



72 Green Pastures Caravan Park, Abersoch, Pwllheli, Gwynedd. LL53 7LD

- IMMACULATELY PRESENTED
- 40 X 20FT CHALET
- EXCELLENT LOCATION
- PRIVATE DECKING
- COUNTRYSIDE OUTLOOK
- LONG LICENCE - 15 YEARS
- PARKING FOR 2-3 CARS
- LICENCE ENDS DECEMBER 2040

PROPERTY DESCRIPTION

An immaculate park home on Green Pastures holiday park in Sarn Bach, near Abersoch, North Wales. Only 25 minutes walk to Abersoch beach, golf course and village centre, Green Pastures enjoys a peaceful setting whilst being within close proximity to the shops, restaurants and beaches in Abersoch. FULLY FURNISHED.

Parking for 2-3 cars
Boat parking included
EV car charging on site
Dog Friendly park

Site fees £7,300 P/A excluding water, gas and electric

The park home is a stunning 2 Bedroom, Cambrian Plantation, 40 x 20ft model with 2 bathrooms and an open plan living area. The outside space benefits from an enclosed composite decking area and private parking, as well as a rear private patio area and outdoor storage. The living space benefits from double patio doors which provide access to the front decking and provide plenty of light.

The living area is generous and open plan with vaulted ceilings, and offers a kitchen, dining area and lounge area. The kitchen briefly comprises of a gas cooker, integrated microwave and oven, integrated dishwasher, integrated fridge/freezer and wine fridge, and offers plenty of storage. The master bedroom is spacious and offers plenty of storage and is serviced by an en-suite shower room. The second bedroom is also very generous and currently comprises of bunk beds and an additional separate single bed, and is serviced by the family bathroom.

Tenure We believe the caravan to be a licence and the licence expires in December 2040. The rental excludes general rates, gas and electric consumed by the owner. The site is open for 10.5 months of the year, closed for 6 weeks between January and February. Please contact Elvins Estate Agents for more information.

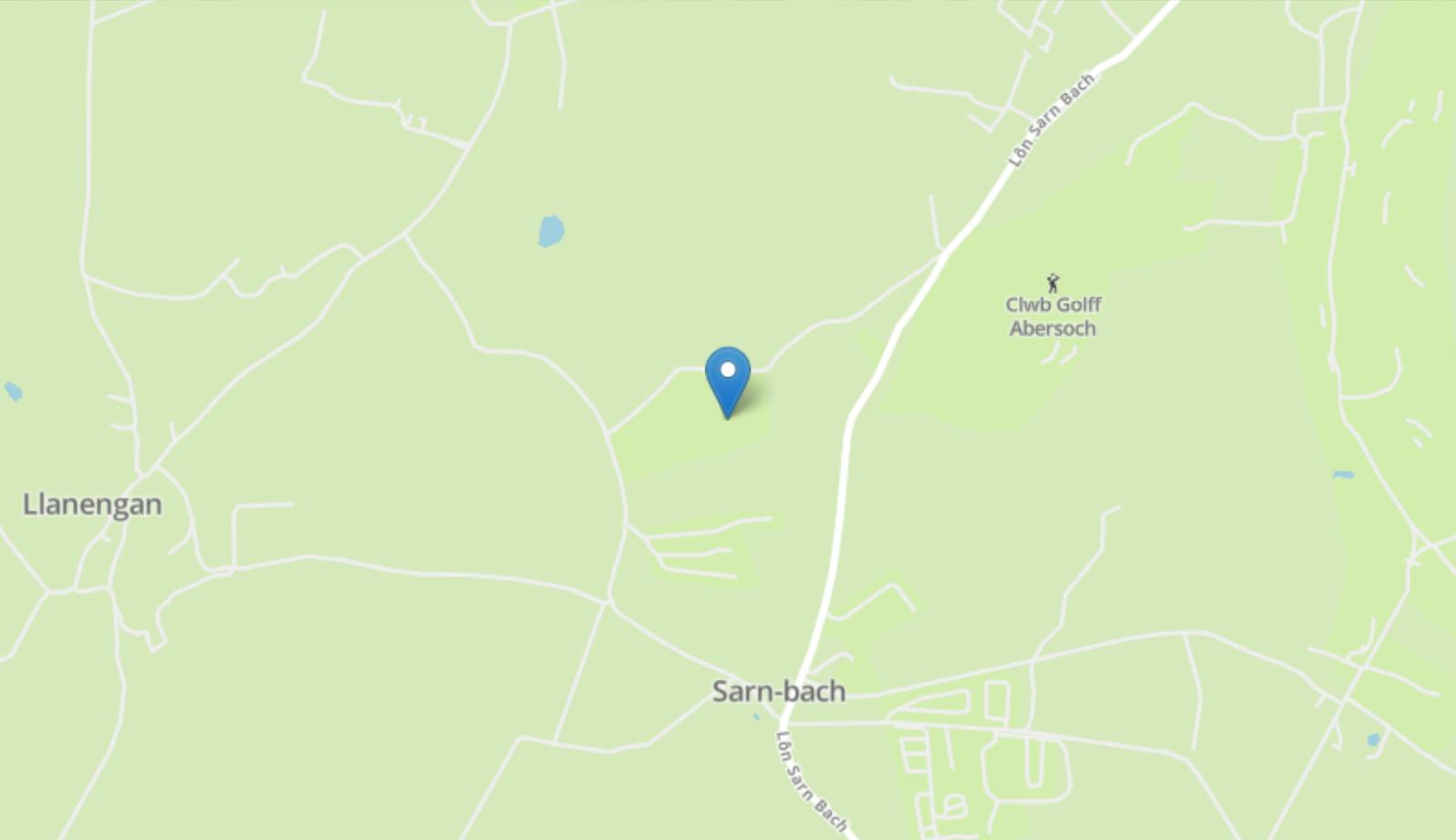
Services Mains water, drainage and electricity. Gas-fired boiler, central heating

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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