



L6 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- LONG LICENCE
- PRIVATE PATIO AREA
- CENTRAL LOCATION
- CENTRAL HEATING
- EXCELLENT CONDITION
- CLOSE TO THE BEACH

PROPERTY DESCRIPTION

L6 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.

With 3 double bedrooms and 2 bathrooms, the chalet offers comfortable family accommodation. 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 - L6 boasts ample parking for multiple vehicles to the side 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 March 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

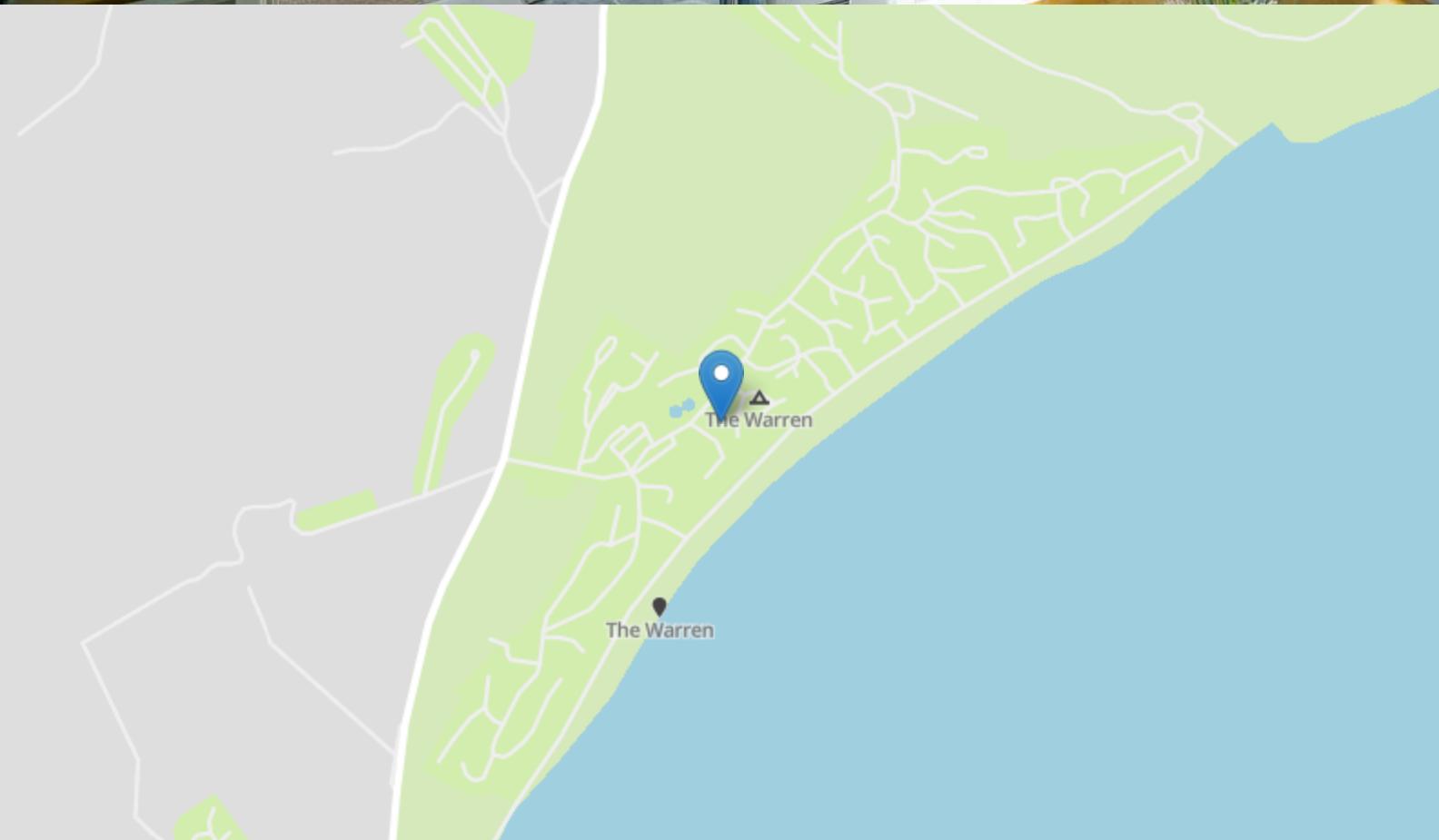
Location Information

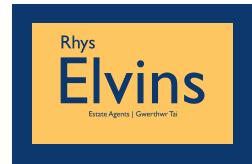
Pwllheli 5.6 miles . Porthmadog 18.8 miles . Bangor 35 miles . Chester 93.8 miles . Shrewsbury 94.3 miles . Manchester 130 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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