



Y7 Tal Y Fan, Abersoch, Pwllheli, Gwynedd. LL53 7UD

- LETTING PERMITTED
- ACCESS TO THE WARREN LEISURE FACILITIES
- A SHORT WALK TO THE BEACH
- ELEVATED POSITION WITH SEA VIEWS
- 10 YEAR LICENCE

PROPERTY DESCRIPTION

Discover the perfect blend of luxury and location at Y7 Tal Y Fan, a stunning holiday home situated in a prime, elevated position. This property is designed to make the most of its incredible surroundings, offering breathtaking, panoramic views toward the iconic St Tudwal's Islands. As a neighbour to the prestigious Warren Holiday Park, you'll enjoy the unique benefit of easy access to world-class leisure facilities and the pristine local beach, ensuring every day is filled with relaxation or adventure.

The heart of the home is a bright and welcoming open-plan living area, where dual-aspect windows flood the space with natural light and frame the coastal scenery. The layout is thoughtfully designed for both comfort and convenience, featuring three well-appointed bedrooms, a main family bathroom, and an additional separate W/C to accommodate guests with ease.

The outdoor space is truly the standout feature, boasting a spacious wrap-around patio that serves as your private front-row seat to the sea. For practical living, the property includes a dedicated external utility room at the rear—complete with a washer and dryer—as well as a handy storage shed on the drive. With plenty of parking and a focus on easy coastal living, Y7 Tal Y Fan is an exceptional retreat for those who value both style and scenery.

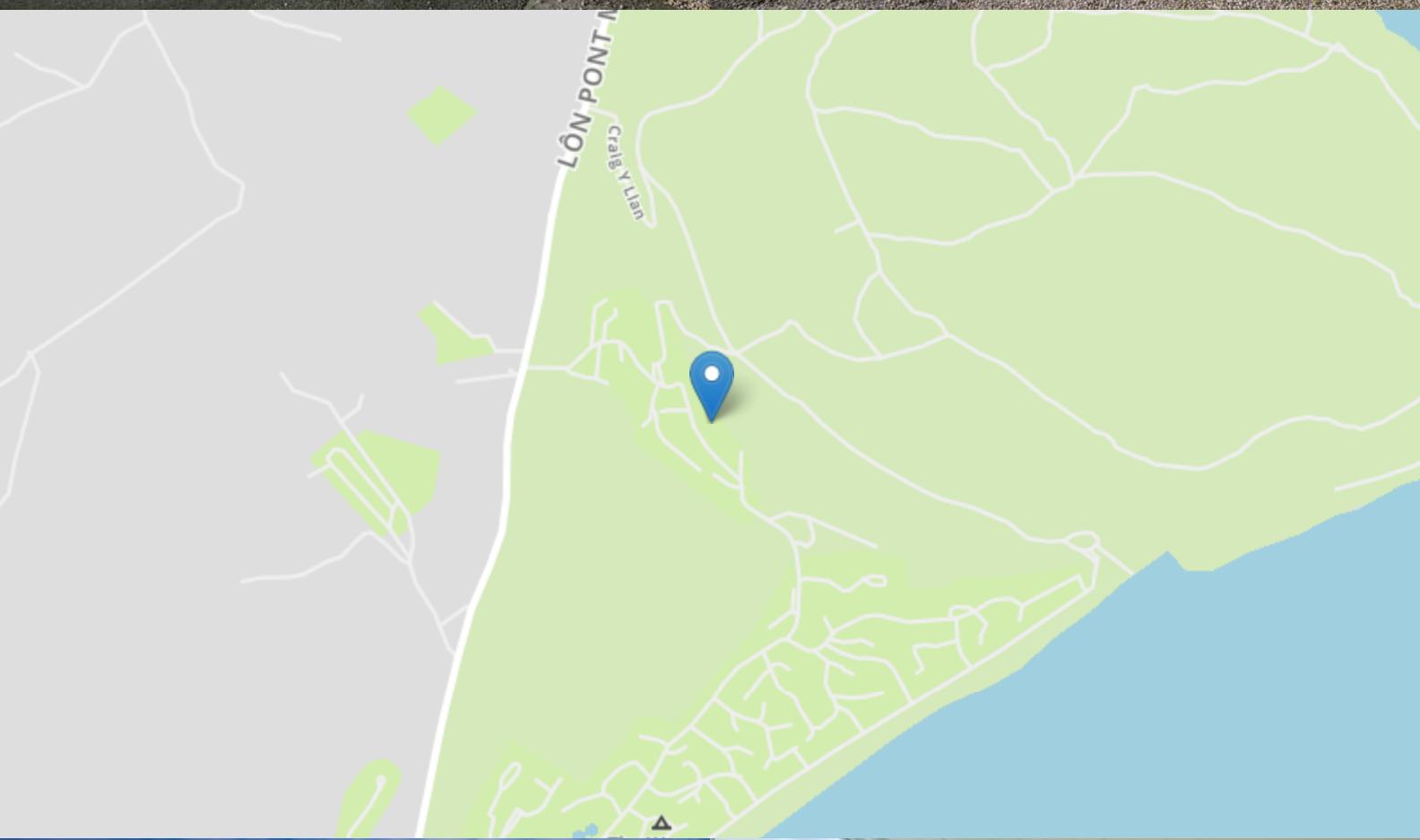
Tenure We believe the chalet to be leasehold and the licence expires on October 2035. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months of the year. Please contact Elvins Estate Agents for more information.

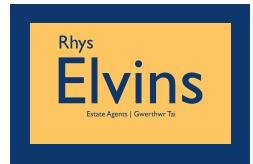
Services Mains water, drainage and electricity. Gas-fired boiler, central heating.

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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