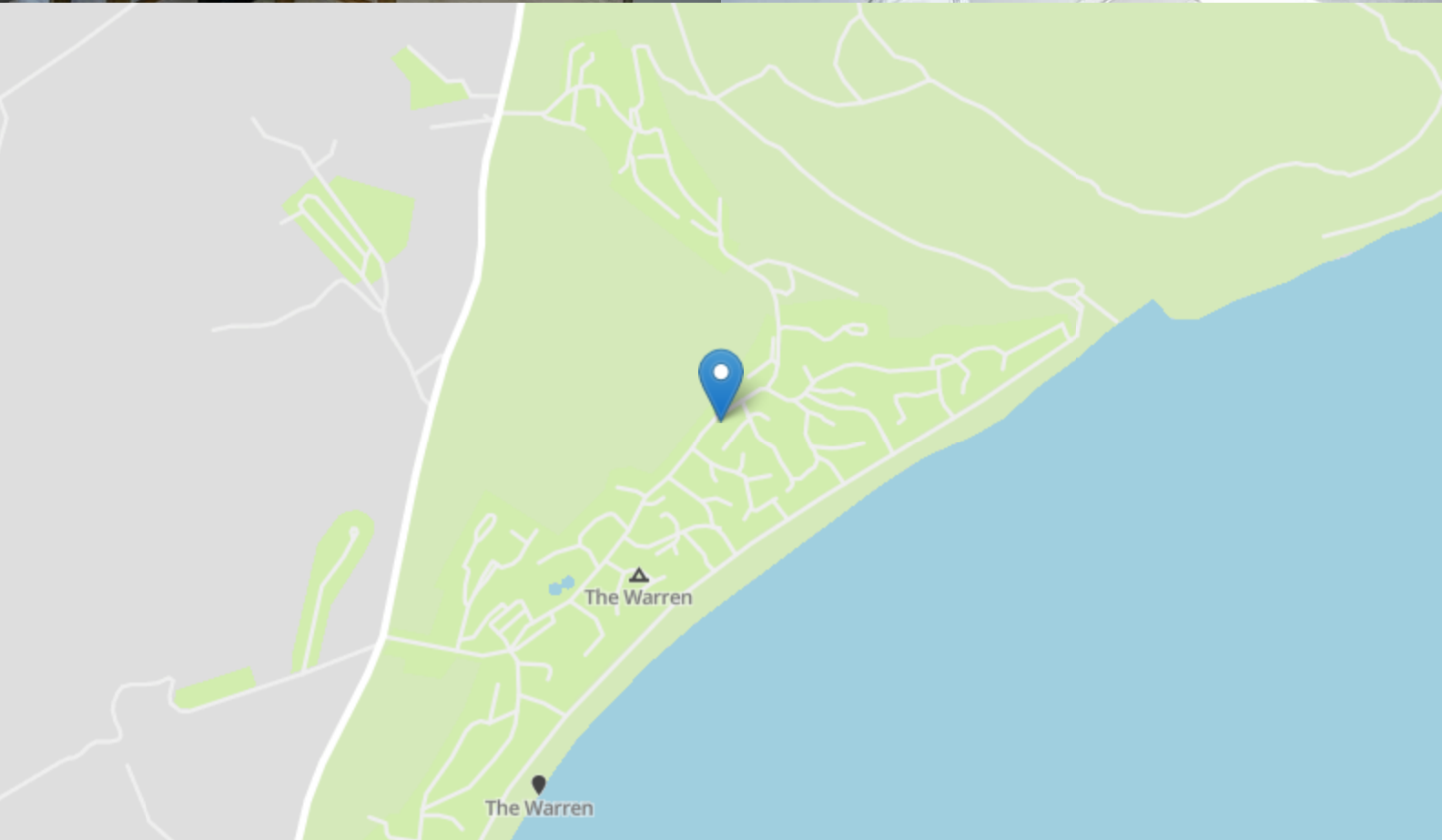
We believe the chalet to be leasehold and will be sold with a new 20 year licence. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information. Services Mains water, drainage and 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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