



B10 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- 19 SEASONS REMAINING ON THE LICENCE
- IMMACULATELY PRESENTED
- GOOD PARKING FOR MULTIPLE VEHICLES/BOAT
- LOWER DECKING AREA WITH STORAGE SHED AND OUTDOOR SHOWER
- OPEN PLAN LIVING AREA WITH DUAL ASPECT
- ONLY A FEW STEPS TO THE BEACH
- DISTANT SEA VIEW OF ST TUDWALS ISLAND

PROPERTY DESCRIPTION

Experience the pinnacle of luxury holiday living at B10 The Warren, an immaculate three-bedroom chalet that arrived on-site in November 2024. This property represents a fresh chapter for a discerning buyer, offering the rare advantage of 19 full seasons remaining on its license. Every inch of this home has been designed to maximize the Abersoch lifestyle, blending high-spec interiors with an outdoor setup tailored for adventure and relaxation.

The heart of the chalet is a bright and expansive open-plan living area, where the kitchen serves as a focal point for entertaining. Finished with premium granite worktops and a full suite of integrated Bosch appliances, it caters perfectly to everything from quick beach-day snacks to formal evening dinners. The sleeping quarters are equally well-appointed, featuring a serene master bedroom with its own private en-suite shower room, alongside two further guest bedrooms and a stylish separate family bathroom.

Outside, the property truly comes into its own. The main living space flows seamlessly onto a fully enclosed composite deck, providing a secure and low-maintenance environment for alfresco dining (with a glimpse of St Tudwals Island). Unique to this plot are the steps leading down from the front to a secondary lower decking area. This practical space houses a storage shed and a dedicated outdoor shower, allowing you to wash off the salt and sand before heading inside.

For those who love the water, the location is unbeatable. The steps offer a route that leads almost "as the crow flies" directly to the beach, while the generous parking area provides ample room for multiple cars and the essential beach toys—whether that's a boat, jet skis, or paddleboards. B10 is more than just a chalet; it is a meticulously maintained gateway to the very best of The Warren.

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 in November 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.

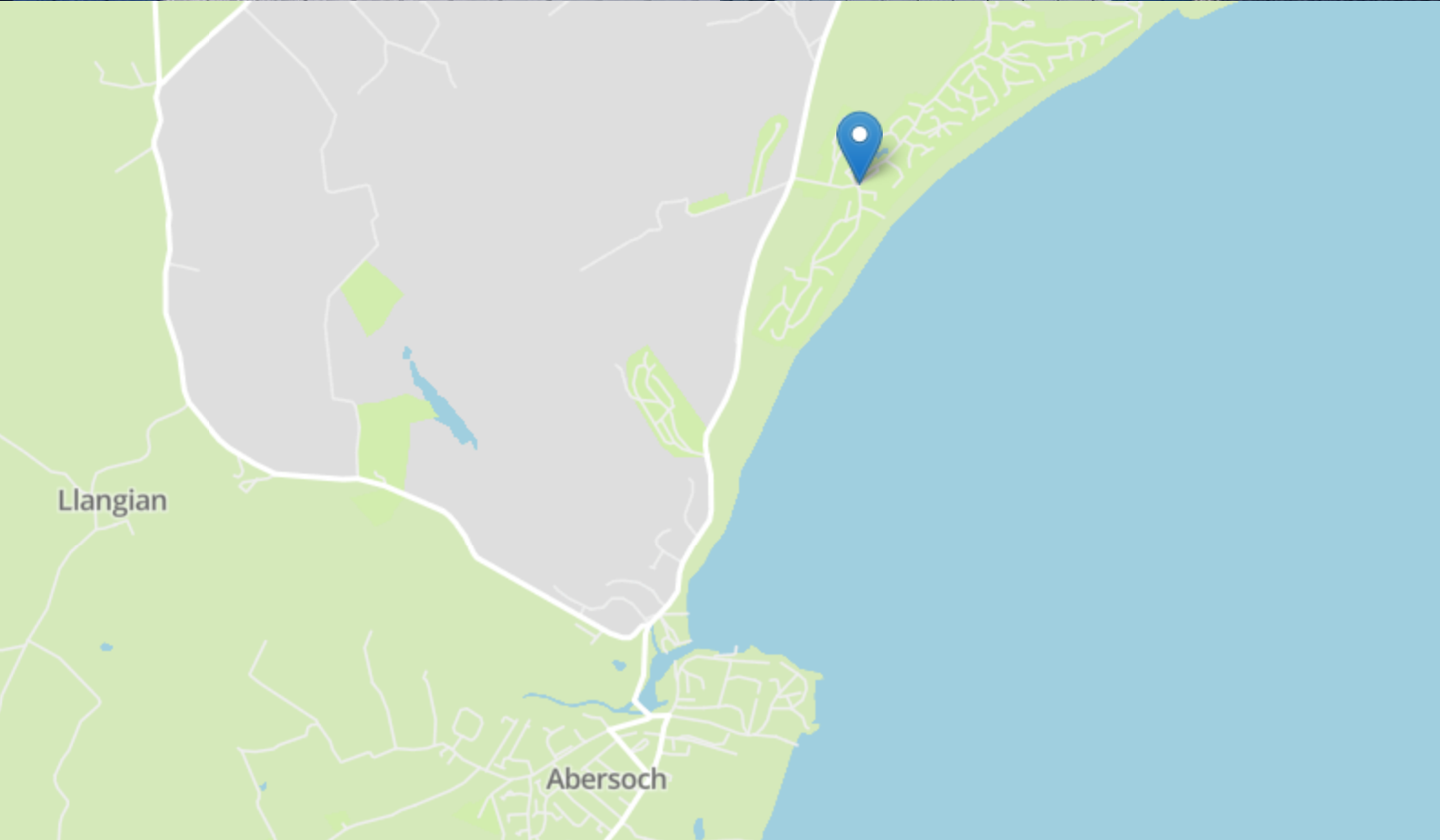
Services Mains water, drainage and electricity. Gas-fired central heating

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 is strictly by appointment only with Elvins Estate Agents.

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