



F12 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- SEA VIEWS
- CENTRAL LOCATION
- CLOSE TO THE BEACH AND FACILITIES
- AMPLE PARKING
- ELEVATED POSITION
- OPEN PLAN

PROPERTY DESCRIPTION

An incredible opportunity has arisen to acquire a beautifully maintained, elevated second-row chalet on the highly prestigious Warren Holiday Park in Abersoch. Perfectly positioned to offer the ultimate coastal lifestyle, this property boasts gorgeous sea views, abundant outdoor space, and unmatched proximity to both the beach and the park's world-class facilities.

The Living Space

Designed with modern family living and entertaining in mind, the expansive open-plan living area is flooded with natural light. The fully equipped, contemporary kitchen features high-end integrated appliances and a stylish breakfast bar for casual dining. This flows seamlessly into a dedicated dining area and a spacious, comfortable lounge that serves as the perfect spot to unwind after a day on the water. For an effortless indoor-outdoor lifestyle, dramatic double bi-fold patio doors open the entire front of the chalet onto a massive private decking area.

Accommodation

The accommodation comprises a peaceful master bedroom sanctuary, complete with its own private en-suite bathroom for ultimate convenience. Two further well-appointed guest bedrooms offer plenty of space for family and visitors, both served by a modern, pristine family bathroom.

Exterior & Location

This chalet genuinely stands out for its premium plot and exterior advantages. Elevated on the sought-after second row, it provides lovely sea views while remaining just a short stroll from the beach access and the renowned Sandbar restaurant. The vast private decking area offers ample room for alfresco dining, sunbathing, and hosting. Additionally, the plot includes the rare benefit of ample parking space for 4 to 5 vehicles, alongside secure storage to the rear for all your beach and water sports gear.

The Warren benefits from a beach front restaurant (The Sandbar) and a club house on site. 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 October 2037. 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

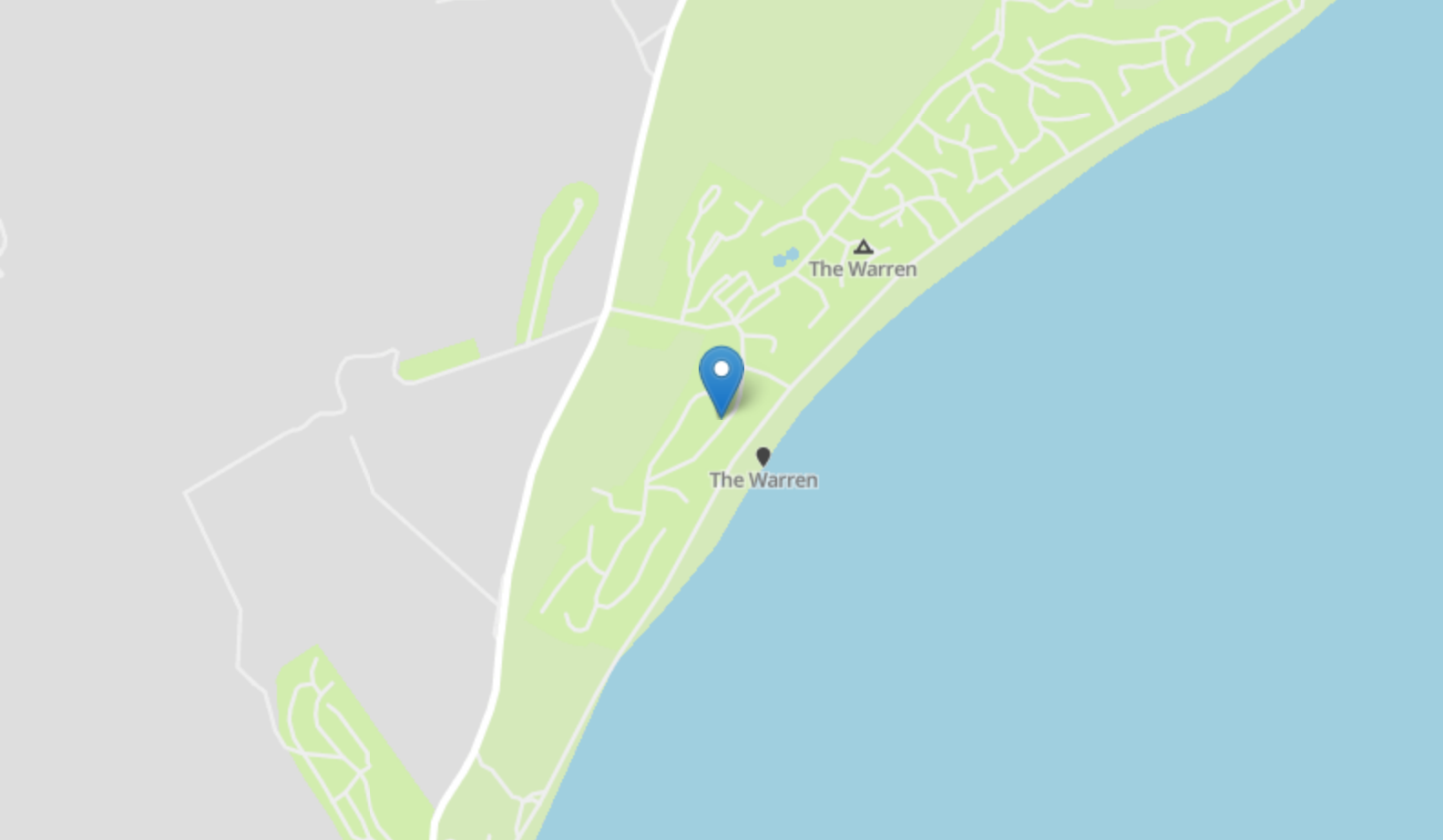
Location Information

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

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