



K26 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- EXCELLENT CONDITION
- GENEROUS CORNER PLOT
- CLOSE TO THE FACILITIES
- PRIVATE PATIO
- FULLY FURNISHED
- LICENCE UNTIL APRIL 2038

PROPERTY DESCRIPTION

K26 is a particularly well located beach chalet, central to the highly sought after holiday park, and just a short walk to The Warren beach and leisure facilities. The chalet is 34 x 22ft and has full gas central heating. Comprising of an open planned kitchen and living area, 3 bedrooms, ensuite and a separate bathroom, the chalet offers generous family accommodation.

Externally, the chalet benefits from a private outdoor patio, enclosed with balustrade, outdoor storage and ample parking to the side and rear of the chalet. The patio is South-West facing and gains sun throughout the day, making this an excellent space for entertaining and alfresco dining.

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.

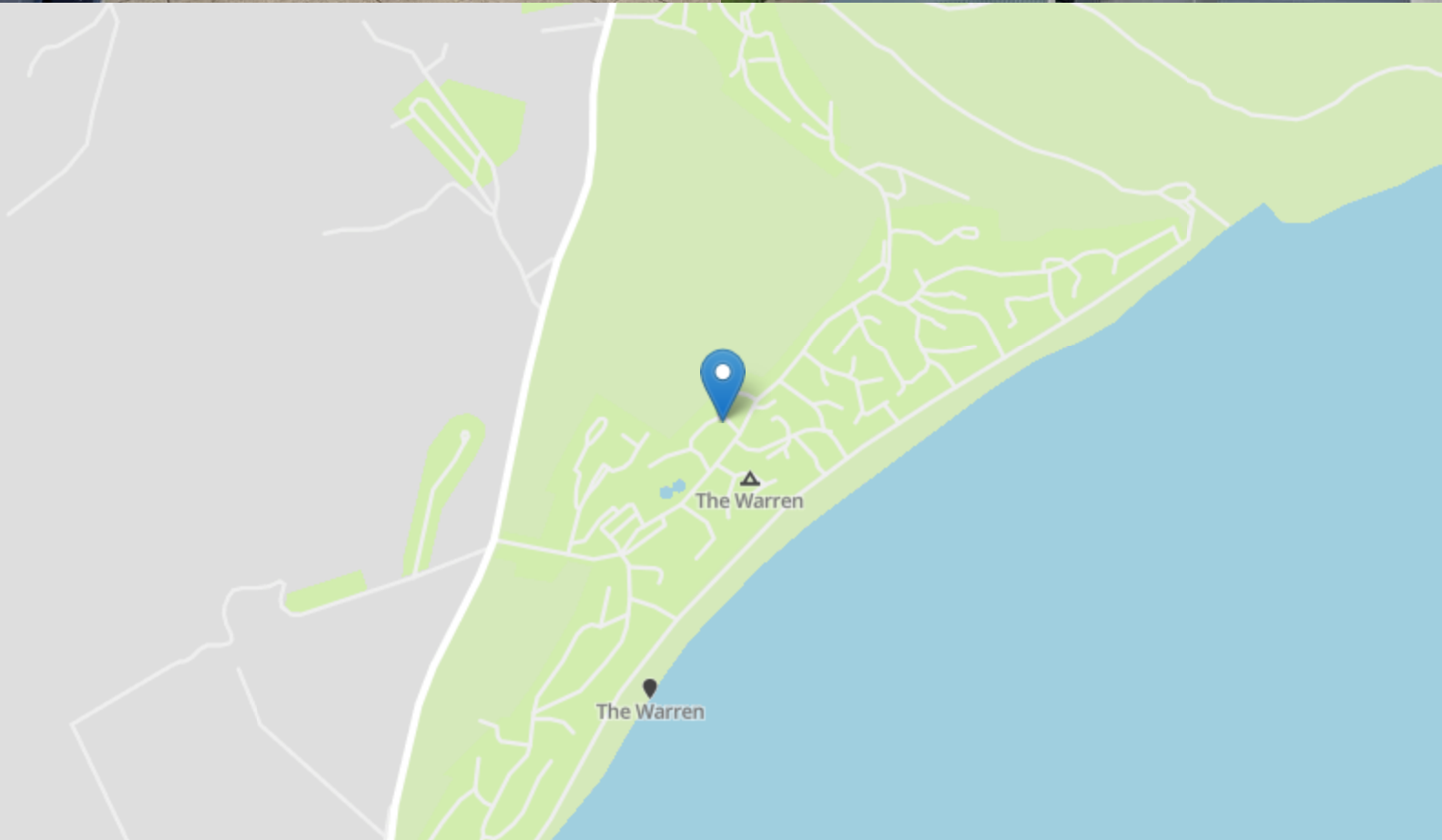
Tenure We believe the chalet to be leasehold and the licence expires on April 2038. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

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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