



45a Green Pastures Caravan Park, Abersoch, Pwllheli, Gwynedd. LL53 7LD

- SITED NEW IN JUNE 2025
- SEA AND COUNTRYSIDE VIEWS
- PRIVATE PLOT WITH GARDEN AND DECKING AREA
- 2 BATHROOMS
- SHORT WALK THE BEACH
- 24 YEAR LICENCE

PROPERTY DESCRIPTION

Where the rolling countryside meets the coast, 45a Green Pastures is a stunning, three-bedroom retreat that redefines contemporary seaside living. Sited brand-new in June 2025, this chalet occupies a premier position that offers the best of both worlds: the peaceful serenity of open fields and sweeping, panoramic views of the sea.

The interior is defined by a brilliant architectural layout that prioritizes both social connection and personal privacy. At its heart lies an expansive, open-plan central hub encompassing the lounge, kitchen, and dining areas. This light-filled space flows effortlessly out onto a private, enclosed decking, creating a seamless transition between the modern comforts of the indoors and the fresh coastal air.

Privacy is expertly managed through a thoughtful "wing" configuration. The West Wing is dedicated entirely to the Master Suite, providing a secluded sanctuary for owners. Meanwhile, the East Wing houses two additional bedrooms and a full family bathroom, offering guests or children their own distinct space.

Beyond the chalet itself, the location is truly unbeatable. A short, leisurely stroll brings you into the vibrant heart of Abersoch village, where boutique shops and upscale eateries await, alongside the golden sands of Abersoch's iconic beaches. Whether you are seeking a quiet morning watching the waves from your deck or an active afternoon on the water, 45a Green Pastures offers a sophisticated base for a premium coastal lifestyle.

Tenure We believe the caravan to be a licence and the licence expires in June 2049. 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.

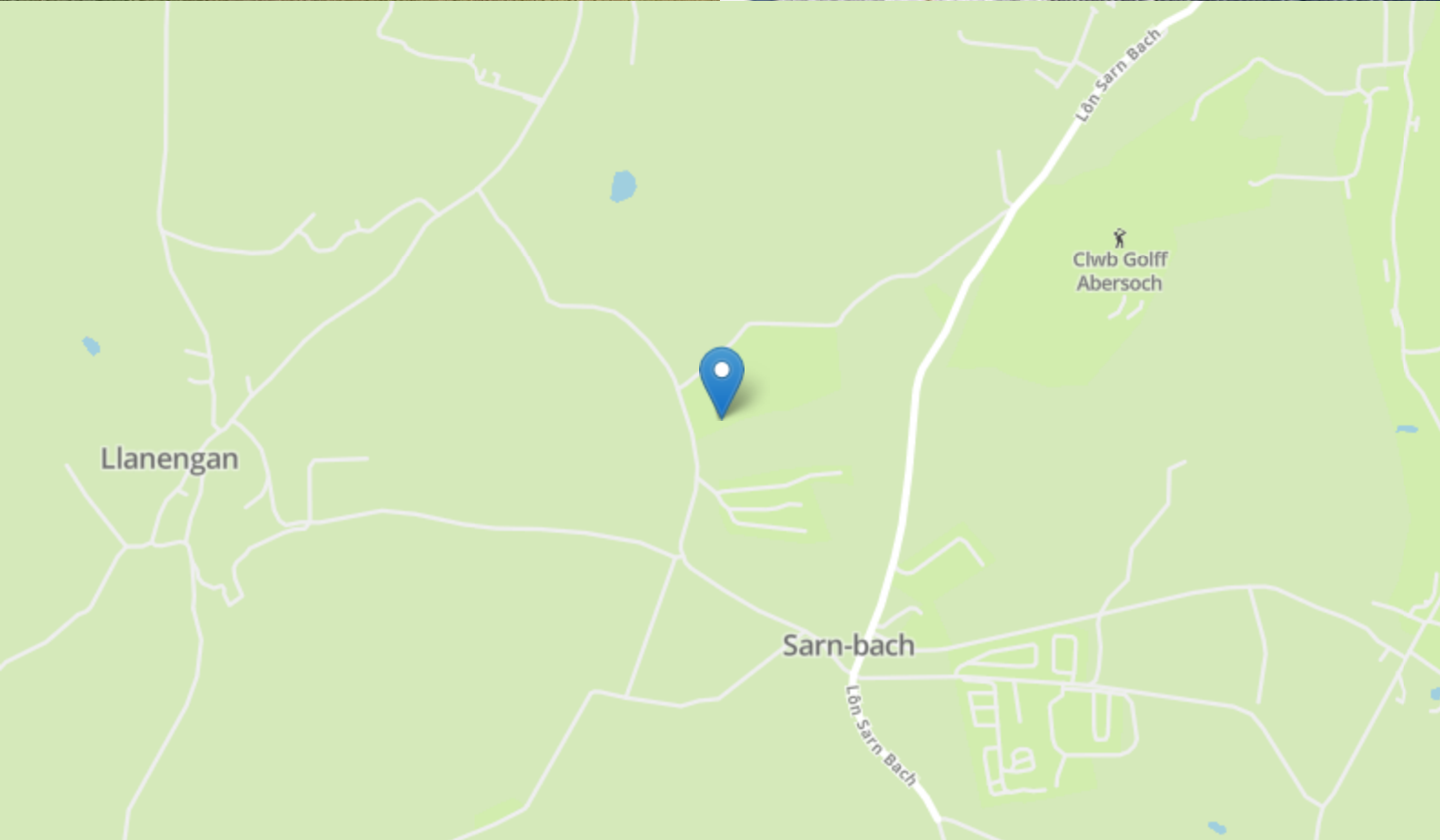
Services Mains water, drainage and electricity. Gas-fired boiler, central heating

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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