



D29 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- SEA FRONT LOCATION
- 47 X 22FT LISSETT HALCYON MODEL
- LICENCE ENDS APRIL 2044
- UNINTERRUPTED, PANORAMIC SEA VIEWS

PROPERTY DESCRIPTION

Positioned directly on the seafront within the highly sought-after Warren Resort & Spa, D28 The Warren is an exceptional three-bedroom coastal chalet offering an idyllic retreat on the shores of Abersoch, complete with a 17-year licence. Occupying an enviable frontline plot, the property boasts completely uninterrupted views across Cardigan Bay and features nearby access onto the sands of The Warren Beach.

Inside, the home is designed around relaxed coastal living. The expansive open-plan lounge and dining space features full-width bi-fold doors that bring the outdoors in, filling the living area with natural light and framing the magnificent sea views. Accommodating family and guests in style, the property includes three well-proportioned bedrooms and two sleek, modern bathrooms. Outside, the extensive private sun deck serves as the ultimate outdoor entertaining space. Ample private parking to the rear of the property completes the practical appeal.

Life at The Warren offers far more than just a home by the sea; owners enjoy access to a world-class selection of health, leisure, and family facilities. Front and centre is Sandbar, the popular beachfront restaurant and bar where you can enjoy relaxed dining and drinks right on the water's edge. The wider resort features heated indoor and outdoor swimming pools, water flumes, a luxury spa with saunas and steam rooms, and a state-of-the-art fitness center. Sports enthusiasts can take advantage of indoor and outdoor courts for tennis, squash, and padel, while younger family members have access to dedicated teenage lounge areas, soft play, and climbing walls. For water sports lovers, the resort also provides a private boat launch slipway with tractor service directly onto Cardigan Bay.

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 Technogym 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

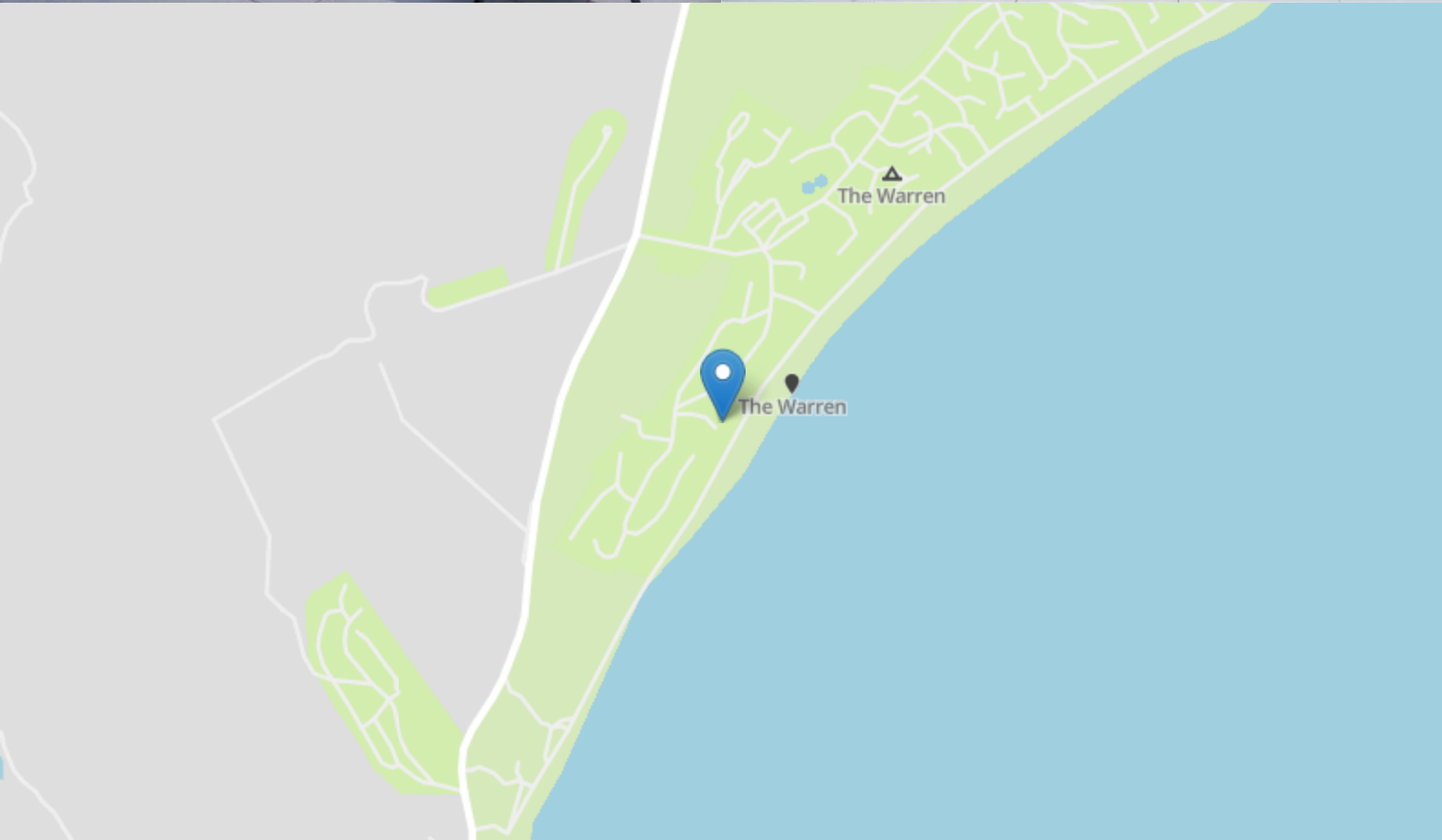
Tenure We believe the chalet to be Leasehold and the lease expires April 2044. The chalet rental excludes general rates, gas and electric consumed by the owner. The site is open for 12 months a year. Please contact Elvins Estate Agents for more information. Services Mains water, drainage and electricity.

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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Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk