



## C15 The Warren, Abersoch, Pwllheli, Gwynedd. LL53 7AA

- 16 YEAR LICENCE
- GOOD PARKING FOR MULTIPLE VEHICLES/BOAT
- SHORT WALK TO THE BEACH
- SOLD FULLY FURNISHED \*EXCLUDING OUTDOOR FURNITURE
- ELEVATED POSITION

## PROPERTY DESCRIPTION

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Discover the quintessential Abersoch lifestyle at C15 The Warren, a beautifully presented three-bedroom chalet designed for comfort, relaxation, and easy coastal living. Situated on the prestigious Warren holiday park, this property offers a bright and welcoming atmosphere, making it an ideal sanctuary for families looking to create lasting seaside memories.

The heart of the home is a spacious open-plan living area, where the kitchen, dining, and lounge spaces flow together seamlessly. This layout is perfect for entertaining or keeping the family connected after a day on the water. The chalet is being sold fully furnished (excluding outdoor items), providing a fantastic turn-key opportunity to secure a slice of the Llyn Peninsula without the stress of a long move-in process.

Outside, the property is just as functional as it is charming. It features generous parking and a private, enclosed decking area, offering a safe and secure space for children to play or for you to enjoy alfresco dining in total privacy.

Location is everything at The Warren, and C15 does not disappoint. A short, scenic walk brings you directly to the park's renowned sandy beach and world-class leisure facilities, including the luxury spa, heated pools, and tennis courts.

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 13th December 2041 . 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.

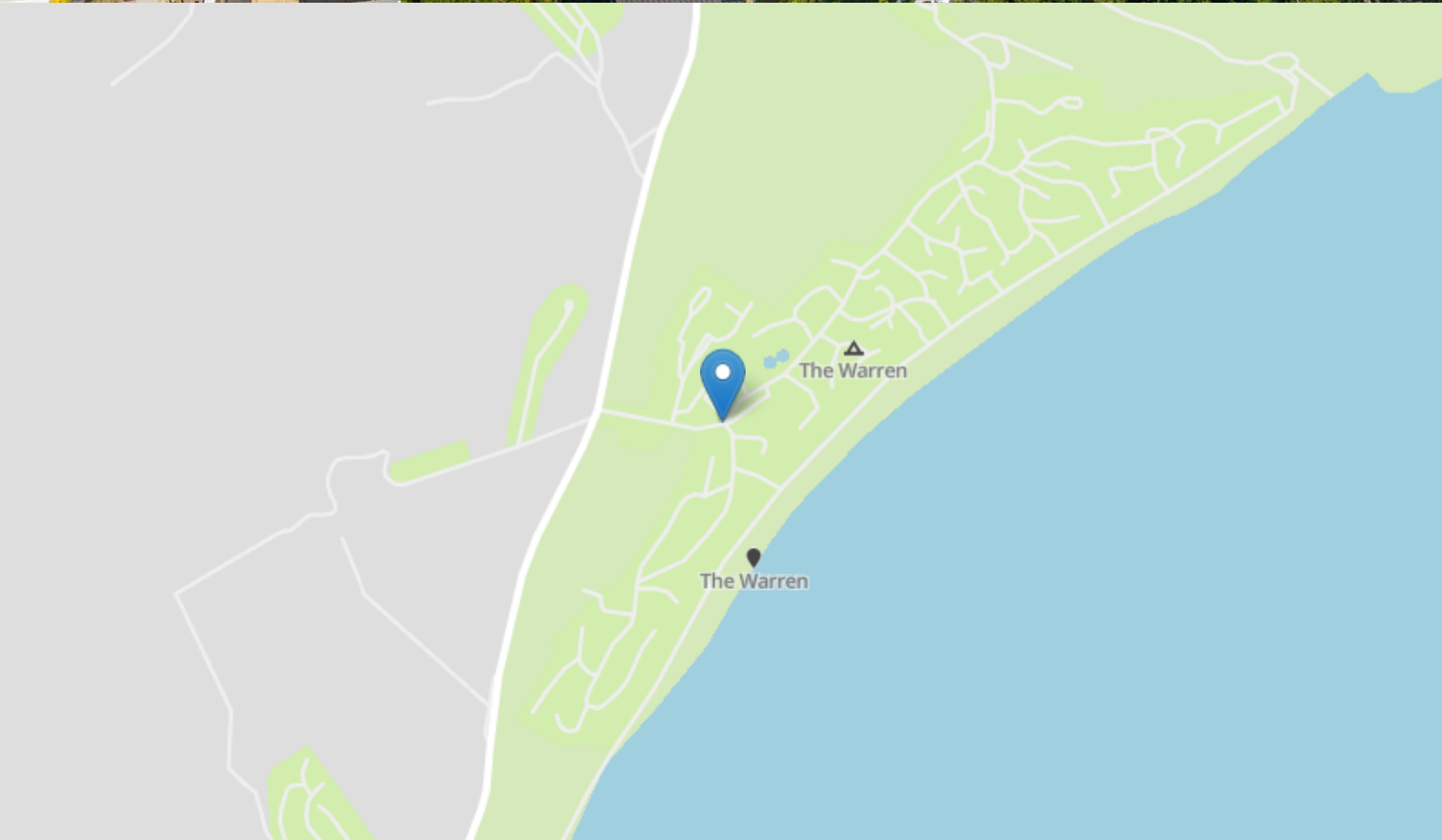
**Services** Mains water, drainage and electricity. Gas-fired central heating

**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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