



# L3 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- EXCELLENT PARKING
- 19 YEAR LICENCE
- CLOSE PROXIMITY TO THE BEACH
- CLOSE TO THE FACILITIES
- IMMACULATELY PRESENTED
- 38 X 20FT

## PROPERTY DESCRIPTION

Nestled within the desirable The Warren holiday park in Abersoch, North Wales, L3 The Warren is an immaculate 38 x 20 Ft holiday home offering the perfect coastal escape. This property benefits from an elevated position and a countryside outlook. **SOLD FULLY FURNISHED**

Internally the property comprises of a spacious open plan living space with a fully equipped kitchen with a breakfast bar and integrated appliances. There is also a comfortable lounge and a dining area, each benefit from bi-fold patio doors which open onto the private decking, offering a seamless extension to the outdoors. Perfect for entertaining.

The chalet also has 3 spacious double bedrooms all with built in storage. The master bedroom benefits from an en-suite shower room, and a family bathroom services the property.

Externally the decking wraps around the chalet offering multiple areas to entertain. The elevated decking offers ample secure storage below for easy access to watersports and outdoor equipment, and there is parking located to both the front and rear of the chalet offering plenty of parking for multiple vehicles and watercraft.

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.

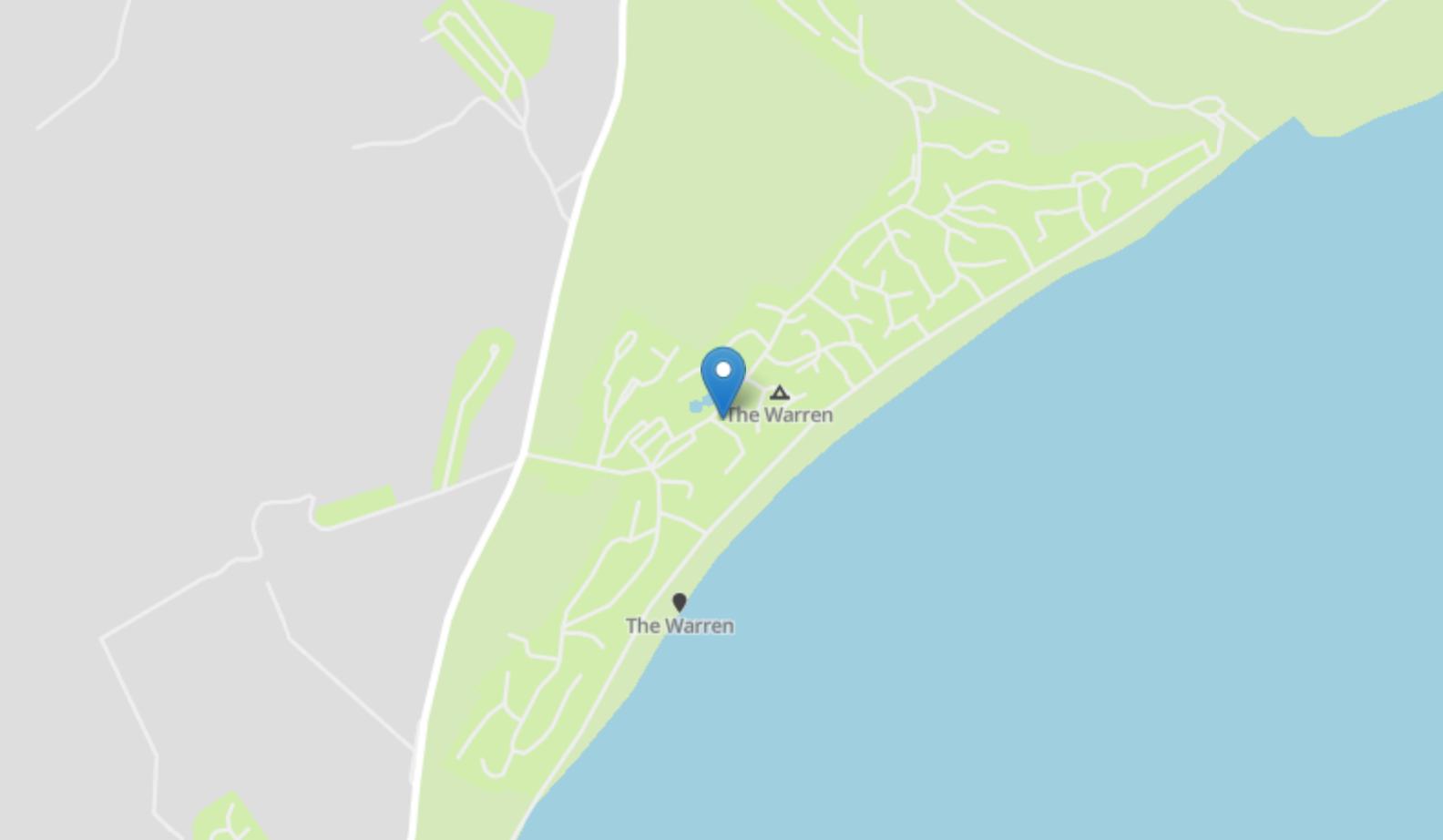
### Tenure

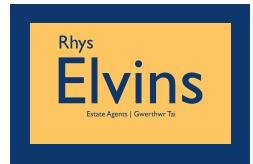
We believe the chalet to be leasehold and is sold with a 19 year licence. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information. Services Mains water, drainage and electricity. 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

**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







Elvins Estate Agents  
6 High Street, Abersoch, LL53 7DY  
01758 712003  
[sales@elvinsestateagents.co.uk](mailto:sales@elvinsestateagents.co.uk)