



Q8 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- SHORT WALK TO THE BEACH
- ELEVATED POSITION
- COUNTRYSIDE OUTLOOK
- LETTINGS PERMITTED
- LEISURE FACILITIES
- ALLOCATED OFF ROAD PARKING

PROPERTY DESCRIPTION

Located on the sought after The Warren holiday park in Abersoch, Gwynedd, Q8 is a pleasant 2 bedroom chalet on an elevated and private plot, benefitting from a countryside outlook from just a short walk to the renowned beach. This 2 bedroom family chalet offers comfortable holiday accommodation with the potential to benefit from rental income.

The chalet benefits from a generous open plan living area with a fully equipped kitchen including integrated appliances and a breakfast bar, a dining area and a living area with patio doors that open to the front private decking. The bedrooms are located to the rear of the chalet, a master bedroom with double bed and fitted wardrobes, and a single room that could accommodate a second single bed also benefits from fitted storage. There is a family bathroom and an additional w/c.

Externally the chalet benefits from a private decking to the front, gaining the evening sun and countryside views over the park. There is allocated parking for multiple vehicles to either side of the chalet, and private outdoor storage towards the back of the chalet. The leisure facilities are a short walk away, and the beach access is less than a 1 minute walk to the back of the chalet.

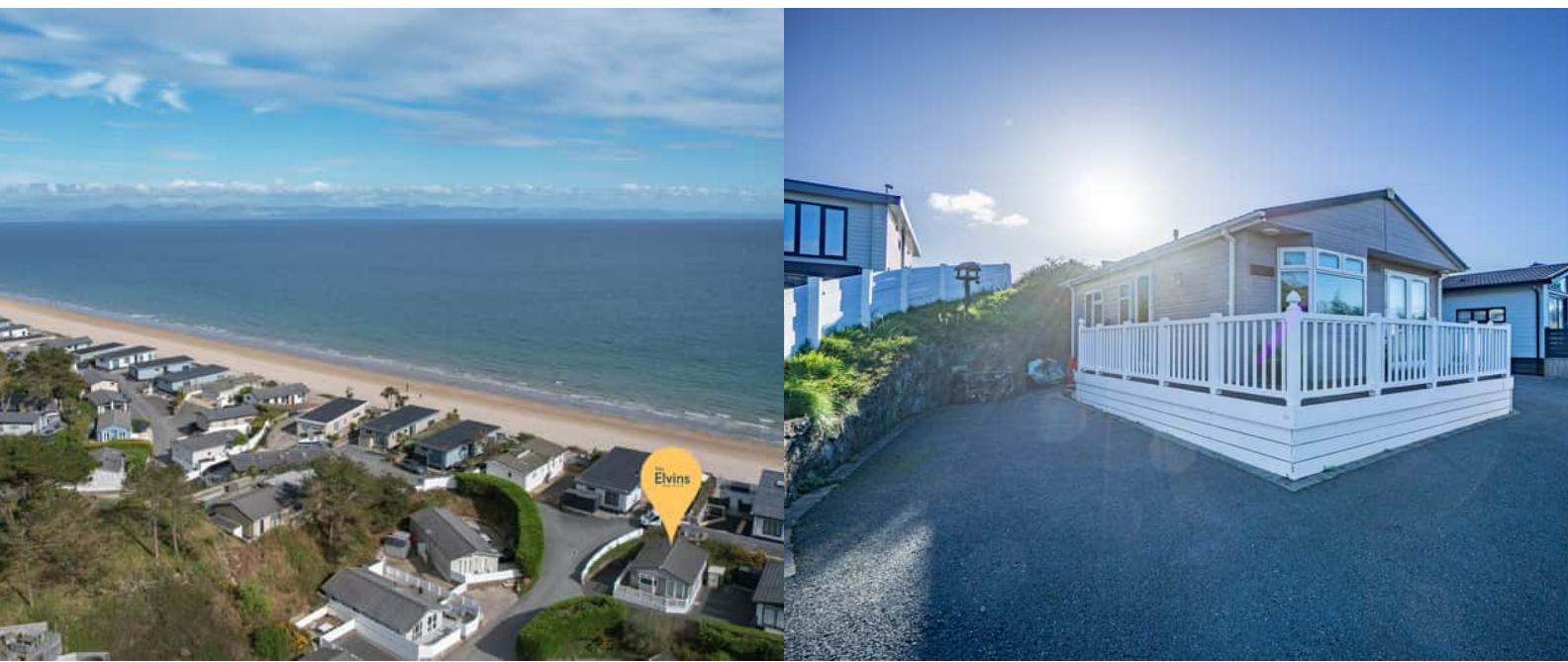
Leisure facilities available on The Warren holiday park which consist of; Indoor heated pool complex | Outdoor heated pool complex with pool bar and flume Fitness centre | Including fully equipped Technology | Indoor Badminton Squash and outdoor Tennis courts | Health and Beauty Spa | Sauna and Steam 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.

