



## Q10 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- 45 X 22FT HOMESSEEKER NAVIGATOR CHALET
- A STONES THROW FROM THE BEACH
- WRAP AROUND DECKING WITH A SUNNY ASPECT
- ENVIABLE LEISURE AND BOAT LAUNCHING FACILITIES
- LICENCE ENDS APRIL 2038
- SOLD FULLY FURNISHED INCLUDING OUTDOOR FURNITURE

## PROPERTY DESCRIPTION

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Perched just a stone's throw from the golden sands of The Warren beach, Q10 The Warren presents a rare opportunity to own a premier 45 x 22ft Homeseeker Navigator chalet. This expansive residence is designed to embrace its enviable location, offering a sophisticated blend of seaside charm and modern luxury.

The chalet is defined by its exceptional outdoor living space, featuring a wrap-around decking area that spans both the front and side of the property. Boasting a coveted sunny aspect, the deck serves as a private sun trap from morning until evening, making it the ultimate setting for alfresco dining or lounging after a day on the water. For added convenience, the property includes allocated parking directly adjacent to the chalet, ensuring easy access for family and guests.

Inside, the Homeseeker Navigator is celebrated for its generous proportions and high-end finish. The three well-appointed bedrooms provide a restful sanctuary, while the open-plan layout creates a social heart for the home that feels both airy and intimate. Every inch of this 45ft-long chalet has been crafted to maximize comfort, reflecting the prestigious standard expected at The Warren.

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

Life at The Warren is defined by its world-class leisure facilities, offering a lifestyle of total relaxation and activity. Owners enjoy exclusive access to multiple heated swimming pools, including a stunning outdoor pool with a Mediterranean-style bar, as well as a state-of-the-art fitness suite, tennis courts, and squash courts. For those seeking a slower pace, the luxury spa with its sauna and steam room provides the perfect retreat, while the private owners' club and restaurant offer a sophisticated setting for dining overlooking the coast.

For water sports enthusiasts, the park's premier boat launching and recovery services make exploring the Llyn Peninsula effortless. With professional tractors and staff on hand to transition your craft from the park to the water, you have immediate access to one of the UK's finest marine playgrounds. Whether you are into jet skiing, powerboating, or sailing, the convenience of direct beach access and expert marine support ensures that your time on the water is as seamless as your time on shore.

Tenure We believe the chalet to be Leasehold and the lease expires on April 2038. 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.

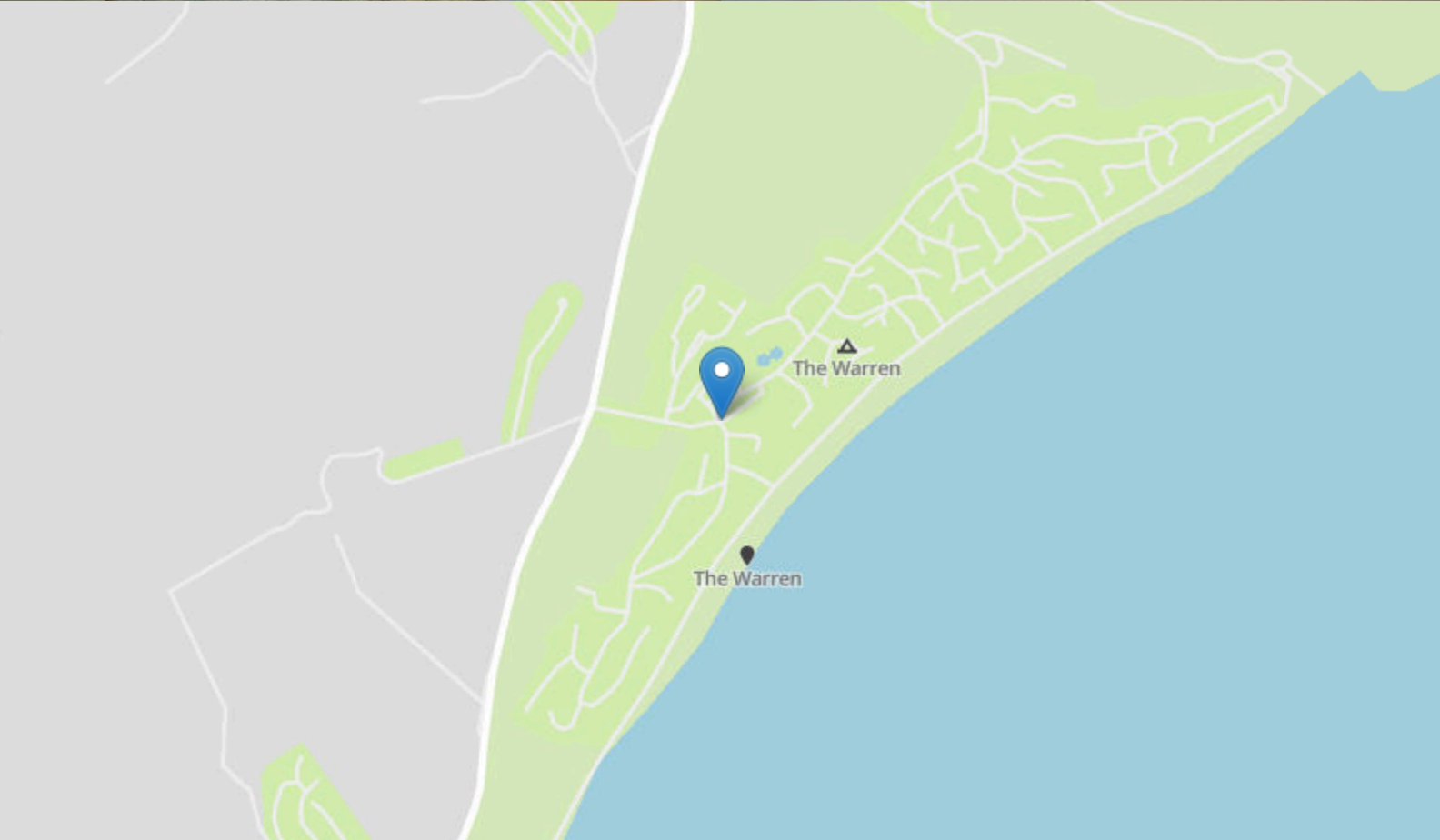
Services Mains water, drainage and electricity. Gas-fired central heating

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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