



# 63 Bryn Cethin Bach, Abersoch, Pwllheli, Gwynedd . LL53 7UL

- BRAND NEW WITH 20 YEAR LICENCE
- 50 X 22FT PEMBERTON GLENDALE
- SEA VIEWS AND PRIVATE GARDEN AREA
- BOAT STORAGE ON SITE
- OPEN PLAN KITCHEN/DINING AREA WITH SEPARATE UTILITY

## PROPERTY DESCRIPTION

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Located on a beautiful site with sea views, 57 Bryn Cethin Bach presents a unique opportunity to own a BRAND NEW luxurious and spacious park home. This 43 x 14ft Pemberton Park Lane lodge offers a generous and well-designed living space, perfect for both relaxation and entertaining.

The heart of the home is an expansive open-plan living room, kitchen, and dining area. Large windows flood the space with natural light and grant access to the private patio area, creating a serene and inviting atmosphere. The modern kitchen is fully equipped, with integrated appliances

This lodge boasts three comfortable bedrooms and two bathrooms. The master bedroom is a true sanctuary, featuring not one, but two walk-in wardrobes and a dedicated dressing area, offering an abundance of space. The additional bedrooms are well-proportioned, making them ideal for family or guests.

Step outside to discover a private garden to the rear, providing a peaceful outdoor retreat to enjoy the coastal breeze and scenery. The property also benefits from a 20-year license, ensuring long-term peace of mind.

Bryn Cethin Bach In its tranquil setting, close to Abersoch and amidst the backdrop of Snowdonia, family owned Bryn Cethin Bach Holiday Park is special and has a quality which sets it apart from the rest. On arrival you sense entering a beautiful landscaped garden nestling in a sheltered hollow enclosed by dense thickets of native trees, glowing rhododendrons and flowering shrubs. Avenues of ornamental trees line the park's quiet pathways and enhance the feeling that, here, one has truly escaped the stresses and strains of the outside world. A wealth of leisure activities abound in the area to suit all tastes. Pets are very welcome on park with a variety of dog friendly walks available. Fishing is available on the large natural lakes within Bryn Cethin Bach Holiday Park, a scenic setting which is rich in Wildlife. The family run Park has seventy one privately owned static caravans and chalets and do not sub-let.

Tenure We believe the lodge to be Leasehold with a 20 year licence. The licence excludes general rates, gas and electric consumed by the owner. The site is open for 10 months a 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 Viewing is strictly by appointment only with Elvins Estate Agents.

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