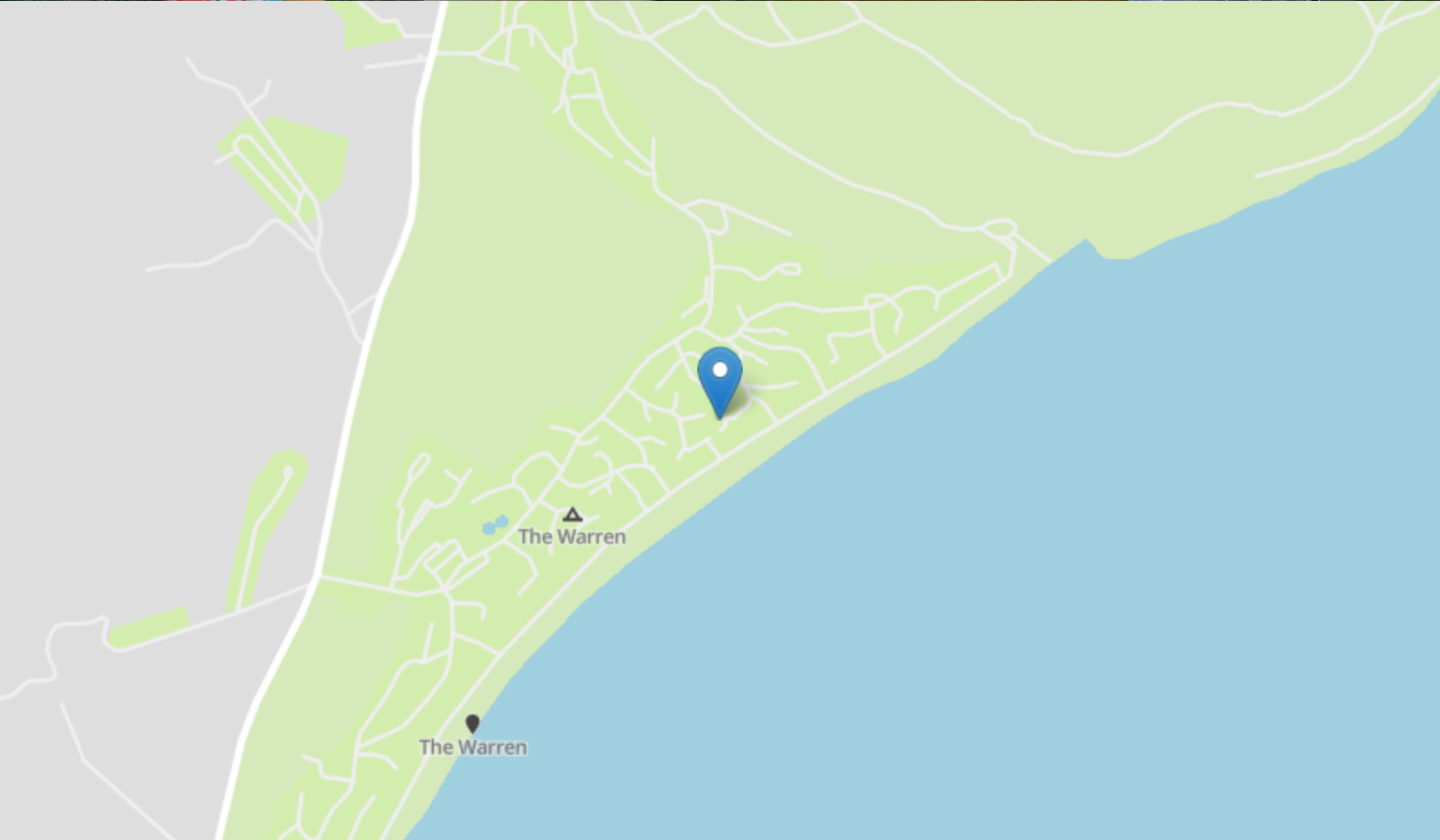
Tenure - The Haulfryn group issues a 20 year licence, expiring February 2028. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

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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