



## O5 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- EXCELLENT CONDITION
- COUNTRYSIDE OUTLOOK
- AMPLE PARKING
- 42 X 14FT
- OPEN PLAN
- PRIVATE DECKING AREA WITH VIEWS
- BRAND NEW FURNITURE IN 2023

## PROPERTY DESCRIPTION

---

O5 The Warren is an immaculately presented 3 bedroom, 2 bathroom, 42 x 14ft Park Lane Pemberton single unit lodge situated on a prestigious 5 star park . The plot benefits from plenty of outdoor space with country side views and ample private parking for multiple vehicles and watercraft.

SOLD FULLY FURNISHED\* FURNITURE WAS BRAND NEW IN 2023

This park home offers comfortable family accommodation with a master bedroom with en-suite shower room as well as 2 twin rooms, serviced by a family bathroom. The open plan living space includes the fully equipped kitchen which benefits from integrated appliances, a designated dining area, lounge area and double doors which lead out to the patio area. The living area is flooded with light by triple aspect windows which capitalise on the countryside outlook. The park home also benefits from a separate utility and cloak room.

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

### Tenure

We believe the chalet to be leasehold and the lease expires in 23rd May 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

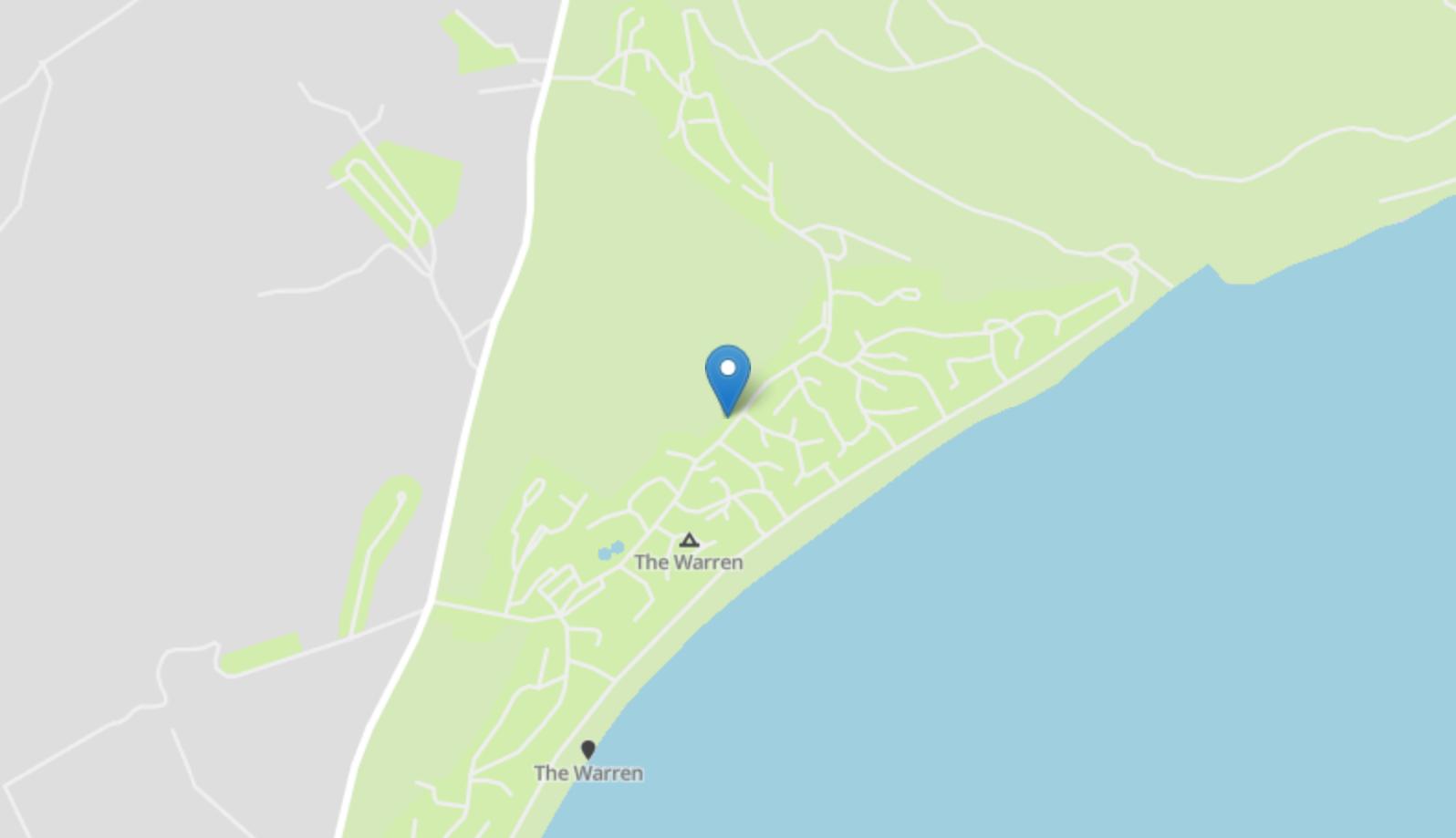
### Location Information

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

**MISREPRESENTATION DISCLAIMER:** Although our particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. They are intended as a guide only and purchasers must satisfy themselves by personal inspection. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.







Elvins Estate Agents  
6 High Street, Abersoch, LL53 7DY  
01758 712003  
[sales@elvinsestateagents.co.uk](mailto:sales@elvinsestateagents.co.uk)